

FOR LEASE

2700 Old State Route 32 Batavia, OH 45103

NAIBergman

**Sunoco Gas / C-Store
with Drive-Thru Opportunity**



Retail | 2,400 SF

- Sunoco Gas / Convenience Store
- 2,400 SF Retail Endcap
- Ample Parking For Customers
- Join Godfather's Sunoco Gas, Champs Chicken, Godfather's Pizza Express, and Bulldog Laundromat
- Drive-Thru Opportunity
- \$18.00 / SF + NNN's

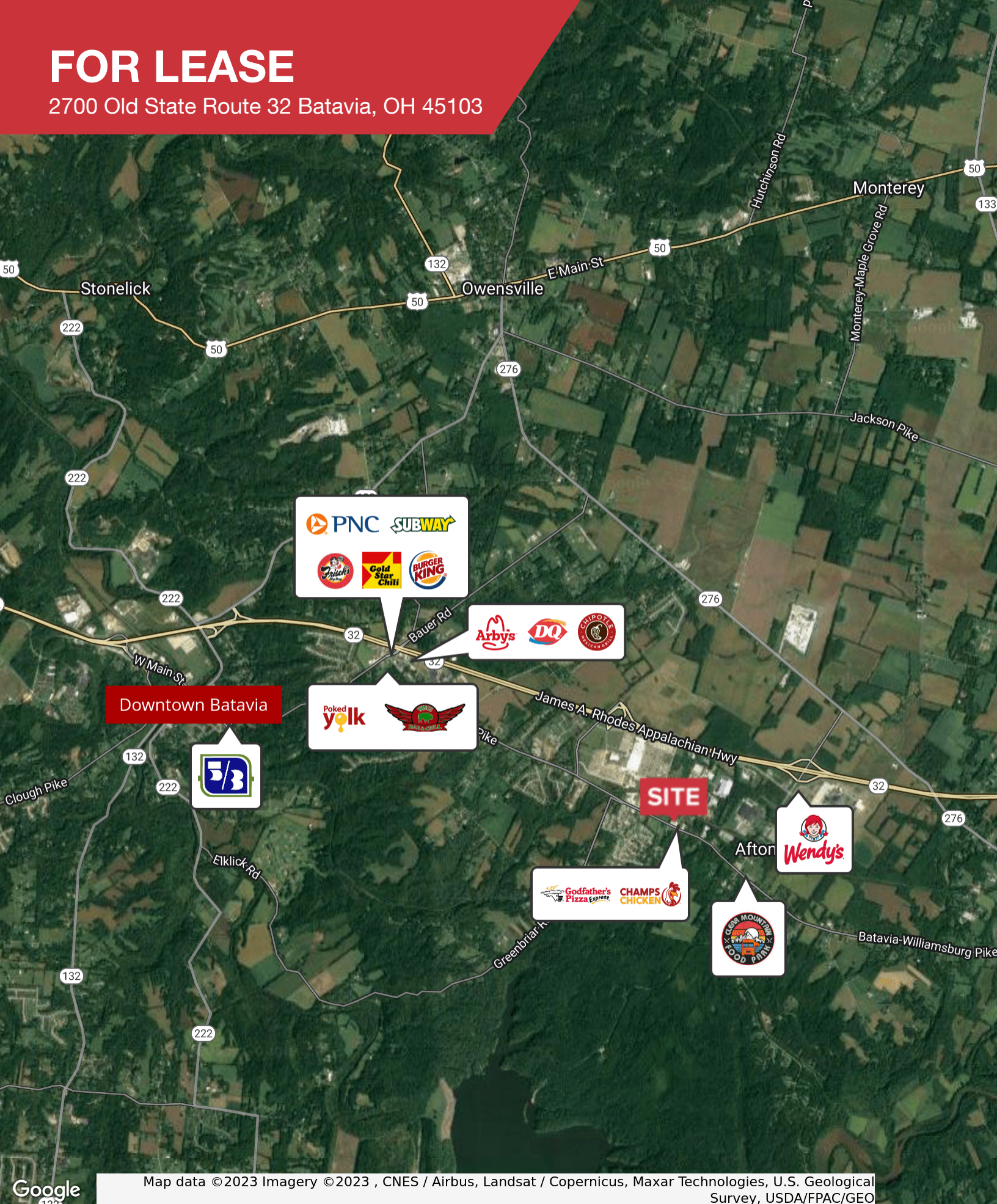
DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	1,688	\$70,985
3 MILES	7,131	\$86,810
5 MILES	20,121	\$80,419



