



MEDICAL/OFFICE SPACE FOR LEASE

846 N. SHOOP, WAUSEON, OH 43567

"Innovative Solutions at Work"



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,746 SF
Building Size:	100,435 SF
Lot Size:	5.96 Acres
Year Built:	1978
County:	Fulton
Parking Spaces:	25

PROPERTY HIGHLIGHTS

- In the heart of Wauseon Commercial District
- Chiefs Supermarket anchors center
- Center rehabbed in 2014
- Former medical office built out in 2014
- End cap space with privacy

DEMOGRAPHICS (2010 US CENSUS)

	1 MILE	5 MILES	10 MILES
Total Households	971	5,072	10,958
Total Population	2,577	13,564	29,191
Average HH Income	\$53,069	\$55,356	\$57,717

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.

JOHN HEALEY

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BUILDING SPECIFICATIONS

County	Fulton
Nearest Intersection	E. Linfoot St.
Parcel #	06-0524800000
Zoning	Neighborhood Shopping Center
Acreage	5.96
Parking Spaces	25
Curb Cuts	2
Total Building Size	100,435
Year Complete	1978, renovated in 2014
Number Of Floors	1
Floors	Concrete
Construction Type	Concrete Block
HVAC	Gas Forced Air / Roof Top Units
Electrical	220 - 3 Phase
Roof	Membrane
Ceiling Height	10'
Restrooms	4
Real Estate Taxes	Prorate 2018 taxes \$4,738



LEASE DETAILS

Term	3-5 years
Security Deposit	First months rent
Options	Negotiable
Improvements	Negotiable
Tenant Responsibility	Utilities, pro-rata taxes, insurance



CURRENT TENANTS

- Chief Supermarket
- Goodwill Industries
- Abbas Mattress
- Rent-A-Center
- Little Caesars
- Fiesta Salon
- Anytime Fitness

