



FOR SALE | LAND

RETAIL DEVELOPMENT OPPORTUNITY

2000 Elida Road | Lima, OH 45805



PRESENTED BY:

DOUG WILSON

Managing Director
614.206.3881
doug.wilson@svn.com
OH #0000350178

KRISTEN ASMAN

Senior Advisor
614.370.9077
kristen.asman@svn.com

PROPERTY HIGHLIGHTS

- 1500 SF Retail Building with large gravel and paved lot
- Up to 4 acres available for redevelopment
- 2 Blocks from Lima Mall on Elida Road (main retail street)
- All Utilities in Place with Generous Zoning for more Development
- Up to 1600' of Frontage on Elida Road with 5 Curb Cuts



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RETAIL DEVELOPMENT OPPORTUNITY | 4.0 ACRES | LIMA, OH

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1 | PROPERTY INFORMATION



Executive Summary



SALE OVERVIEW

LOT SIZE: Up To 4 Acres

MARKET: Lima

ZONING: Other Retail

ASKING PRICE: \$1,348,000

PROPERTY DESCRIPTION

This site is located just two blocks from Lima Mall with all of the major national chain restaurants and shops represented. There is currently an existing small retail building on the site that could be expanded into mixed use, with a gravel and paved lot 150 current parking spaces. The property is a corner lot with up to 4 acres available, 1,600 feet of frontage with 5 curb cuts, at a traffic light.

All Utilities are in Place and the property is zoned commercial with generous development options for retail, hotel, or mixed use.

The area has 1 new hotel, a Fairfield Inn, and is in need of additional hotel rooms to accommodate the needs of the campus, mall, and local corporate businesses.

Rare opportunity to build near the Lima Mall and Walmart. Strong uses include hotel, retail, mixed use, as well as entertainment.





Location Overview

PROPERTY OVERVIEW

A rare opportunity for land acquisition 1/4 mile east of the Lima Mall. A total of up to 4 acres of land available, situated on the corner of 309 [Elida Road] and W Robb Ave. The parcel is in a prime development location and is already zoned for commercial development. There is significant retail within a few miles of the property, Walmart, TJ Max, Panera, and the Lima Mall.

LOCATION OVERVIEW

The property is located on Elida Road, the main retail street in Lima, approximately 2 blocks from Lima Mall and Walmart. Lima is the county seat of Allen County, Ohio. It is located in northwestern Ohio along Interstate 75, approximately 72 miles north of Dayton, 90 miles northwest of Columbus, and 78 miles south-southwest of Toledo. According to the 2010 U.S. Census, the Allen County population was 106,331. Lima is home to the campuses of the University of Northwestern Ohio, James A. Rhodes State College and the Ohio State University, Lima.

The Lima Field, first discovered in 1885, has been a functioning oil reserve since its discovery and has been under the control of a number of domestic and international companies. The Lima Army Tank Plant, built in 1941, is the sole producer of M1 Abrams, a third-generation main battle tank produced in the United States. Lima's largest fields of employment are energy and healthcare and it is considered a regional medical center. The city's two hospitals, St. Rita's Medical Center and Lima Memorial Hospital, serve a 10-county area of northwest and central Ohio and employ approximately 5,500 people. Major employers in the Lima area include Ford Motor Co., Lima Engine Plant, General Dynamics Land Systems Division, Roundy's Ohio Division, Dana Corp., Meccorp, Inc., and Meijer, Inc. The Procter & Gamble plant was built in 1968 and the 1.2 million SF distribution center was completed in 2006.





