

SUBLEASE

CORNER LOT ON E MAIN STREET

3588 E Main Street
Whitehall, OH 43213



Property Highlights

- Corner lot street retail right on E Main Street in Whitehall
- ±1,070 SF with drive-thru
- At the Collingwood Ave intersection with a traffic light
- In front of a shopping center with Dollar Tree
- Sublease with straightforward option for tenants seeking space with flexible lease terms
- Great visibility with 18,000 vehicles per day on E Main St



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OFFERING SUMMARY

LEASE RATE: INQUIRE

AVAILABLE SF: ±1,070 SF

BUILDING SIZE: ±1,070 SF

LOCATION

This property benefits from a well-traveled Whitehall location along E Main Street, where approximately 18,000 vehicles per day support strong exposure. Positioned at the Collingwood Ave intersection with a traffic light, the area offers convenient access and steady daily movement. Nearby retail activity includes a shopping center anchored by Dollar Tree, helping draw consistent consumer traffic and reinforcing Whitehall's appeal for street retail tenants seeking visibility in an established commercial corridor.



Windows digitally restored

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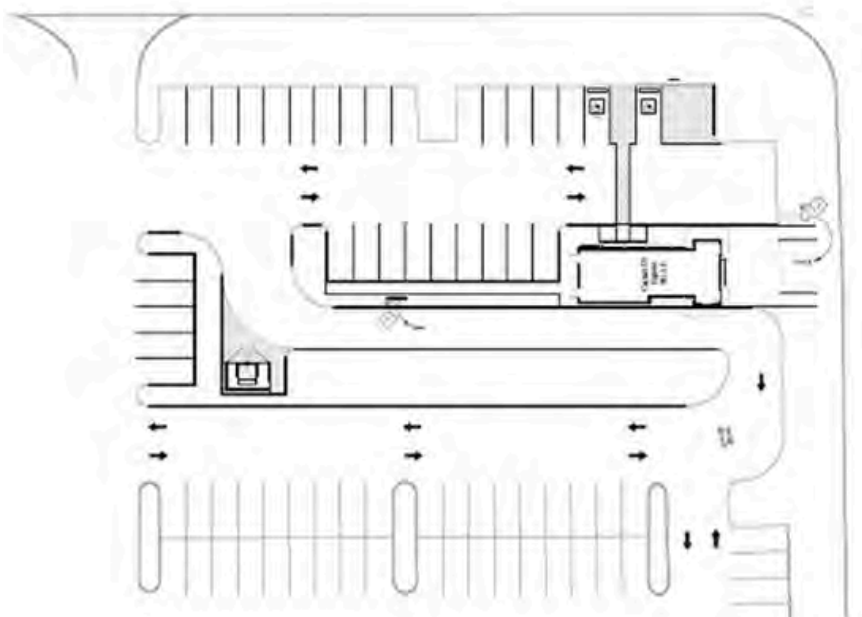


