



LOCATION DESCRIPTION

Located in a lively retail setting, this medical office is located at the intersection of SR 18 and US 224, less than two miles from Tiffin University and downtown Tiffin. Heidelberg University and Tiffin University provide an active student population.

PROPERTY HIGHLIGHTS

- NNN
- Utilities (prorated), janitorial services, interior maintenance, and insurance are tenant responsibilities
- Tenant responsible for pro-rata share of real estate taxes
- Exterior maintenance is the responsibility of the landlord
- Excellent exposure and high visibility
- Immediately adjacent to Medical Service Company

OFFERING SUMMARY

Lease Rate, Unit C:	\$6 SF/yr
Lease Type:	NNN
Number of Units:	4
Building Size:	15,300 SF
Available SF:	Unit C: 7,800 SF
Lot Size:	1.003 Acres

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.

CHRIS MURPHY

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-2 General Commercial
Lot Size	1.003 Acres
Traffic Count	18022
Traffic Count Street	West Market

BUILDING INFORMATION

Building Size	15,300 SF
Building Class	B
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1990
Year Last Renovated	2023
Gross Leasable Area	2,600 SF
Condition	Good
Roof	Metal
Walls	Drywall
Ceilings	8' in primary office areas
Floor Coverings	Carpet over concrete slab
Exterior Walls	Metal
Restrooms	2
HVAC	Central AC in Office

LOCATION INFORMATION

Street Address	2499 W. Market Street
City, State, Zip	Tiffin, OH 44883
County	Seneca
Market	Tiffin
Cross-Streets	West Market and Tiffin-Fostoria Road
Road Type	Paved
Market Type	Small
Nearest Highway	SR - 18
Nearest Airport	Seneca County

PARKING

Parking Type	Surface
Number of Parking Spaces	32

UTILITIES

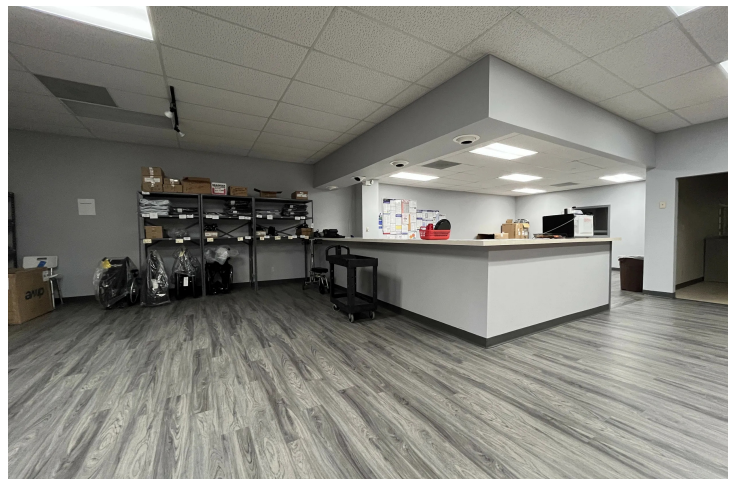
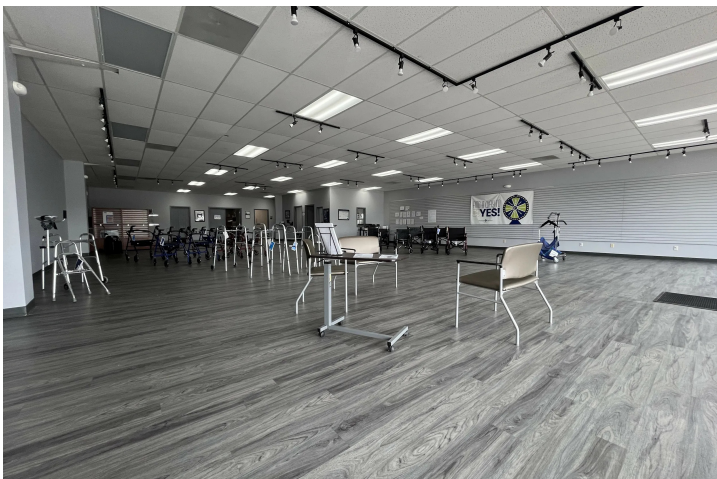
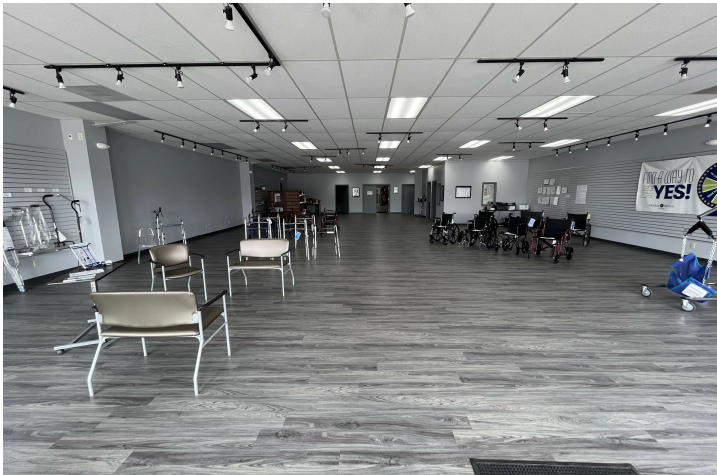
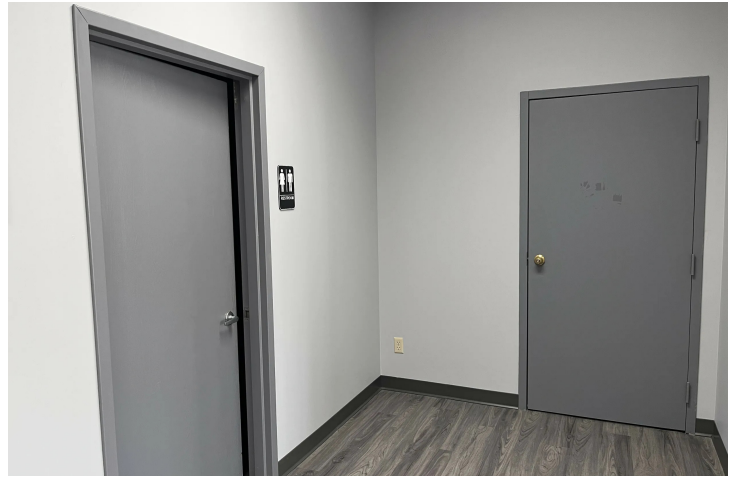
Electric	American Electric Power
Gas	Columbia Gas
Water	Ohio American Water
Sanitary Sewer	City of Tiffin
Storm Sewer	City of Tiffin

