

# Class A Free Standing Corner Location

Wauseon, OH

Immediate market entry opportunity in a highly desirable trade area.

Prime location in Fulton County OH

Contact Broker for Pricing



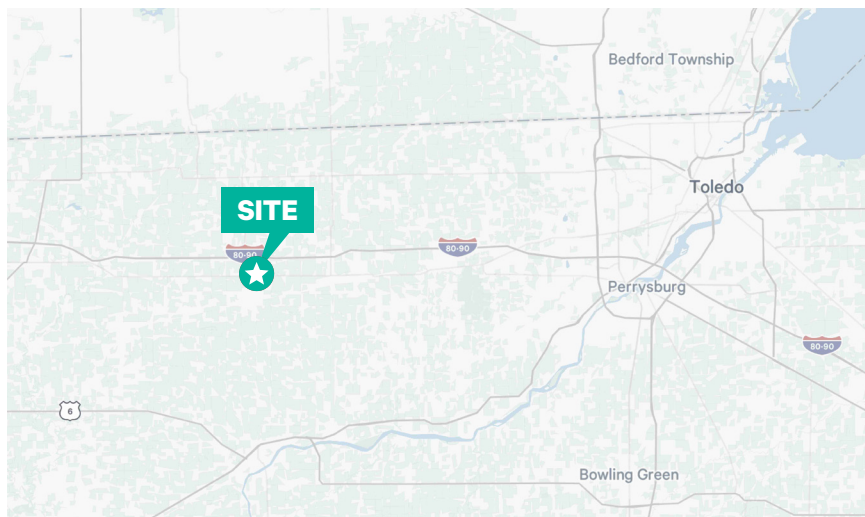
## Property Highlights

- + Free Standing Building Constructed in 2005
- + 14,564 SF with 825 +/- SF Mezzanine w/Freight Elevator
- + Signalized intersection
- + Zoned B-2 Highway Service District; City of Wauseon
- + Corner Parcel 2.08 Acres, 50 parking spaces
- + Outstanding Street Exposure
- + 13'6" Interior Clear Height; 18' to Truss, 8' by 6' Roll Up Loading Door
- + Configured with Drive Up Window

# Area Demographics

## 5 MILE RADIUS DEMOGRAPHICS

BUSINESSES	510
EMPLOYEES	6,775
POPULATION	11,839
HOUSEHOLDS	4,737
AVERAGE HH INCOME	\$89,485
PER CAPITA INCOME	\$36,053
EMPLOYED POP-16+	5,741



