

FORMER SEARS  
771 S. 30TH STREET  
HEATH, OH 43056

## FOR LEASE REDEVELOPMENT OPPORTUNITY

### HIGHLIGHTS

- 82,581 SF on 8.94 acres with Route 79 visibility available for Lease
- Mixed-use redevelopment opportunity ideal for multi-family, office and retail use consistent to first class shopping center
- The Indian Mound Mall is 520,887 SF of retail space along Route 79 and is the main retail corridor of Heath, Ohio
- Anchors at the mall include JCPenney, Dick's Sporting Goods, Big Sandy Superstore, Altitude Trampoline Park, AMC Theater as well as many other restaurant and retail users
- Adjacent to Target, Walmart and TJ Maxx
- Excellent visibility from Route 79

### TRAFFIC COUNTS

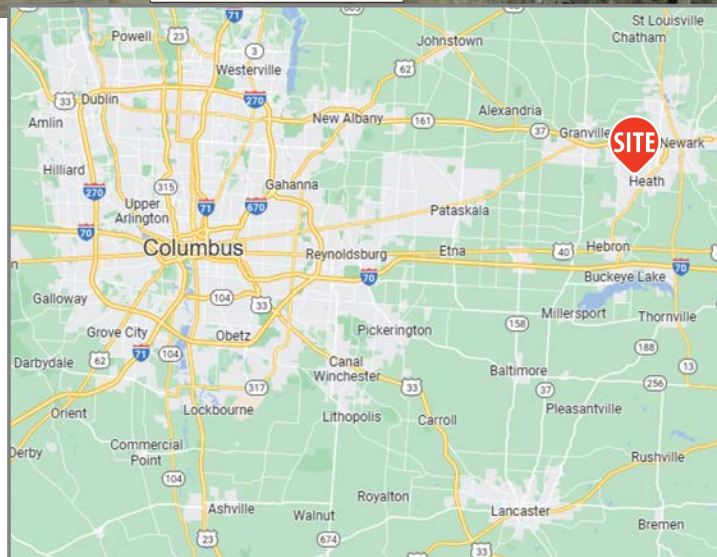
- 32,736 VPD on HEBRON ROAD
- 15,212 VPD on S. 30TH STREET

### DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	6,044	37,929	72,921
Households	2,624	15,954	29,949
Average HH Income	\$69,993	\$87,574	\$90,389
Daytime Employees	4,714	16,892	28,578

### CONTACT

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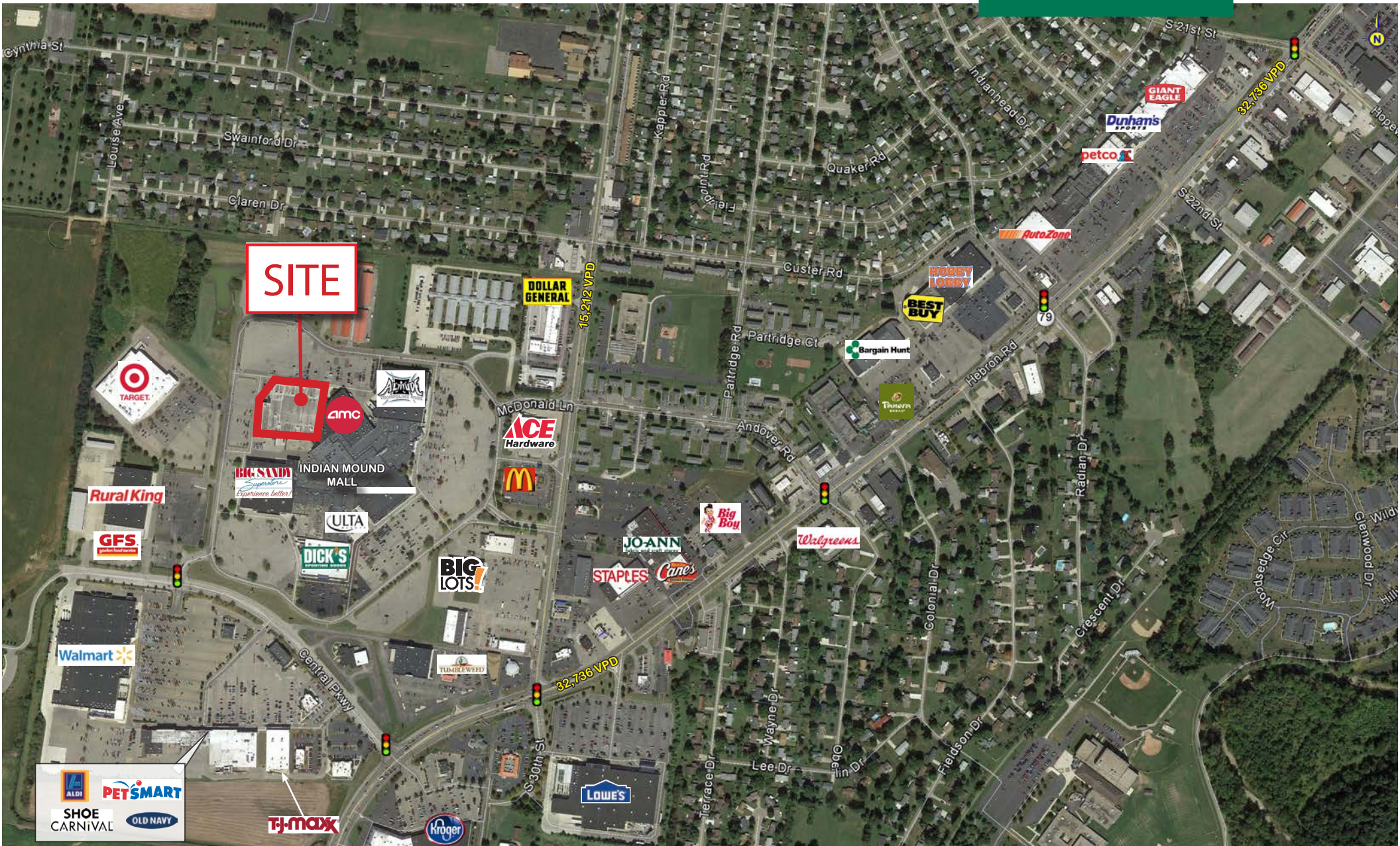


