

For Lease

2205 Tiffin Ave.
Findlay, OH 45840

COLUMBUS
RETAIL TEAM

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Greater Columbus Region

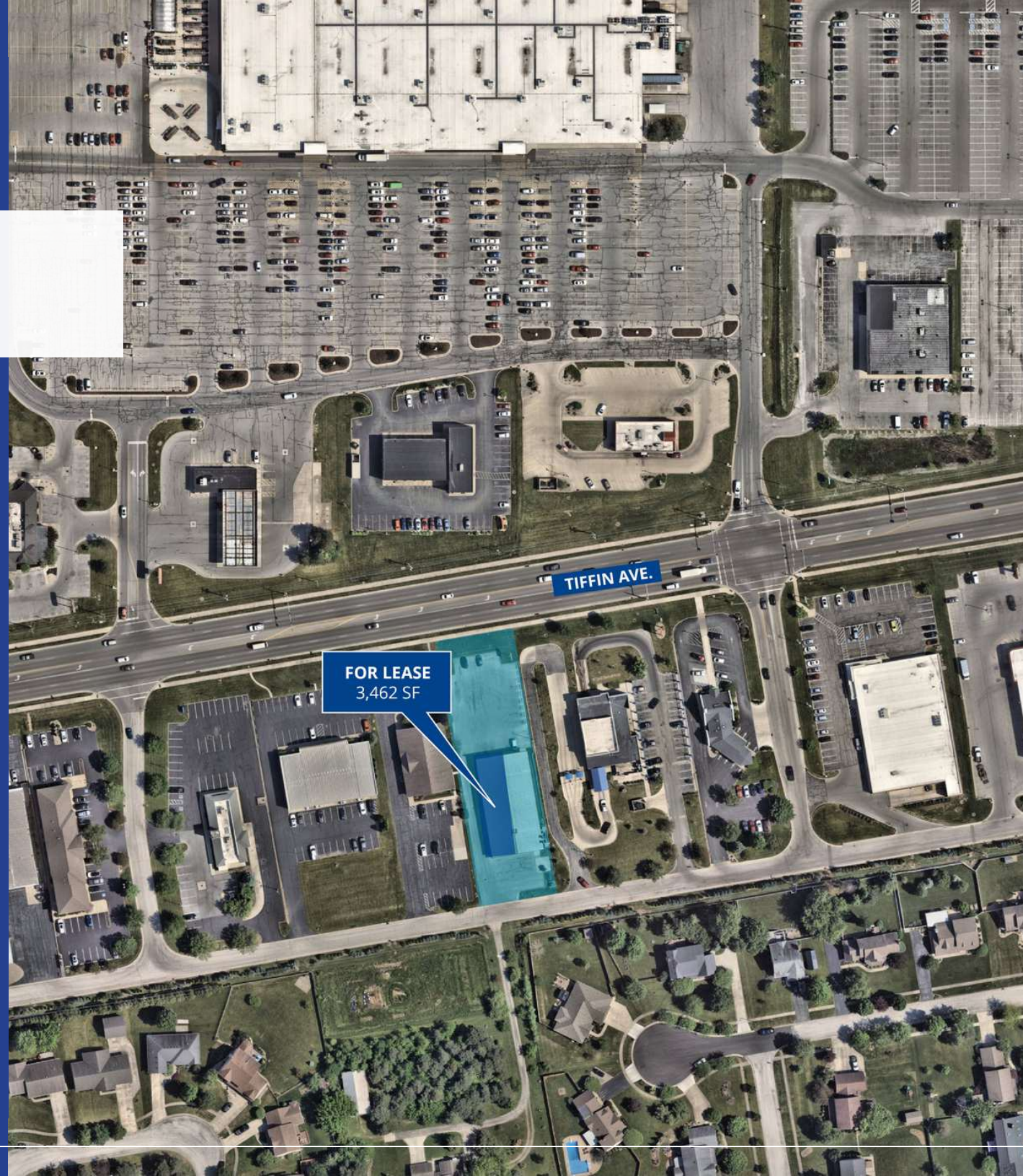
2 Miranova Place

Columbus, OH 43215

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Property Summary



Property Highlights

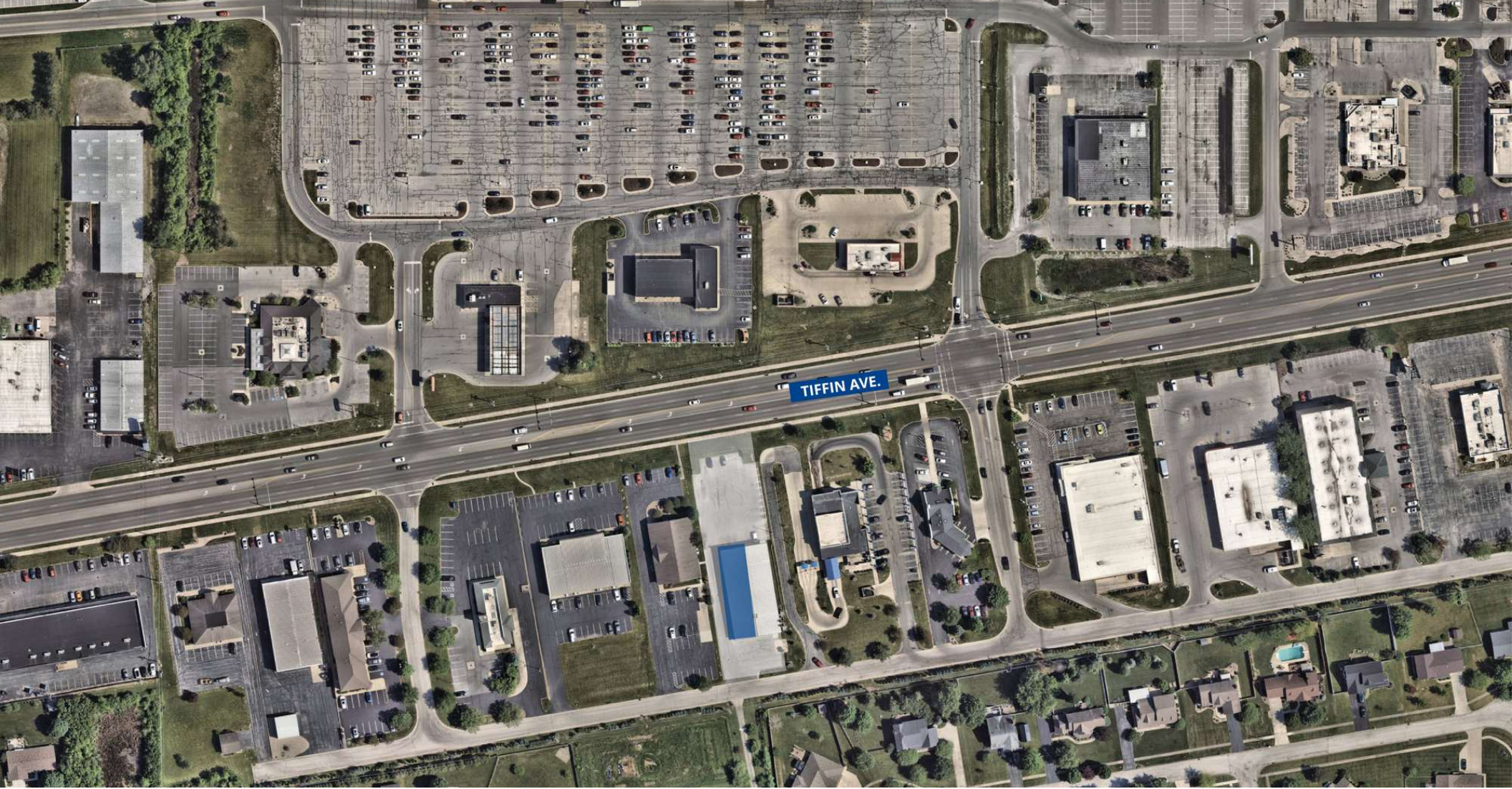
- Opportunity is located next door to a brand-new pharmacy in a two-tenant retail strip in Findlay, Ohio's premier retail corridor, just minutes from the University of Findlay
- New 139,809 SF Target coming soon to the Findlay Village Mall directly to the west of the site
- Additional local developments include a second Chick-fil-A location coming soon to the market and Sheetz constructing a \$150 million distribution facility
- Nearby businesses include Aldi, Gordon Food Service, Meijer, Lowes, Gabe's, City Barbeque, Chick-fil-A, Raising Cane's, Olive Garden, Menard's, and many more
- The market offers strong average household incomes, and incomes are expected to grow in the coming years
- Up to 4,060 sf of demisable retail space that can be modified and built out depending upon tenant requirements

Offering Summary

Lease Rate:	Negotiable
Available SF:	3,462 SF
Building Size:	8,118 SF
County:	Hancock

Demographics	3 Miles	5 Miles	10 Miles
Total Households	12,336	21,994	27,394
Total Population	27,982	51,079	64,905
Average HH Income	\$99,560	\$99,969	\$99,826





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