VAN WERT TOWNE CENTER

RETAIL FOR LEASE

303-353 TOWNE CENTER BOULEVARD, VAN WERT, OHIO



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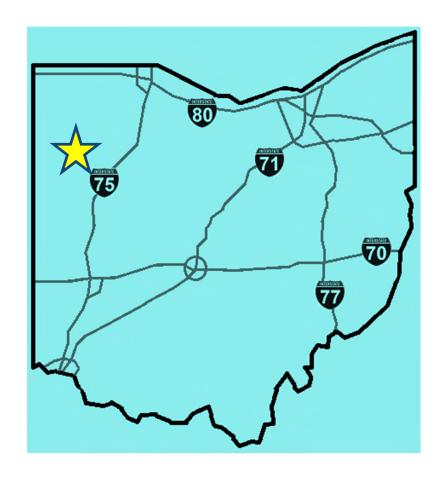


PROPERTY HIGHLIGHTS

VAN WERT TOWNE CENTER

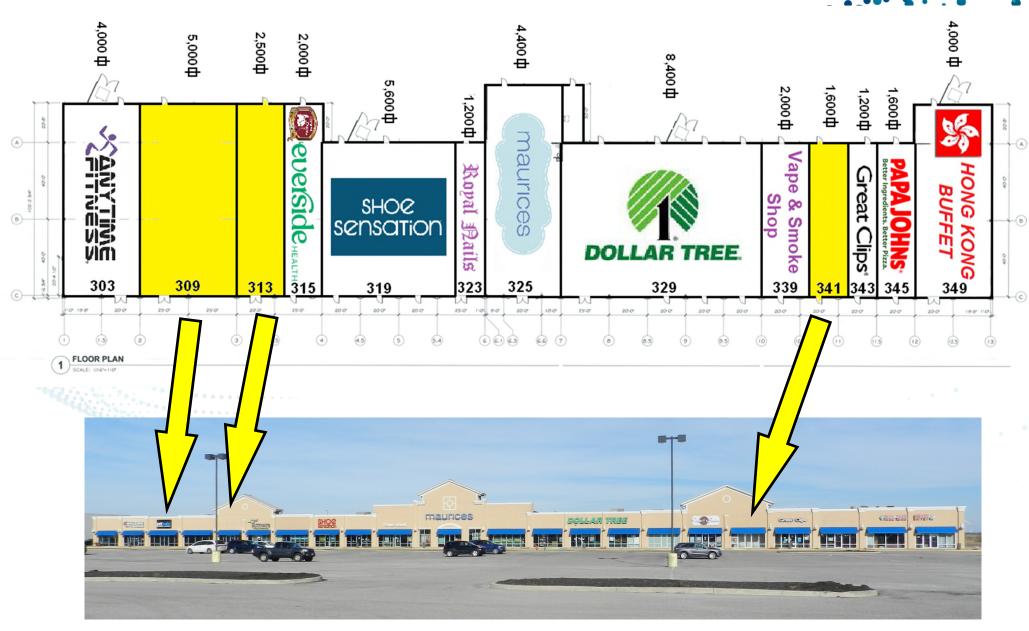
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- Retail center anchored by 185,000 SF Super Wal-Mart
- \$12.00 NNN per SF + \$5.69 operating expenses (CAM: \$3.86, real estate taxes: \$1.50, insurance: \$0.33)
- 8,142 employees within a 5-mile radius
- Pylon signage on U.S. 30 and on State Route 127/224
- Signalized intersection
- Outparcel tenants include Subway, McDonald's, First Bank of Berne, Tim Hortons, Take 5 Oil & Carwash, Goodwill, Van Wert County Hospital Medical Building, Beer Barrel Pizza, Kentucky Fried Chicken, and Homestead Assisted Living
- 13,505 vehicles per day on U.S. 30
- Major employers: Easton Corp. (1,038), Fed. Mogul Corp. (720), Cooper Foods (500), Teleflex (460), Central Mutual Insurance (400), Van Wert Hospital (350), Toledo Molding & Die (399)





SPACE PLAN





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AERIAL



Now open: new 56,000 square foot 75-bed assisted living and memory care facility



AERIAL





new 56,000 square foot 75-bed assisted living and memory care facility

AREA INFO



The Van Wert Towne Center is located in the city of Van Wert, Ohio. Van Wert sits approximately 30 miles from Fort Wayne Indiana to the west and 30 miles from Lima Ohio to the east. The Towne Center sits at the intersection of US 30 and SR 127/224 on the north end of Van Wert. US 30 is a major four lane divided highway traffic corridor which serves as a connector to cities such as Fort Wayne Indiana and Chicago Illinois to the west as well as Cleveland and Pittsburgh to the east while US 127/224 connects the NE Ohio Toledo markets to the southern Ohio markets such as Dayton and Cincinnati.