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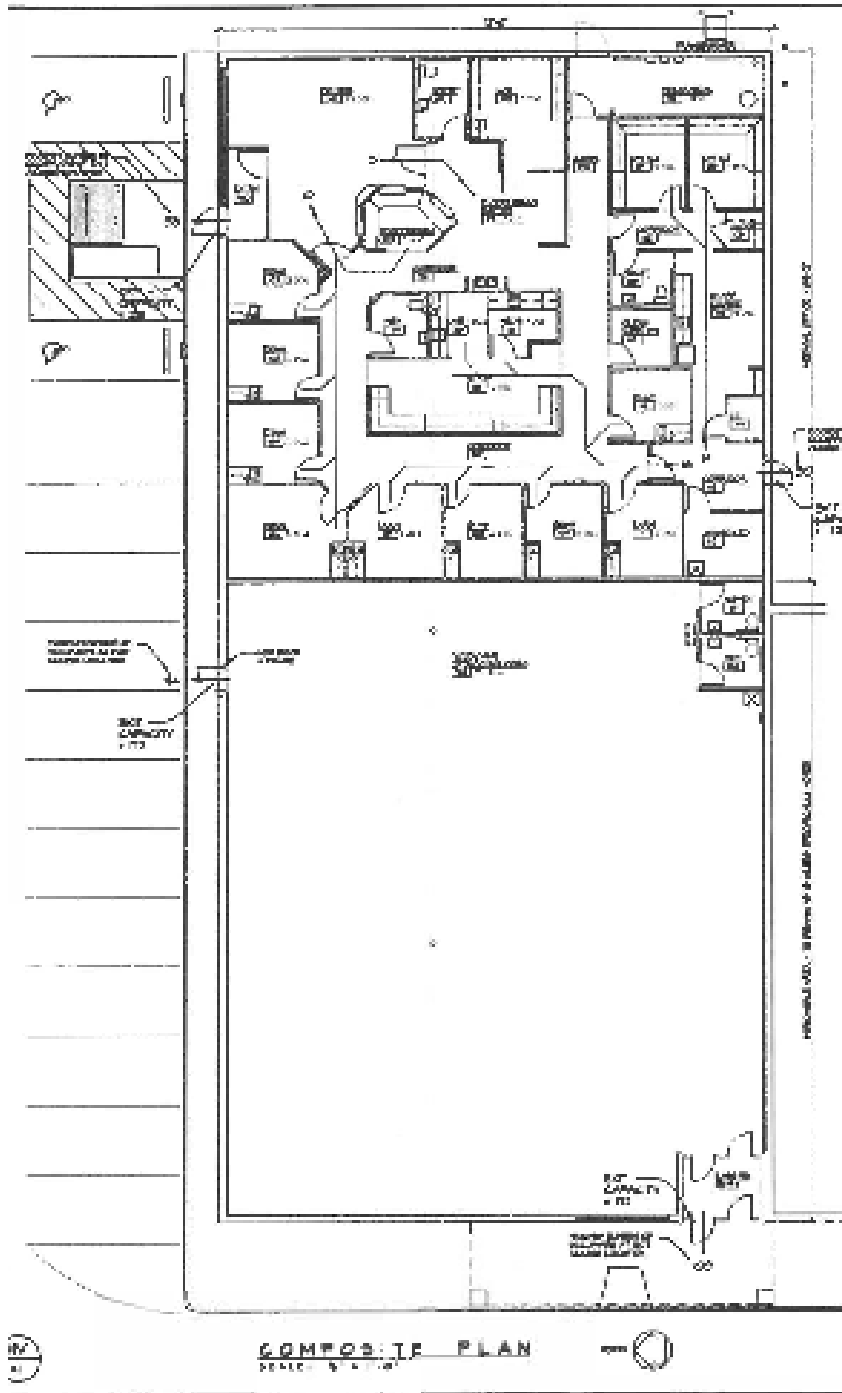
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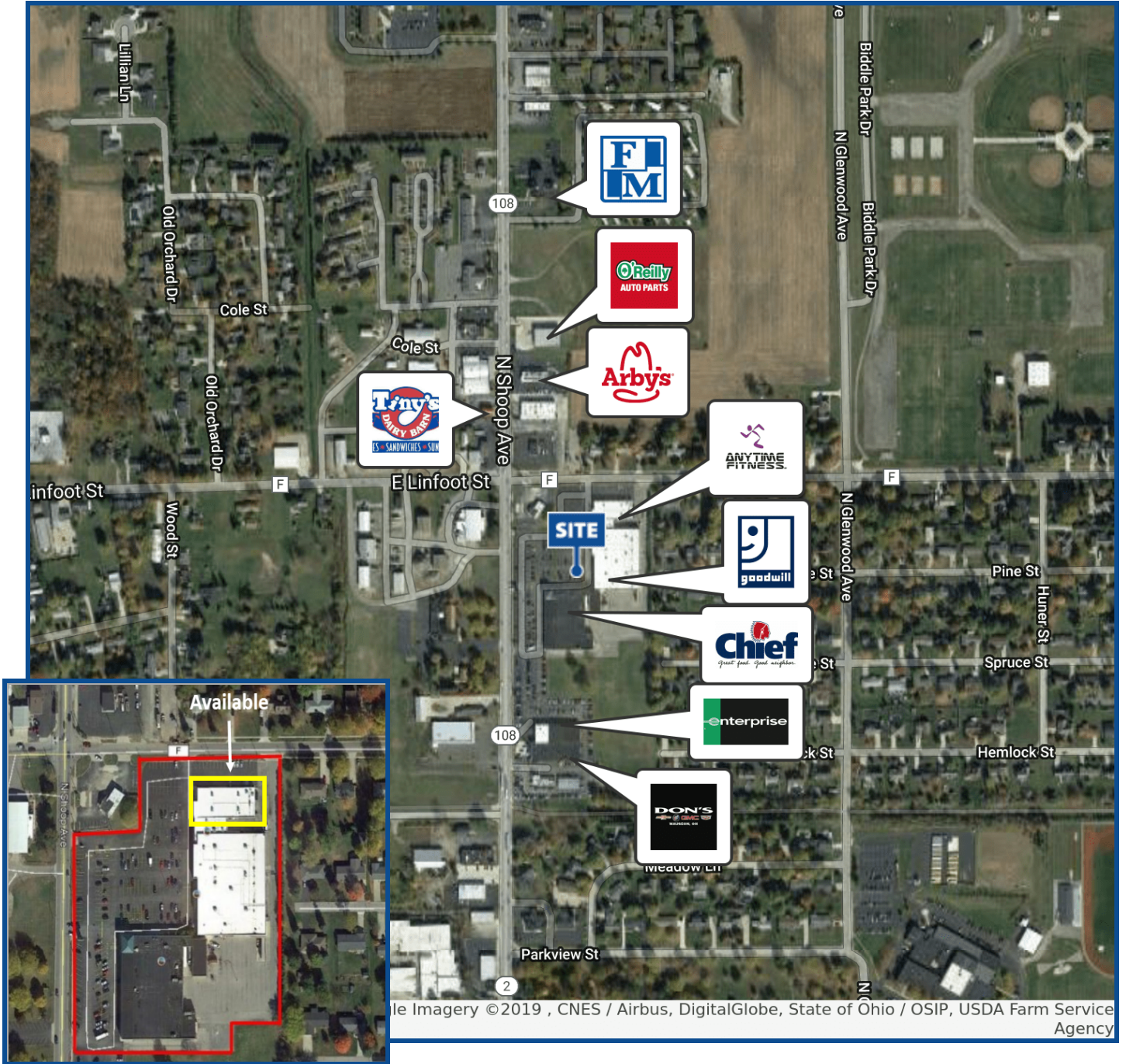
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