



RETAIL PROPERTY FOR LEASE

FORMER JOANN FABRICS

743 EAST STATE STREET, ATHENS, OH 45701



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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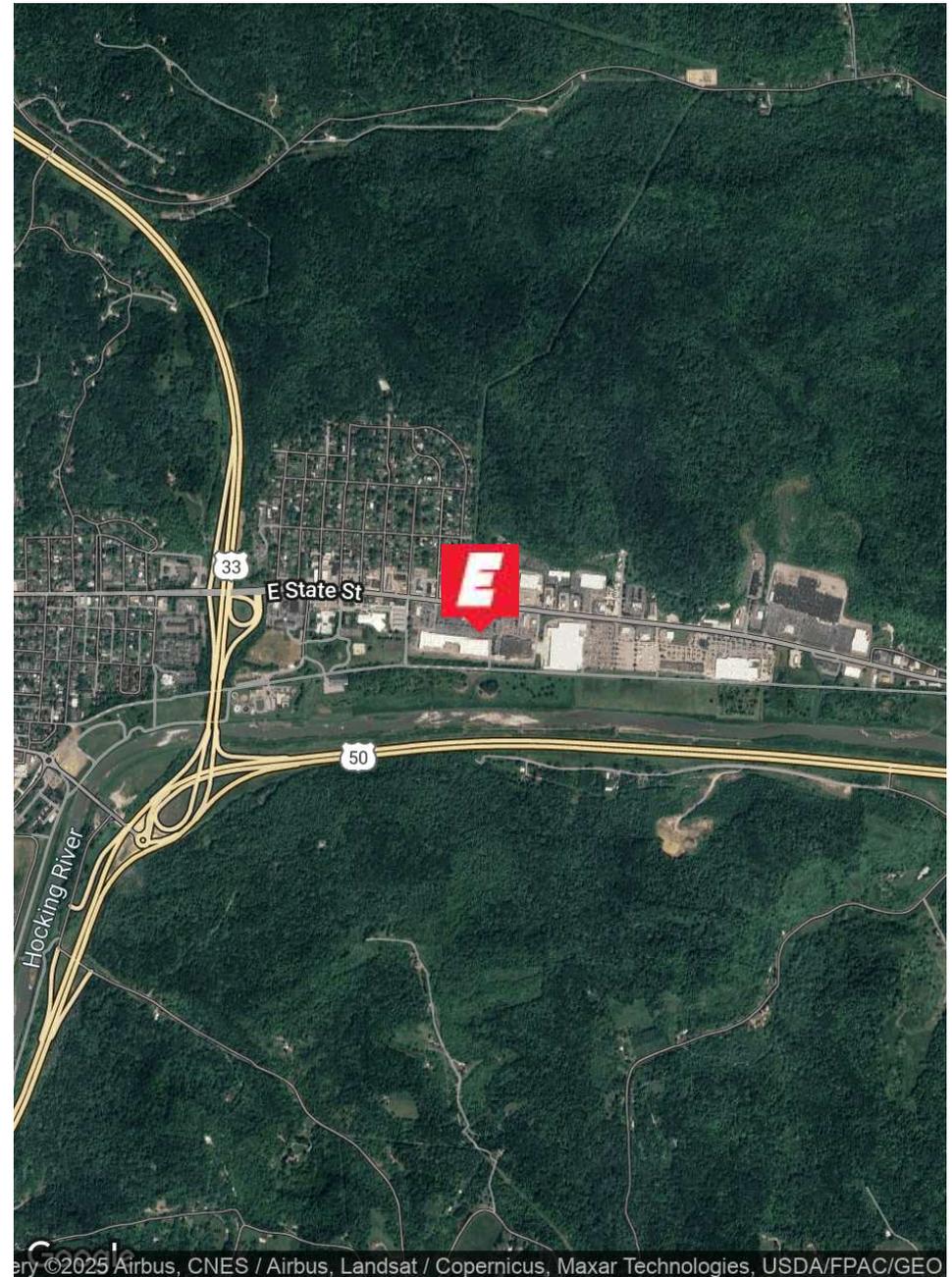
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EXECUTIVE SUMMARY

Elford Realty is proud to present a 20,403 SF retail space within a multi-tenant building at Athens Mall, available for immediate occupancy. This prime retail location offers high visibility with 15,881 VPD (Placer 23') and easy regional access less than a minute from the US-33/East State Street diverging-diamond interchange. The property features a 5.49/1,000 SF parking ratio with abundant shared surface parking and a nearby bus stop for convenient customer access.