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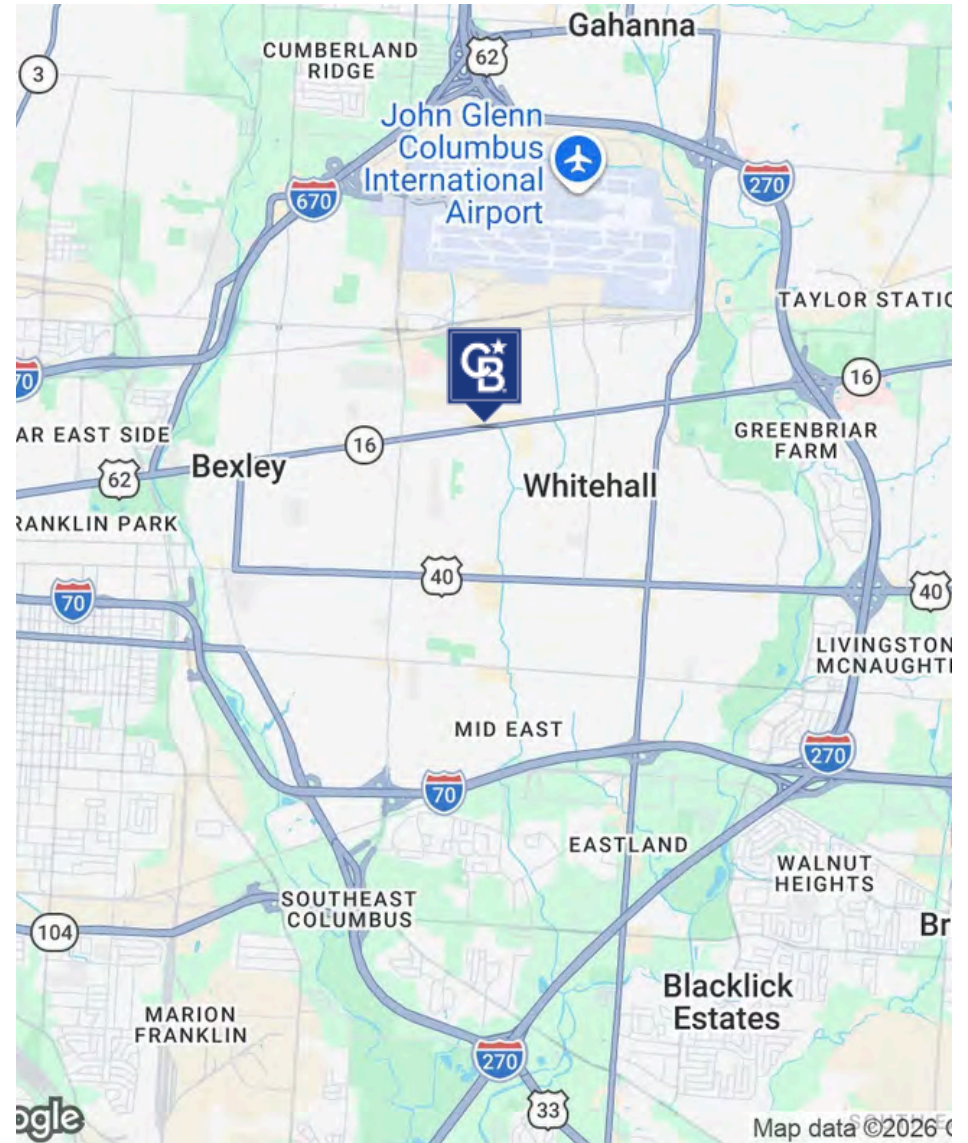
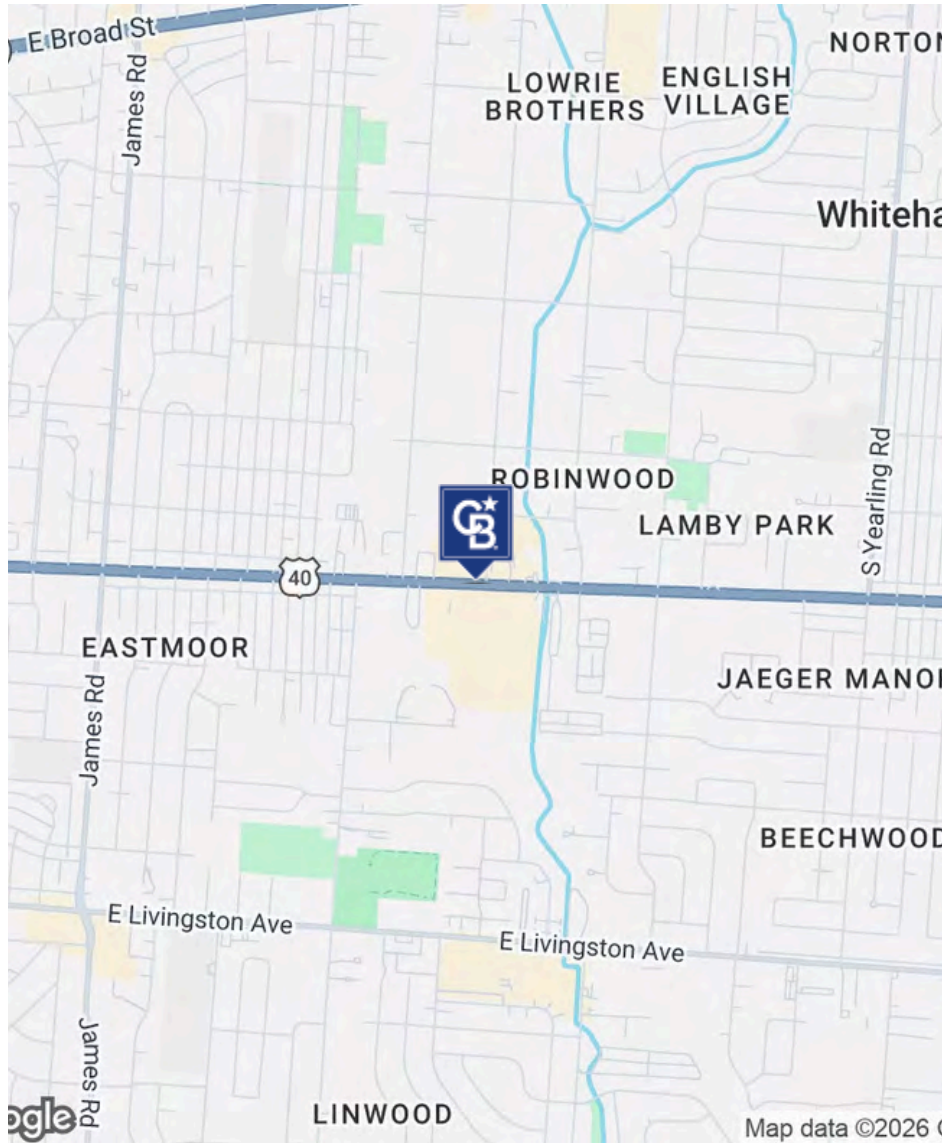


