



100 Stadium Drive

Defiance, Ohio 43512

Property Highlights

- High quality architectural masonry, brick veneer, and full cement parking area
- One mile from US-24
- Close to Northtowne Mall, Lowes, Walmart and restaurants
- Adjacent to Defiance College
- Office Suites from 2,000 SF to 9,000 SF can be built out
- Move-in suites of 2,500 SF and 4,000 SF available
- Strong regional trade population

Property Overview

20,056 SF In-Line Office/Retail Center constructed in 2013. Very high-quality construction, featuring architectural masonry, brick veneer, and full cement parking area. Multiple square footage options available, including move-in ready spaces perfect for medical/ wellness, med spas, insurance companies, and other businesses.

Offering Summary

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	20,056 SF
Available SF:	Endcap 4000 SF +/- Interior Suite 2500 SF +/- Elbow 3500 +/-

For More Information



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Location Information

Building Name	Stadium Plaza
Street Address	100 Stadium Dr.
City, State, Zip	Defiance, OH 43512
County	Defiance
Road Type	Paved
Nearest Highway	US-24
Nearest Airport	Defiance Memorial Airport

Building Information

Building Size	20,056 SF
Ceiling Height	15 ft
Number of Floors	1
Year Built	2013
Condition	Excellent

Parking & Transportation

Street Parking	No
Parking Type	Surface cement lot
Spaces	150

Property Information

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	B-3 Business
APN #	I060013000698

Endcap - Demisable

Ceiling Height	15'
Highlights	Transom Windows, Natural Light
Restrooms	1 men's, 1 women's - Single Stalls

Interior Suite

Ceiling Height	15'
Highlights	Move-In Ready
Restrooms	1 men's, 1 women's - Single Stalls

Elbow Space- Build-To-Suit- Demisable

Ceiling Height	15'
Overhead Door	Yes- 1 (10')



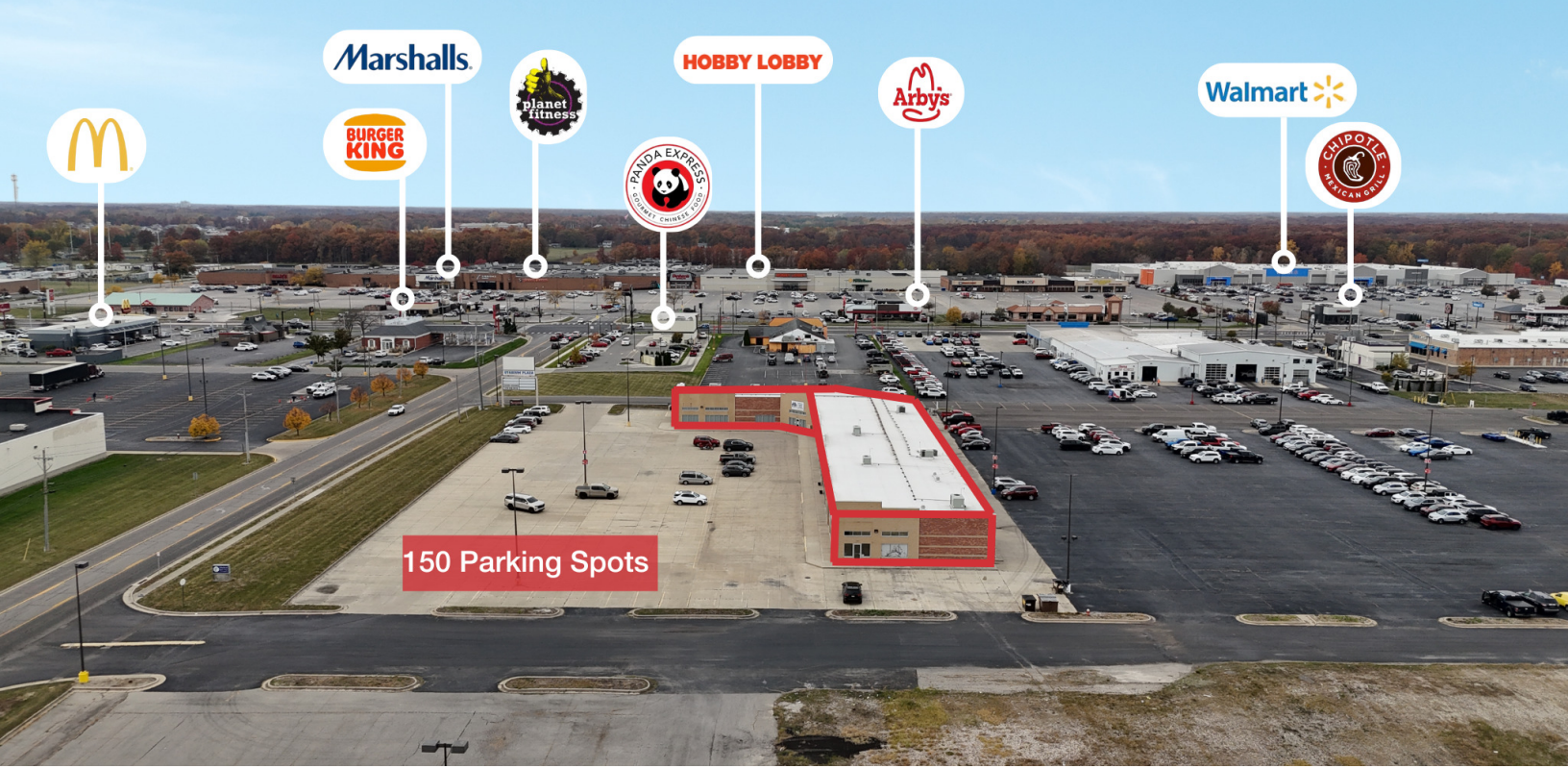
Location Description

Defiance is located on the US-24 corridor as a regional draw between Toledo and Fort Wayne, IN. Defiance is a county seat and economic hub for the six county area. It is home to two major health systems, Promedica and Mercy Health, as well as a four year liberal arts college. It is a unique community with both medical and education workforce.