## Contact Us

**Dave Long**

First Vice President

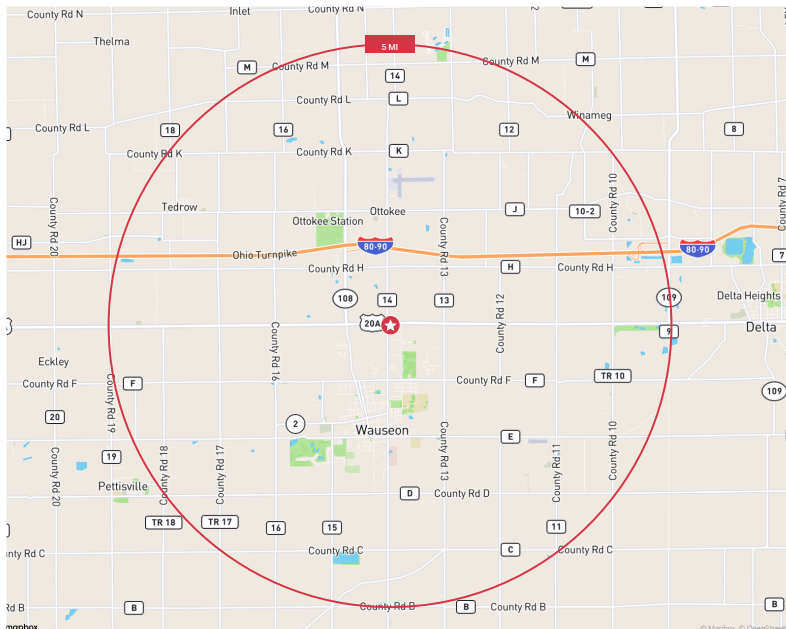
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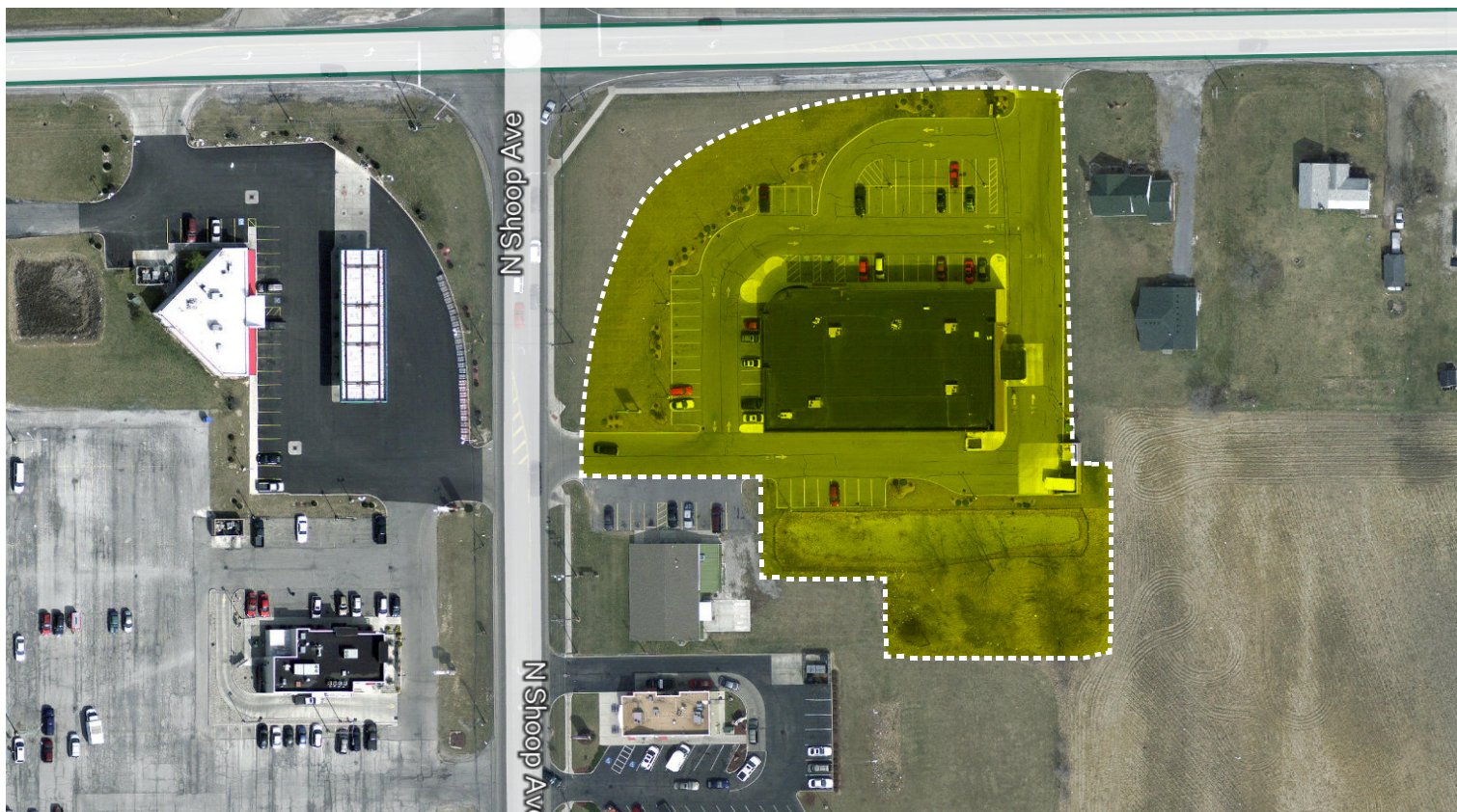
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# Trade Area & Parcel Aerial



- + Strong regional location serves as primary commercial cluster for Fulton County Ohio
- + Adjacent to strong performing Wal-Mart which generates over \$1M in weekly grocery sales.
- + Convenient to US 80-90 Wauseon interchange
- + Zoned B-2 Highway Service District; City of Wauseon. That zoning classification allows for a wide variety of uses. Ideal for multiple uses.



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