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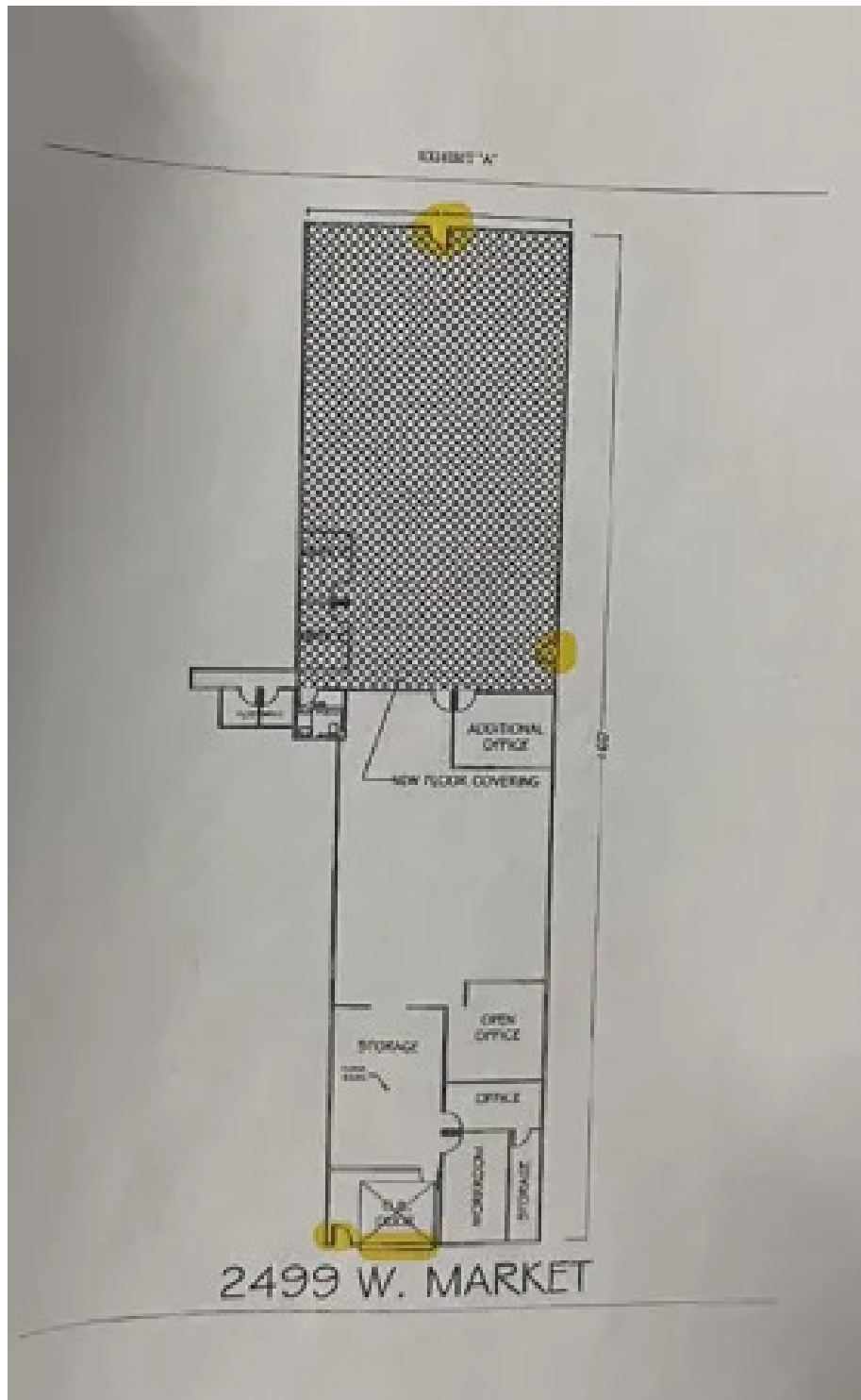
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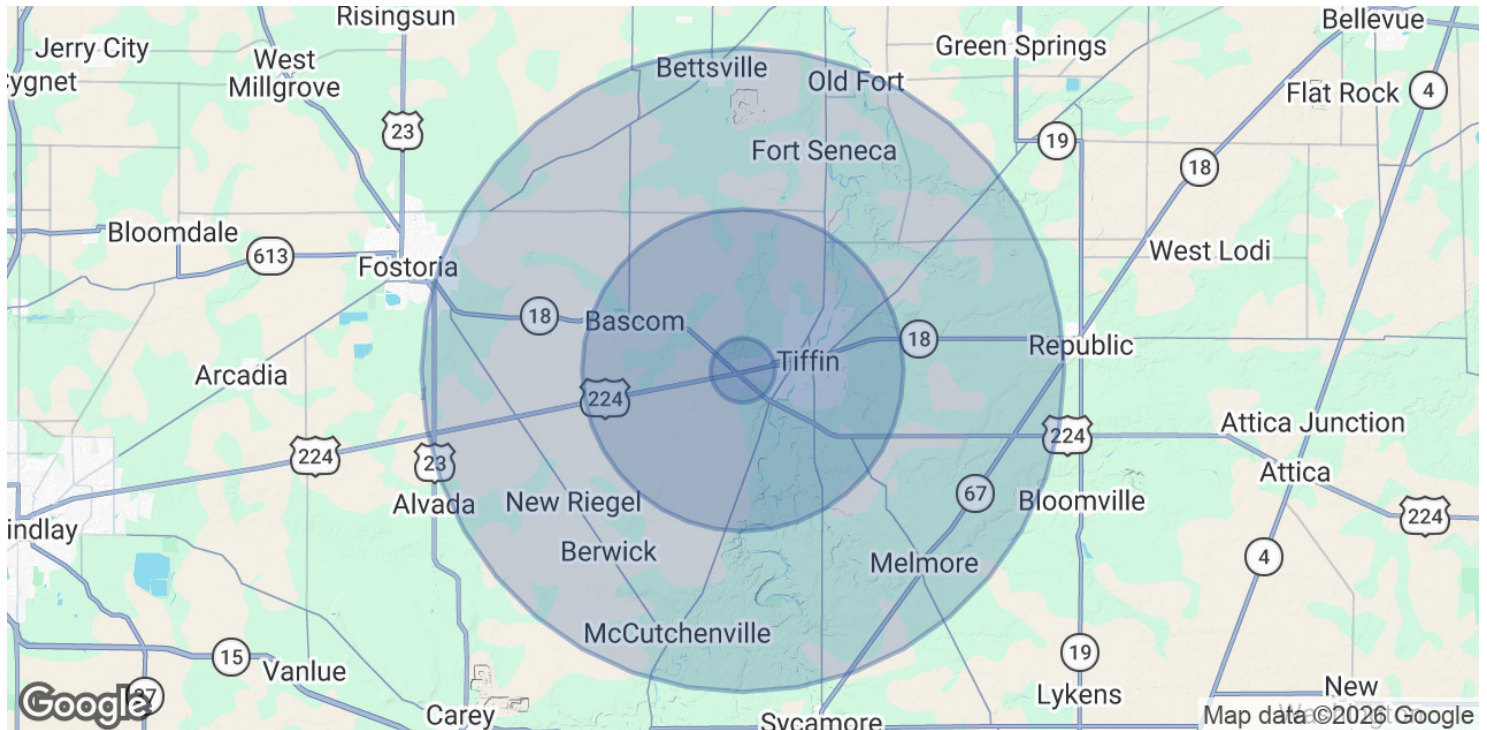


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,326	23,561	37,503
Average Age	50.2	40.3	41.4
Average Age (Male)	49.4	39.5	40.6
Average Age (Female)	50.3	40.8	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	731	9,946	15,323
# of Persons per HH	1.8	2.4	2.4
Average HH Income	\$76,443	\$76,867	\$81,149
Average House Value	\$153,841	\$155,842	\$162,668

2023 American Community Survey (ACS)

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