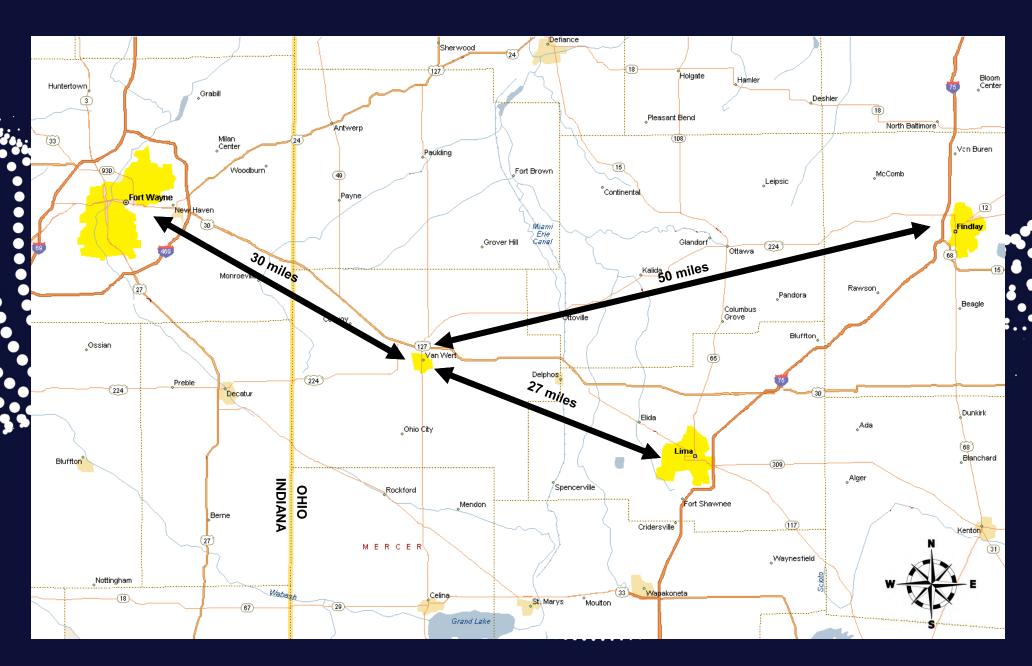


As the county seat, Van Wert serves a broad trade area of over 85,000 people much larger than the population of the immediate city limits. The city of Van Wert pulls from a trade area approximately 25 minutes and over 25 miles from the city limits due to the large rural population that live within the immediate trade area of Van Wert. The Towne Center is very accessible as it sits at the intersection of US 30 and SR 127 / 224 and allows for this broad trade area population to access the center very quickly.

As well as this captured audience within the immediate trade area (between Fort Wayne, Indiana approximately 30 miles to the west and Mansfield Ohio 105 miles to the east) there are extremely limited highway service and restaurant options along the US 30. This makes the Van Wert Towne Center a great opportunity to capture the strong transient traffic that travels along US 30 daily.



REGIONAL MAP





VAN WERT SUPER SITE

The City of Van Wert is one of only two sites in the state of Ohio that have been given both the opportunity and the backing in conjunction with the State of Ohio to create a "Super Site" development. These Super Sites are to be shovel-ready development sites with infrastructure in place to support massive industrial, distribution, and/or manufacturing opportunities to create jobs in Ohio.

The selection of these sites was heavily influenced by key criteria such as:

- Proximity to major highways and transportation routes
- Good access to regional and international airport services
- Ample employment workforce population from a broad area
- Strong local support for economic growth and investment into community (\$50 million expansion of Central Mutual Insurance headquarters and a brand new high school/middle school with a regional state of the art performing arts center)

www.vanwerted.com/wp-content/uploads/2018/10/Van-Wert-Mega-Site-PDF





SIGNAGE





U.S. 30

Ohio 224 / 127



5-MILE RADIUS DEMOS

27 (127) 30 (127) 27 (30) 30 (

equity brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

13,118 Population





\$55,057

Median Household Income

BUSINESS

621

Total Businesses



Total Employees

EDUCATION



7%

No High School Diploma



29%

Some College



45%

High School Graduate



19%

Bachelor's/Grad/Prof Degree

INCOME



\$30,432

Per Capita Income



\$55,057

Median Household Income



\$73,387

Average Household Income



50.1

White Collar %



EMPLOYMENT

35.4

Blue Collar %



14.5

Services %

10-MILE RADIUS DEMOS

15 127 30 State De River

equity: brokerage

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KEY FACTS

22,343 Population





\$59,366 Median Household Income

BUSINESS

Total Businesses

788

Total Employees

9,796

EDUCATION



6%

No High School Diploma



29%

Some College



46%

High School Graduate



Bachelor's/Grad/Prof Degree

INCOME



\$31,499

Per Capita Income



\$59,366

Median Household Income



\$77,761

Average Household Income



51.3 White

Collar %



EMPLOYMENT

35.1 Blue

Collar %



13.7

Services %

20-MILE RADIUS

DEMOS

15 127 30

equity: brokerage

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KEY FACTS

81,722 Population

\$32,247

Per Capita

Income

\$61,098

Median

Household

Income





\$61,098 Median Household Income

13.3

Services

%

BUSINESS	EDUCA	EDUCATION	
Total Businesses 2,679	7% No High School Diploma	46% High School Graduate	
Total Employees 30,244	29% Some College	18% Bachelor's/Grad/Prof Degree	
INCOME		EMPLOYMENT	

\$80,730

Average

Household

Income

49.7

White

Collar %

37.0

Blue

Collar %