

# Office/Retail for Lease

**RICHARD  
FLAGEL REALTY  
INC.**  
RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT

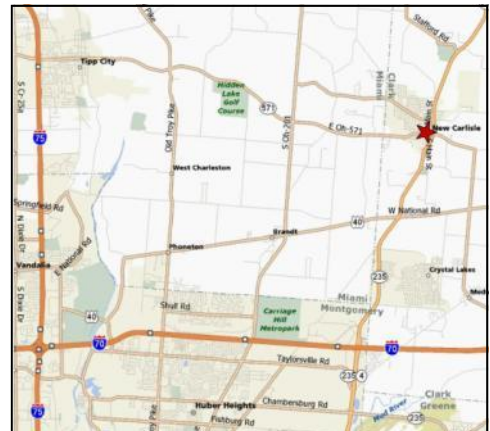


Park Layne Shopping Center  
SR 235 & Styer Dr.  
New Carlisle, OH 45344

**Richard Flagel**  
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937-433-4093 (Fax)  
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- 560 sf - 2,000 sf available
- On SR 235  
between I-70 & New Carlisle  
in The Park Layne Subdivision
- Will remodel for qualified tenant
- Current tenants include:

**Fulmer Foods**  
**Dollar General**  
**Subway**  
**China Wok**



<i>Demographics:</i>	<i>Average</i>
<i>Population</i>	<i>Household Income</i>
1 Mile - 4,227	1 Mile - \$48,336
3 Mile - 10,391	3 Mile - \$51,567
5 Mile - 47,271	5 Mile - \$56,072



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"The information submitted herein is not guaranteed. Although obtained from reliable sources,  
it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



## SITE PLAN:



- |                              |                                  |
|------------------------------|----------------------------------|
| 1. <b>AVAILABLE 560 sf</b>   | 8. Chasers Lounge                |
| 2. <b>AVAILABLE 650 sf</b>   | 9. Park Layne Stylists           |
| 3. <b>AVAILABLE 1,174 sf</b> | 10. Fulmer                       |
| 4. Dr. Mok Yang              | 11. A. <b>AVAILABLE 2,000 sf</b> |
| 5. China Wok                 | 11. B. Subway                    |
| 6. Just Smokes               | 12. Dollar General               |
| 7. The Head Shed             |                                  |