

FOR SALE \$1,200,000 | FOR LEASE \$3.50 PSF NNN



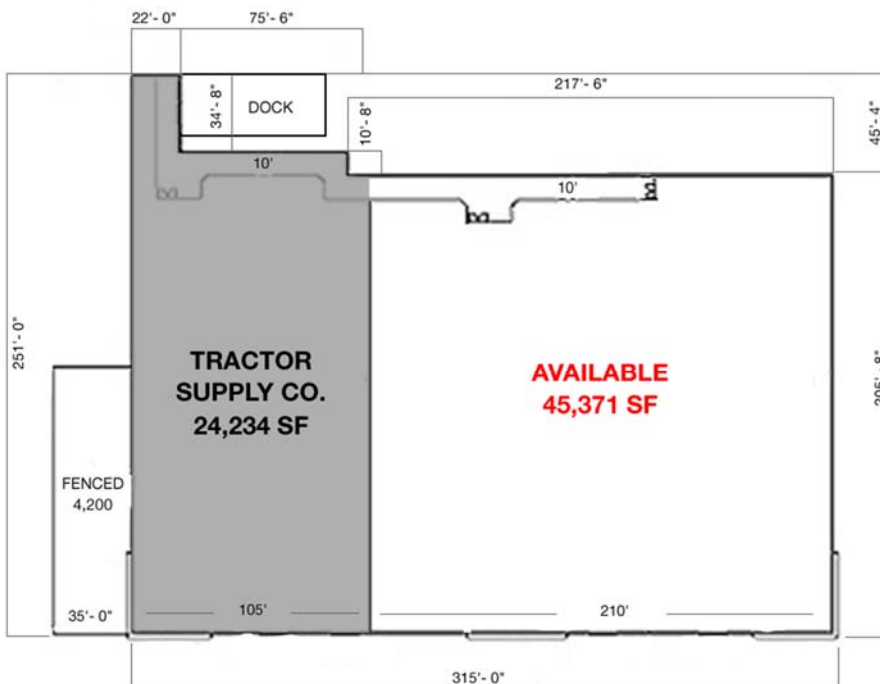
**JOIN TRACTOR
SUPPLY CO.!**

PROPERTY OVERVIEW

BUILDING SIZE:	69,605 SF
AVAILABLE:	45,371 SF
MIN. DIVISIBLE:	14,076 SF
YEAR BUILT:	1988
PARCEL SIZE:	7.94 ACRES
DIMENSIONS:	315 W X 205 D
PARKING SPACES:	383
DOCK DOORS:	2
SPRINKLERS:	YES

**FOR SALE OR LEASE
RETAIL BUILDING AVAILABLE**

1637 US Route 36 East – Urbana, OH 43078



A former Wal-Mart facility in the heart of Urbana, OH. Its highly visible location on US Rte. 36 East is within close proximity to Columbus and Dayton. In 2012 Tractor Supply Co. leased 24,234 SF within the center providing future tenants and investors an excellent business opportunity. It lies adjacent to the new Super Wal-Mart, Kroger, Big Lots and other major retailers and restaurants.

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