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REGIONAL MAPS



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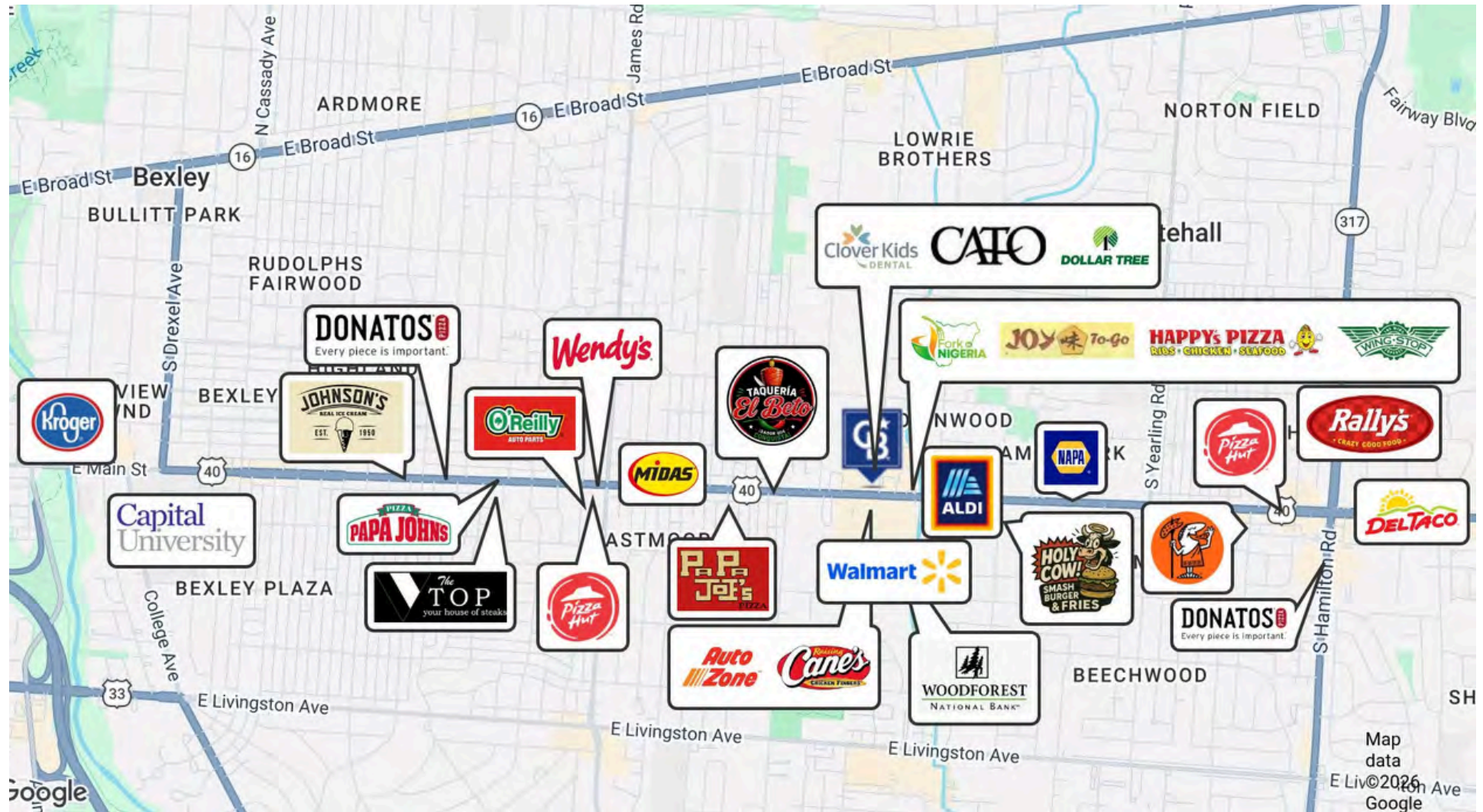
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NEARBY RETAILERS