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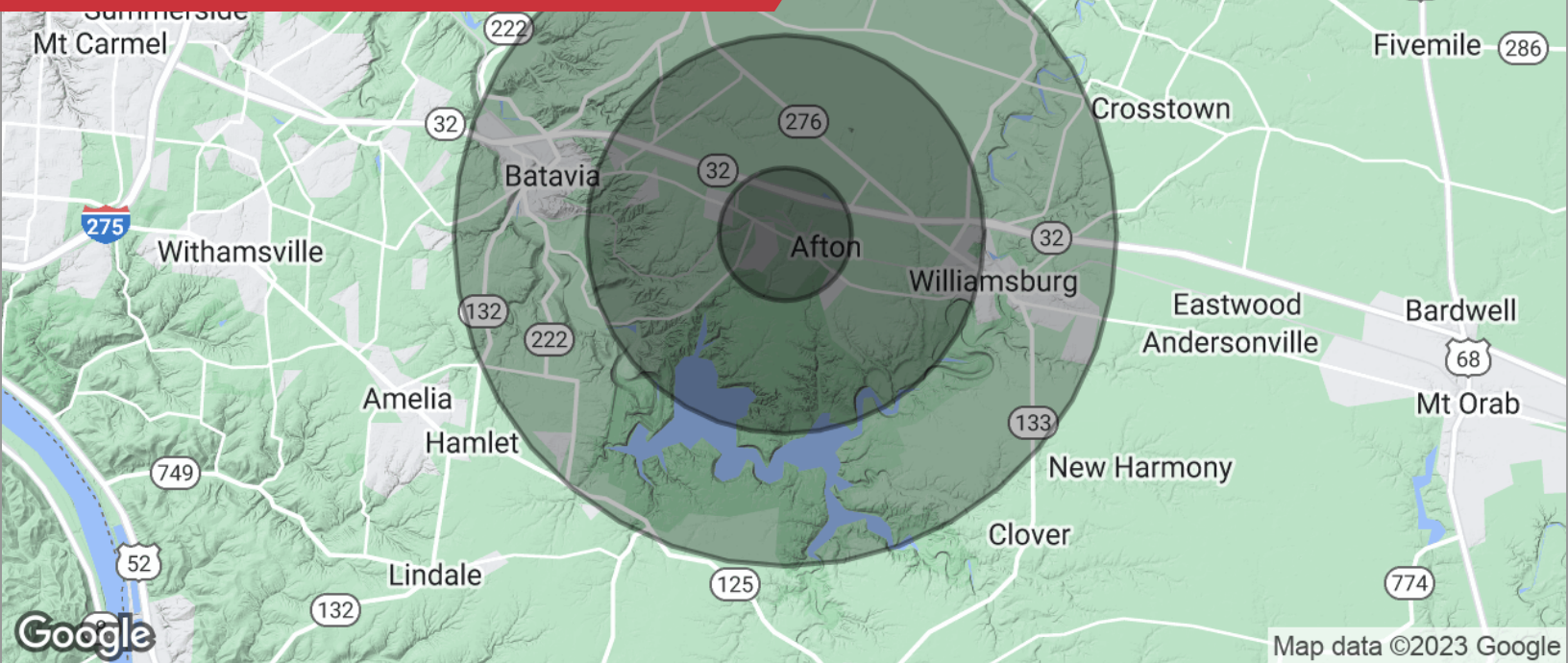
✉ **Cindy Metz**
+1 513 322 6303
cmetz@bergman-group.com

✉ **Hayden Batchelor**
+1 513 322 6318
hbatchelor@bergman-group.com

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,688	7,131	20,121
Median age	49.9	42.5	40.1
Median age (male)	49.3	41.6	39.4
Median age (Female)	50.0	44.2	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	664	2,827	7,992
# of persons per HH	2.5	2.5	2.5
Average HH income	\$70,985	\$86,810	\$80,419
Average house value	\$58,568	\$149,981	\$165,286

* Demographic data derived from 2020 ACS - US Census