Surrounded by a strong lineup of national co-tenants including PetSmart, FedEx Office, AT&T, Dollar Tree, Marshalls, O'Reilly Auto, Kroger, and Pizza Hut, the space is well-positioned in the heart of Athens' primary retail corridor. The area serves both daily-needs shoppers and steady traffic from Ohio University just to the west, creating reliable customer flow and strong co-tenancy synergies.





\$14.00/SF NNN
RENTAL RATE

\$1.65/\$1.80/\$.31
CAM/TAX/INS (2025 BUDGET)

20,403
TOTAL SF AVAILABLE

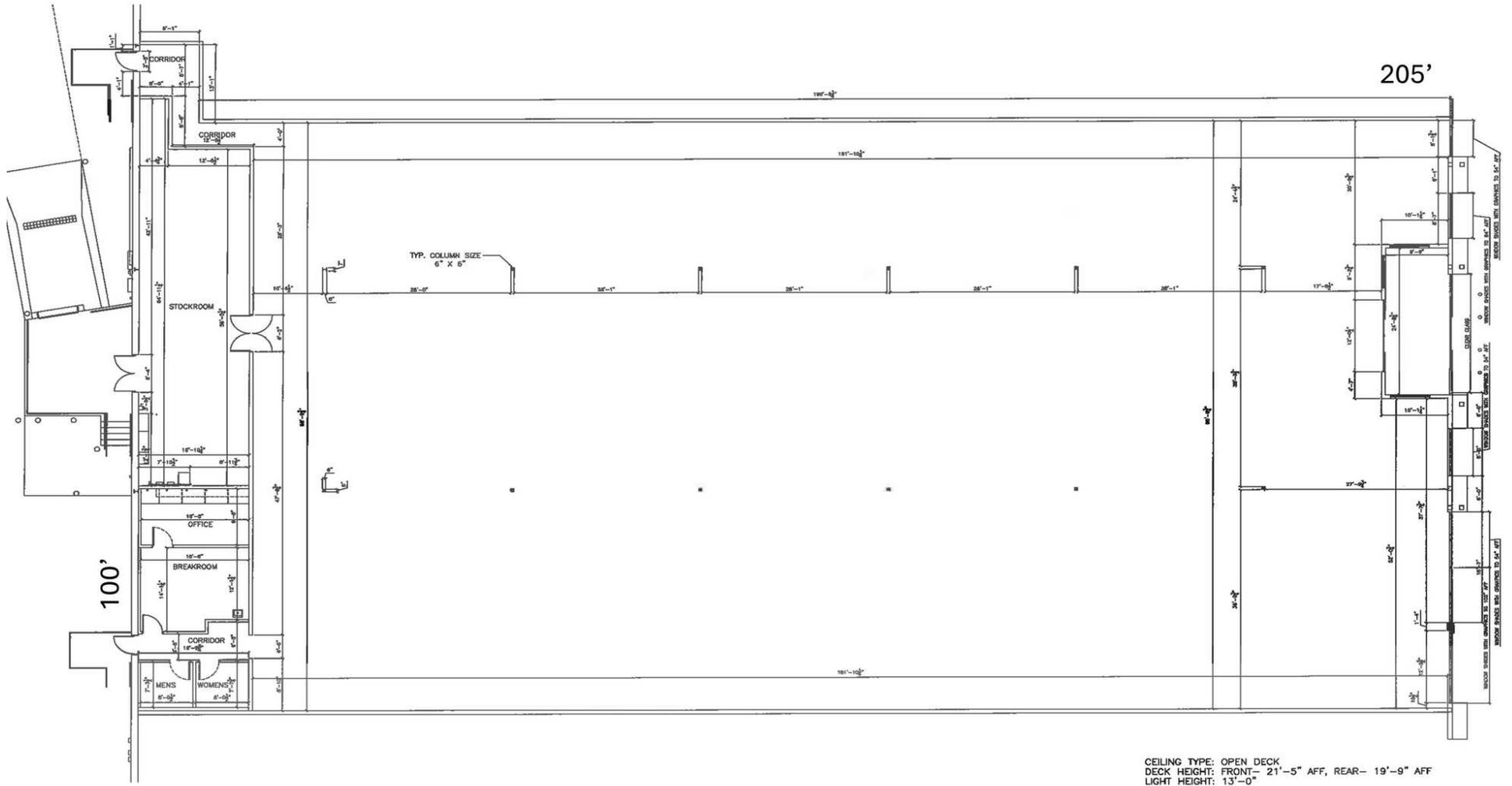
RETAIL (NEIGHBORHOOD CENTER)
PROPERTY TYPE

1976/2002 & 2019
YEAR BUILT/REMODELED

5.49/1000
PARKING RATIO

15,881
VPD (PLACER 23')

FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW MAP





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