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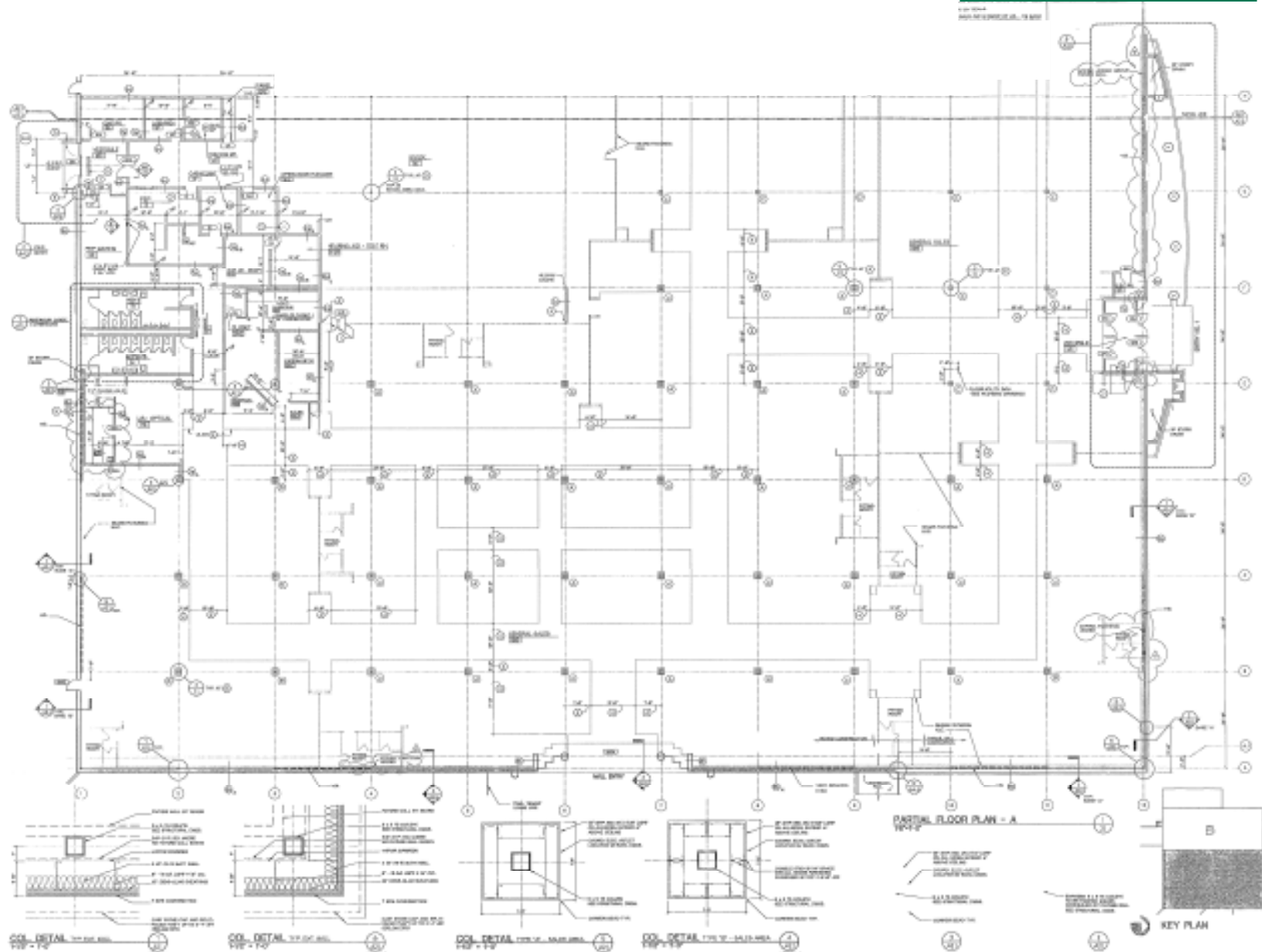


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