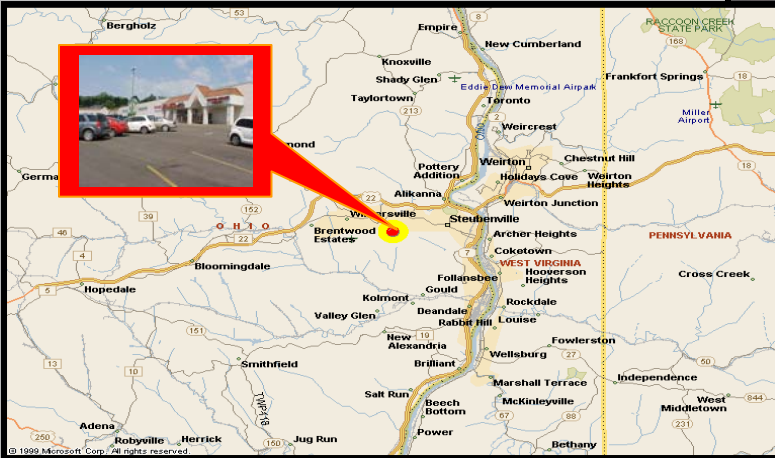


exclusive offering by dietz commercial

TRI STATE PLAZA

Steubenville, Ohio

212,958 Square Feet



offering summary

Property	Purchase Price	2008 NOI	Capitalization Rate
Tri State Plaza	\$11,326,000	\$1,104,268.76	9.75%

general information

Location:	Property is located in the main retail hub of Steubenville, the center is adjacent to Fort Steuben Mall, anchored by a Wal-Mart Supercenter, JC Penny, Sears and Kaufmann's.																
Year Built:	1991																
Occupancy:	93.59%																
Acreage:	18.59 acres																
Zoning:	B3 (Regional Commercial District)																
Demographics:	<table border="1"> <thead> <tr> <th></th> <th>3 Mile</th> <th>5 Mile</th> <th>10 Mile</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>25,685</td> <td>41,367</td> <td>94,381</td> </tr> <tr> <td>Households</td> <td>10,976</td> <td>17,919</td> <td>41,032</td> </tr> <tr> <td>Avg. HH Income</td> <td>\$48,761</td> <td>\$48,105</td> <td>\$46,052</td> </tr> </tbody> </table>		3 Mile	5 Mile	10 Mile	Population	25,685	41,367	94,381	Households	10,976	17,919	41,032	Avg. HH Income	\$48,761	\$48,105	\$46,052
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Population	25,685	41,367	94,381														
Households	10,976	17,919	41,032														
Avg. HH Income	\$48,761	\$48,105	\$46,052														
Parking:	863 spaces																
Comments:	This outstanding center enjoys regional draw from the borders of Ohio, Pennsylvania and West Virginia and extreme entry to market barriers created by the mountainous terrain generic to the Tri-State region.																

tenants

Tenant	Sq. Ft.
#1 Chinese Restaurant	1,400 sf
Advance America	2,000 sf
Big Lots (leased but not operating)	13,535 sf
Dialysis Clinic, Inc.	5,470 sf
Dollar Tree	17,040 sf
Kmart	104,231 sf
Le Nails	1,600 sf
Ollie's Bargain Outlet	43,592 sf
Rehab Plus	2,800 sf
Sally Beauty	1,600 sf
The Border Restaurant	4,040 sf
Weight Watchers	2,000 sf



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