Gallipolis Marketplace

2145 Eastern Avenue, Gallipolis, OH 45631

Gallia County

TOLSON ENTERPRISES



HIGHLIGHTS

For Lease
County: Gallia
Type: Retail
Total SF: 25,950
Market: Gallipolis

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Gallipolis Marketplace, anchored by a 179,598 square foot Wal-Mart Supercenter is located in the heart of Gallia County's retail trade area. This center sits closer to the population base within this county seat than all of its competitors. The trade area for this successful center consists of several surrounding counties in Ohio as well as neighboring West Virginia just ½ mile to the east across the river. With the world's largest Retail Anchor, signalized access, unobstructed street visibility, tremendous pylon signage as well as a balanced mix of national, regional and local tenants, all have made Gallipolis Marketplace the dominant retail center in the region since 1998 and is certain to be the same for years to come.

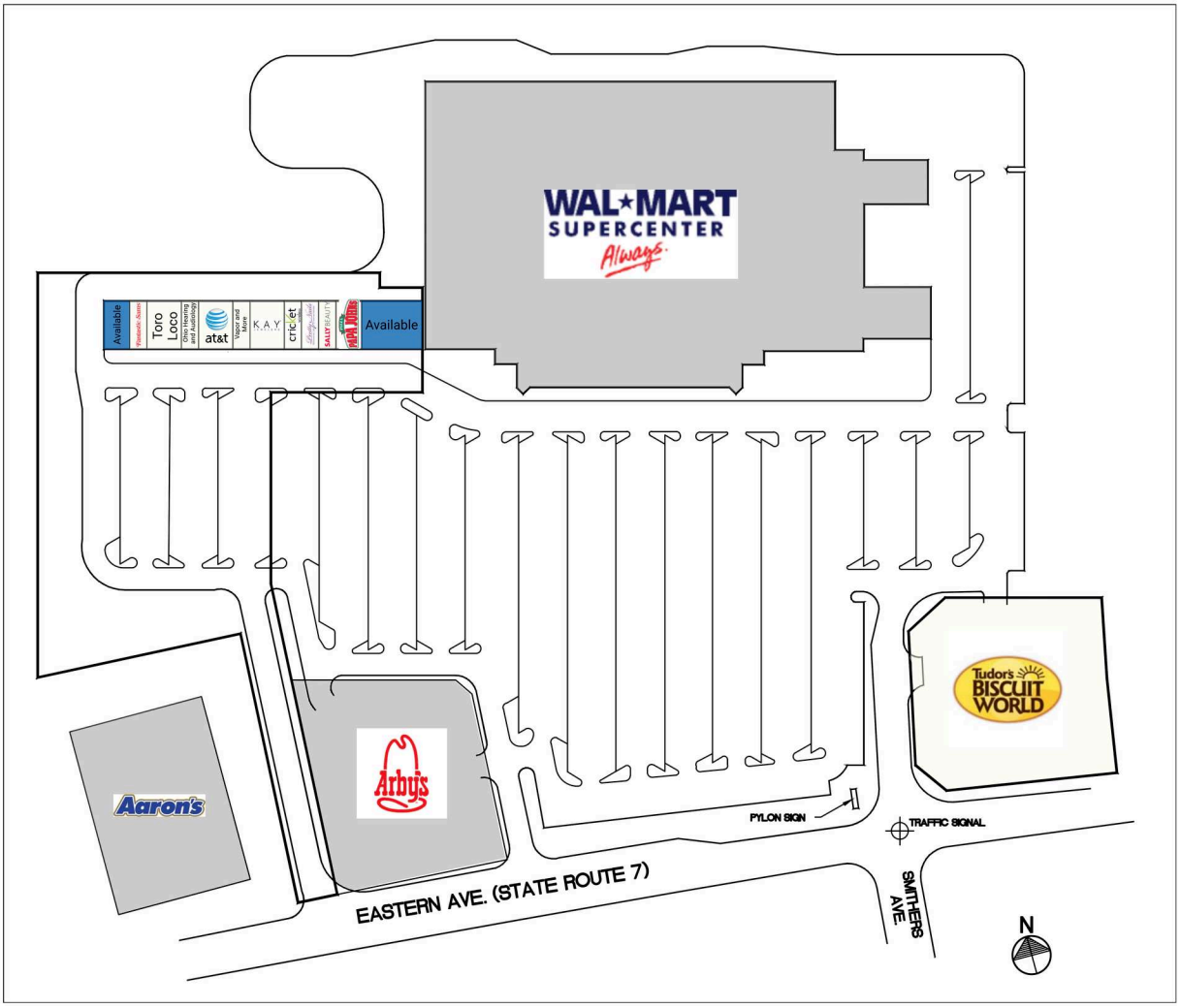
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	6,992	16,142	30,405
Households	3,128	7,023	12,673
Average Household Income ($)	62,581	67,017	66,338
Median Household Income ($)	46,799	50,321	51,085

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1-R	Available	1,800 SF
2-Q	Fantastic Sam's	1,200 SF
3/4	Toro Loco	2,400 SF
5/N	Ohio Hearing and Audiology	1,200 SF
6/7-L&M	AT&T Wireless	2,400 SF
8	Vapor and More	1,200 SF
9/10-I	Kay Jewelers	2,400 SF
11-H	Cricket Wireless	1,200 SF
12-G	Pretty Nails	1,200 SF
13-F	Sally Beauty	1,200 SF
14	Papa Johns Pizza	1,800 SF
15	Available	4,200 SF
16A	Tudors Biscuit World	3,750 SF