



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,000-2,500 SF
Building Size:	12,556 SF
Lot Size:	1.74 Acres
Year Built:	2007
Zoning:	Neighborhood Shopping Center
County:	Defiance
Intersection:	Elliot Road

PROPERTY OVERVIEW

Located in prime retail corridor, half mile from RT 24 interchange. Neighboring tenants include Asian Grill Buffet and Anytime Fitness.

LOCATION OVERVIEW

13,286 VPD on State Route 66 (2018)
 3,311 VPD on Elliot Rd. (2018)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	299	8,341	14,618
Total Population	831	21,042	37,462
Average HH Income	\$64,475	\$54,160	\$56,066

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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LOCATION INFORMATION

Street Address	8959 State Route 66 N
City, State, Zip	Defiance, OH 43512
County/Township	Defiance
Nearest Intersection	Elliott Rd.

BUILDING SPECIFICATIONS

Building Size	12,556 SF
Available SF	2,000 - 2,500 SF
Available Units	1
Year Built	2007
Number Of Floors	1
Floor Coverings	Carpet, VCT
HVAC	Gas Forced Air / Central Air
Ceiling Height	10'
Parking Spaces	100 / 1 per 125 SF
Restrooms	1

PROPERTY DETAILS

Zoning	Neighborhood Shopping Center
Lot Size	1.74 Acres
APN#	IO60012A00300

LEASE DETAILS

Lease Term	3 year minimum
Security Deposit	1st months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Utilities, taxes, insurance common area maintenance

ANNUAL EXPENSES

Property Taxes - Annual	\$1.01 PSF
Property Insurance	\$0.33 PSF
Annual CAM Expenses	\$1.35 PSF


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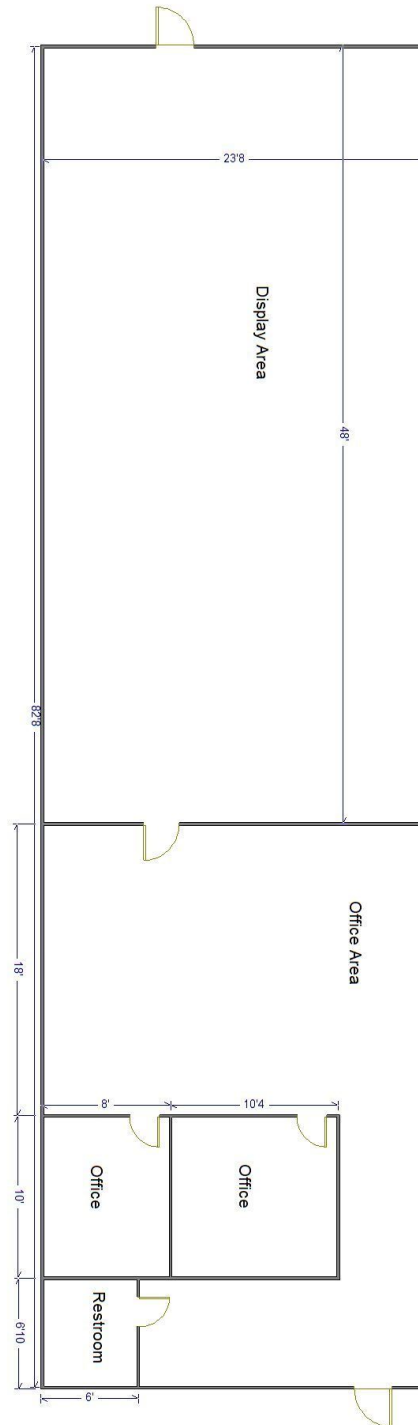
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