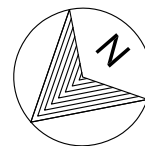


FRONTAGE OF THE PREMISES IS MEASURED FROM THE CENTER OF PARTITION TO CENTER OF PARTITION EXCEPT IN THE EVENT THE PREMISES OR ANY PART THEREOF IS AN END SPACE, SAID MEASUREMENT SHALL INCLUDE THE FULL WIDTH OF END WALLS. THE DEPTH OF THE PREMISES SHALL BE MEASURED FROM THE EXTERIOR FACES OF THE WALLS (OUTSIDE DIMENSIONS) OR IF THE PREMISES OR ANY PART THEREOF ARE NOT SURROUNDED BY WALLS, THEN THE SPACE WITHIN AND UP TO THE LEASE LINES OF THE PREMISES SHALL BE INCLUDED IN THE COMPUTATION.



**SITE INFORMATION**

**1.85 ACRES**  
**37,493 GLA/AC**  
**78 PARKING SPACES**

**OWNED BY EPI**

(Intersection of Second & Center Streets)  
158 North Second Street  
Ironton, Ohio 45638  
270-826-0595

**ERSHIG**  
**PROPERTIES, INC.**  
1800 NORTH ELM  
P.O. BOX 1127 (42419)  
HENDERSON, KY 42420  
www.ershigproperties.com  
PHONE: 270-826-0595 FAX: 270-827-3969