

# OBERLIN SQUARE SHOPPING CENTER

US Route 20 at Ohio Route 58

Oberlin, Ohio



## Retail Space for Lease

The Oberlin Square Shopping Center, with national anchors **Shoe Dept.** and **Dollar Tree**, offers attractive retail opportunities in Oberlin, Ohio, *ranked Best Hometown in Northeast Ohio for 2012!* Oberlin Square Shopping Center features:

- 1,400 – 12,000 sq. ft. Leasable Space Available
- High Visibility Location at Ohio 58 and US Route 20, a Primary East/West thoroughfare in North Central Ohio with daily traffic of more than **10,000 vehicles**
- Adjacent to Wal-Mart Supercenter
- Attractive Community Profile and Retail Demographic
- Responsive Ohio-based Owner/Management Company



For Leasing Information Contact: Lou DeVicchio (330) 533-3740

3855 Starrs Center Dr. Suite 2. Canfield, Ohio 44406 e-mail: [info@devicchioassociatesinc.com](mailto:info@devicchioassociatesinc.com)



Louis F. DeVicchio & Associates, Inc.  
*Shopping Center Management & Leasing Specialists*

# OBERLIN SQUARE SHOPPING CENTER

Community Profile & Demographics

Oberlin, Ohio

**Welcome to the City of Oberlin!** *Ohio Magazine* named Oberlin the **"Best Hometown"** in northeast Ohio for 2012, stating: "The quintessential college town, Oberlin hosts a variety of arts and culture activities, and is home to many eclectic shops and restaurants." Previously designated Ohio's "Best College Town," our community is not only a destination, but home for many who love Oberlin's rare combination of restaurants, shopping, architecture, cultural attractions, collegiate enthusiasm, and great neighborhoods. Oberlin, "a community where members of every generation want to live," was recently named one of five **"Best Intergenerational Communities"** in the country.

## City of Oberlin At A Glance:

Population (2010 Census): 8,286 persons

+College Enrollment of nearly 3,000 undergraduates

Race: 73.0% White

15.0% African-American

4.0% Asian

3.0% Two or More Races

5.0% Hispanic or Latino



Education: 94.0% High school graduates;