Additional Photos





Location Maps





2 | ADDITIONAL INFORMATION



Demographics Report

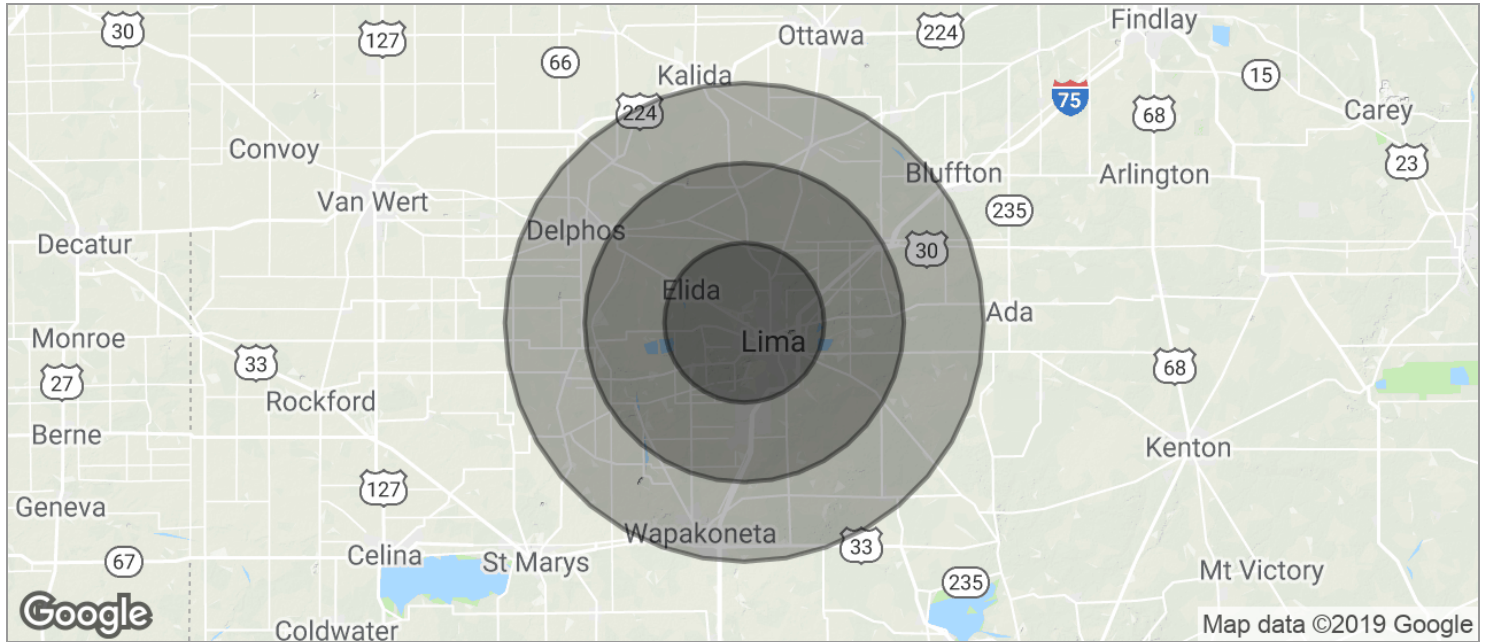
	5 MILES	10 MILES	15 MILES
Total households	31,289	44,489	62,479
Total persons per hh	2.6	2.6	2.6
Average hh income	\$49,585	\$53,907	\$56,122
Average house value	\$147,431	\$152,090	\$145,113

	5 MILES	10 MILES	15 MILES
Total population	81,332	115,965	162,190
Median age	36.0	37.7	37.8
Median age (male)	32.6	34.7	35.5
Median age (female)	38.9	40.4	39.9

* Demographic data derived from 2010 US Census



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TOTAL POPULATION	81,332	115,965	162,190
MEDIAN AGE	36.0	37.7	37.8
MEDIAN AGE (MALE)	32.6	34.7	35.5
MEDIAN AGE (FEMALE)	38.9	40.4	39.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	31,289	44,489	62,479
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$49,585	\$53,907	\$56,122
AVERAGE HOUSE VALUE	\$147,431	\$152,090	\$145,113

* Demographic data derived from 2010 US Census



Kristen Asman



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Senior Advisor

SVN | Wilson Commercial Group, LLC

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

Memberships & Affiliations

SVN National Self Storage Team
National Self Storage Association

Phone: 614.370.9077

Fax:

Cell: 614.370.9077

Email: kristen.asman@svn.com

Address: Easton Town Center, 4200 Regent Street,
Suite 200
Columbus , OH 43219





Doug Wilson



Doug Wilson

Managing Director

SVN | Wilson Commercial Group, LLC

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 30 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining Sperry Van Ness, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

Email: doug.wilson@svn.com

Phone: 614-206-3881

OH #0000350178

Phone: 614.206.3881

Fax: 614.633.1084

Cell: 614.206.3881

Email: doug.wilson@svn.com

Address: Easton Town Center, 4200 Regent Street,
Suite 200
Columbus , OH 43219