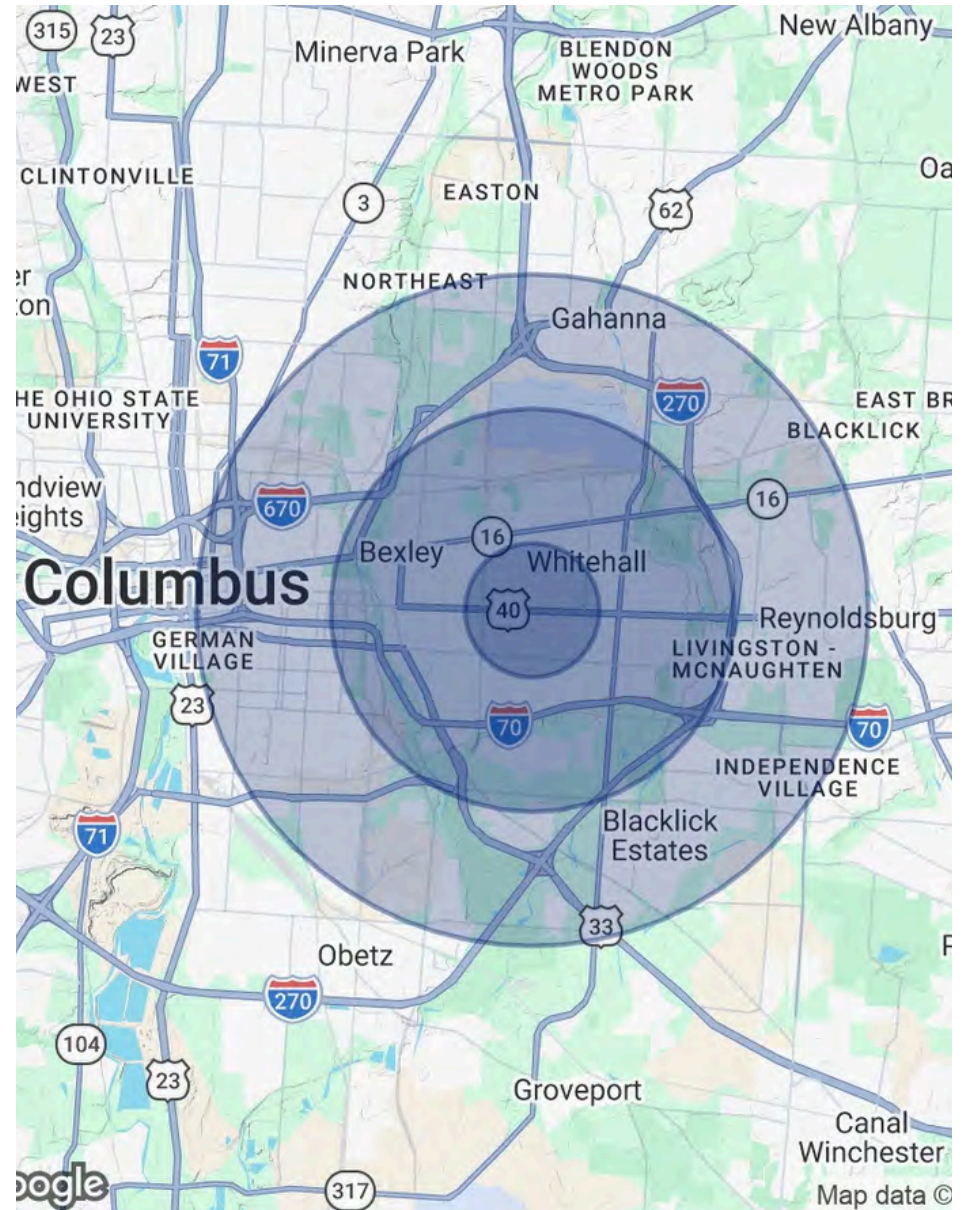
DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,879	109,747	269,008
Average Age	34.2	37.4	36.6
Average Age (Male)	32.6	35.9	35.1
Average Age (Female)	37.9	38.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,372	46,060	114,763
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$56,961	\$79,658	\$79,806
Average House Value	\$144,589	\$272,972	\$245,730

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR	DIR.
E Main St east of Pierce Ave	18,168 AADT	2025	2-way
E Main St east of Chesterfield Rd	15,098 AADT	2025	2-way



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