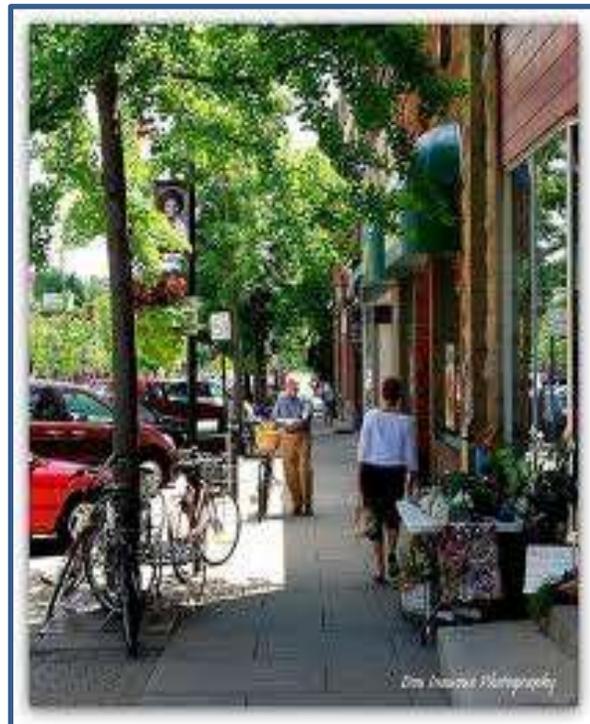
**40.2% Bachelor's degree or higher**

Home Ownership Rate: 61.4%

Median Value of owner-occupied housing units: \$139,500

Per capita income: \$20,855

Median Household Income: \$52,255

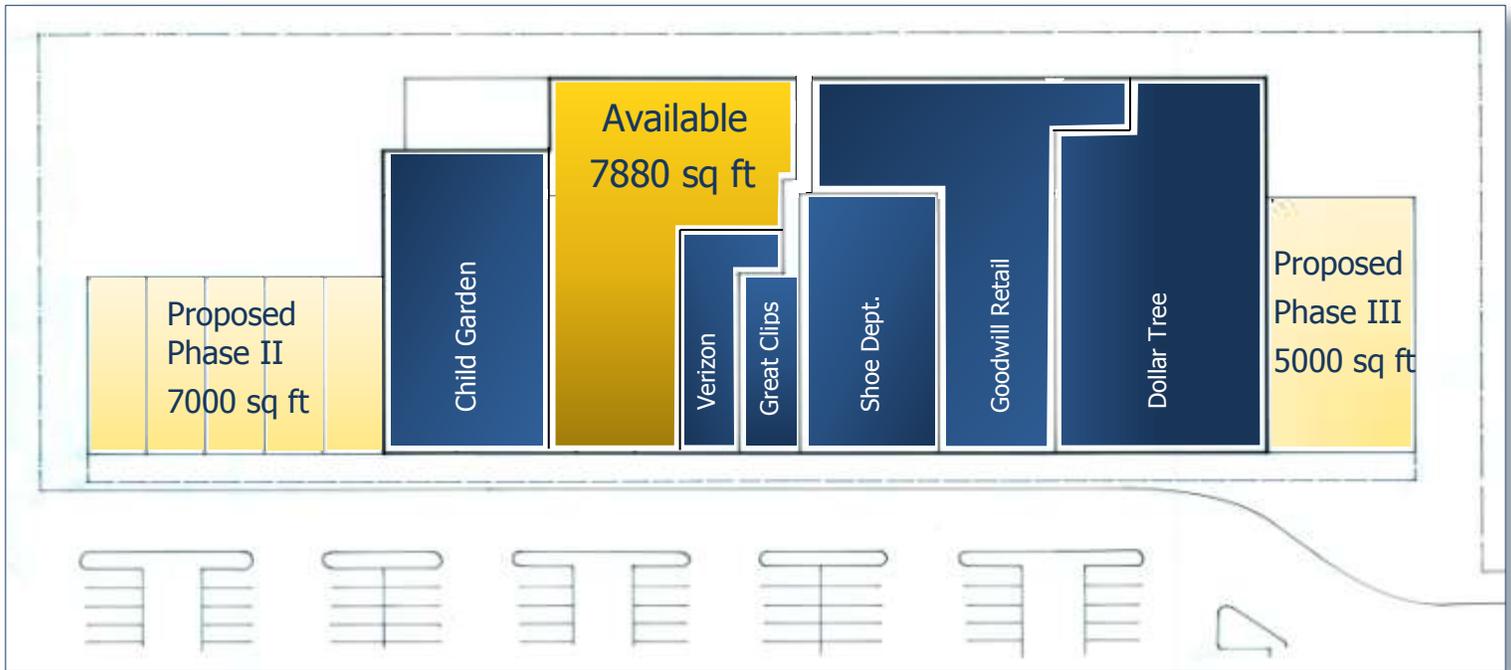


Louis F. DeVicchio & Associates, Inc.  
*Shopping Center Management & Leasing Specialists*

# OBERLIN SQUARE SHOPPING CENTER

Building Layout and Leasing Plan

Oberlin, Ohio



## Prime Space Available for Lease

The Oberlin Square Shopping Center currently has over 7000 sq ft available for lease immediately, with the opportunity for an additional 12,000 sq ft in future phases. The available L-shaped suite has 40' frontage and 147' depth with an 80' wide section to the rear. The suite also features a covered pedestrian canopy and loading dock. The center also benefits from its location adjacent to the Oberlin Super Wal-Mart Center.



Louis F. DeVicchio & Associates, Inc.  
*Shopping Center Management & Leasing Specialists*

# OBERLIN SQUARE SHOPPING CENTER

Location and Aerial View

Oberlin, Ohio



The City of Oberlin is located in Northeastern Ohio, 14 miles from the Ohio Turnpike and I-480 to Cleveland.

The eclectic mix of shops, restaurants, parks and cultural events in Oberlin make it a destination draw for the entire region.

Oberlin Square Shopping Center is located at the intersection of the two major highways serving Oberlin, Rt58 and Rt20 and shares an entrance road with the Oberlin Wal-Mart Supercenter



Louis F. DeVicchio & Associates, Inc.  
*Shopping Center Management & Leasing Specialists*