Defiance is a regional retail center for this area of Northwest Ohio. Several national brands first entered the State of Ohio in Defiance, and several chains had their best first day sales in Defiance. The Northtowne Mall includes Hobby Lobby, Ollies, Marshalls, Dunhams and Family Farm & Home. Both Walmart and Meijer are along US 24 exit, as well as Menards and Lowes. National food chains line North Clinton Street.

Defiance also has a strong manufacturing and entrepreneurial base, with several new companies entering the market. First Quality Paper just announced a new \$945 million project in Defiance on the 1,100 acre mega-site with over 400 new jobs. Other large economic wins include the \$250 million investment of MetalX on a 190 acre campus; Tessenderlo Kerley's multi-million dollar liquid fertilizer plant; Decked's new 150,000 SF expansion and the location of Titan Mechanical into Defiance. General Motors, Johns Manville and MEC are the largest employers currently in Defiance.

Together, these points underscore Defiance's position as a thriving center for manufacturing, innovation, and regional growth in northwest Ohio.





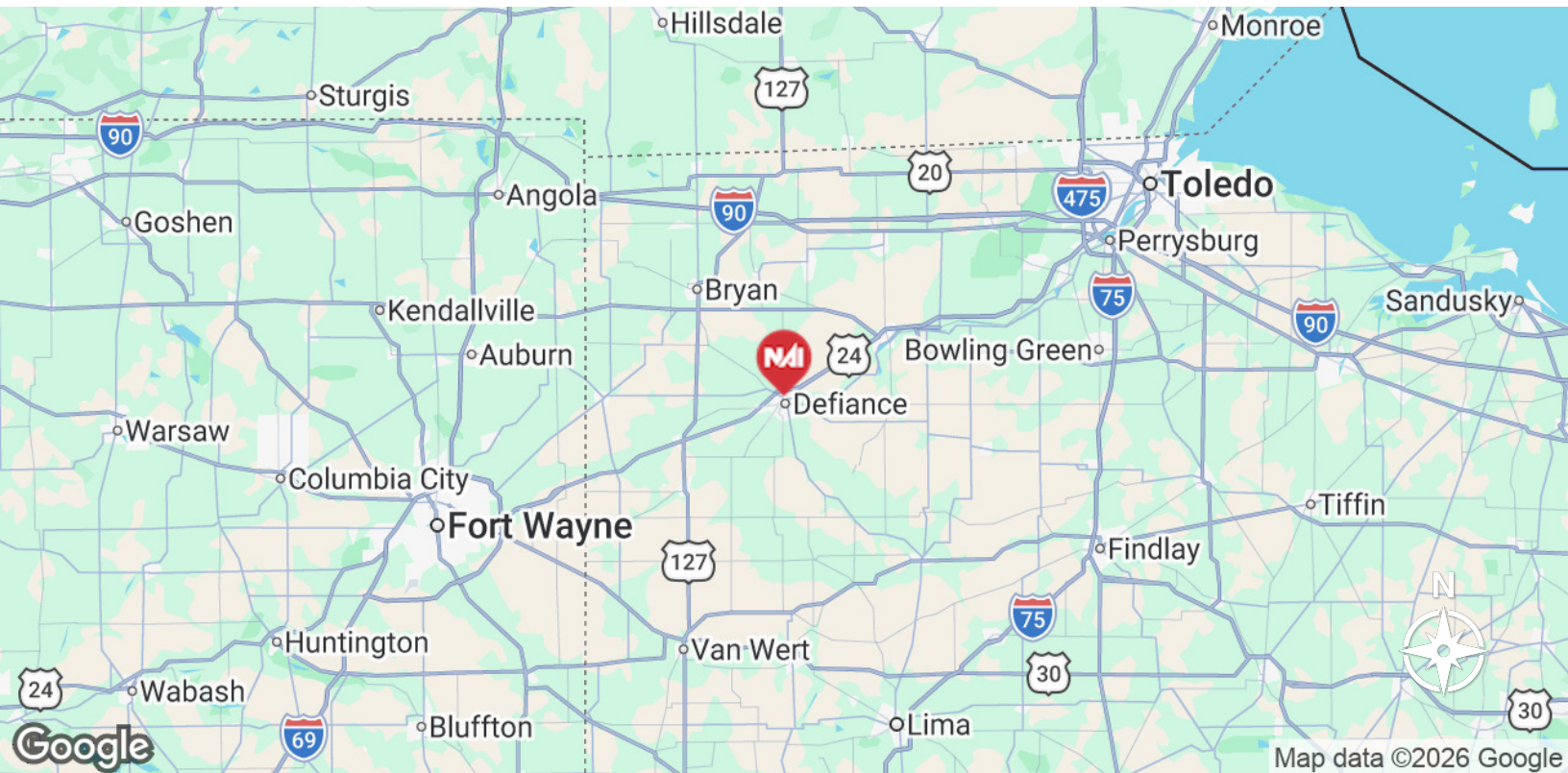
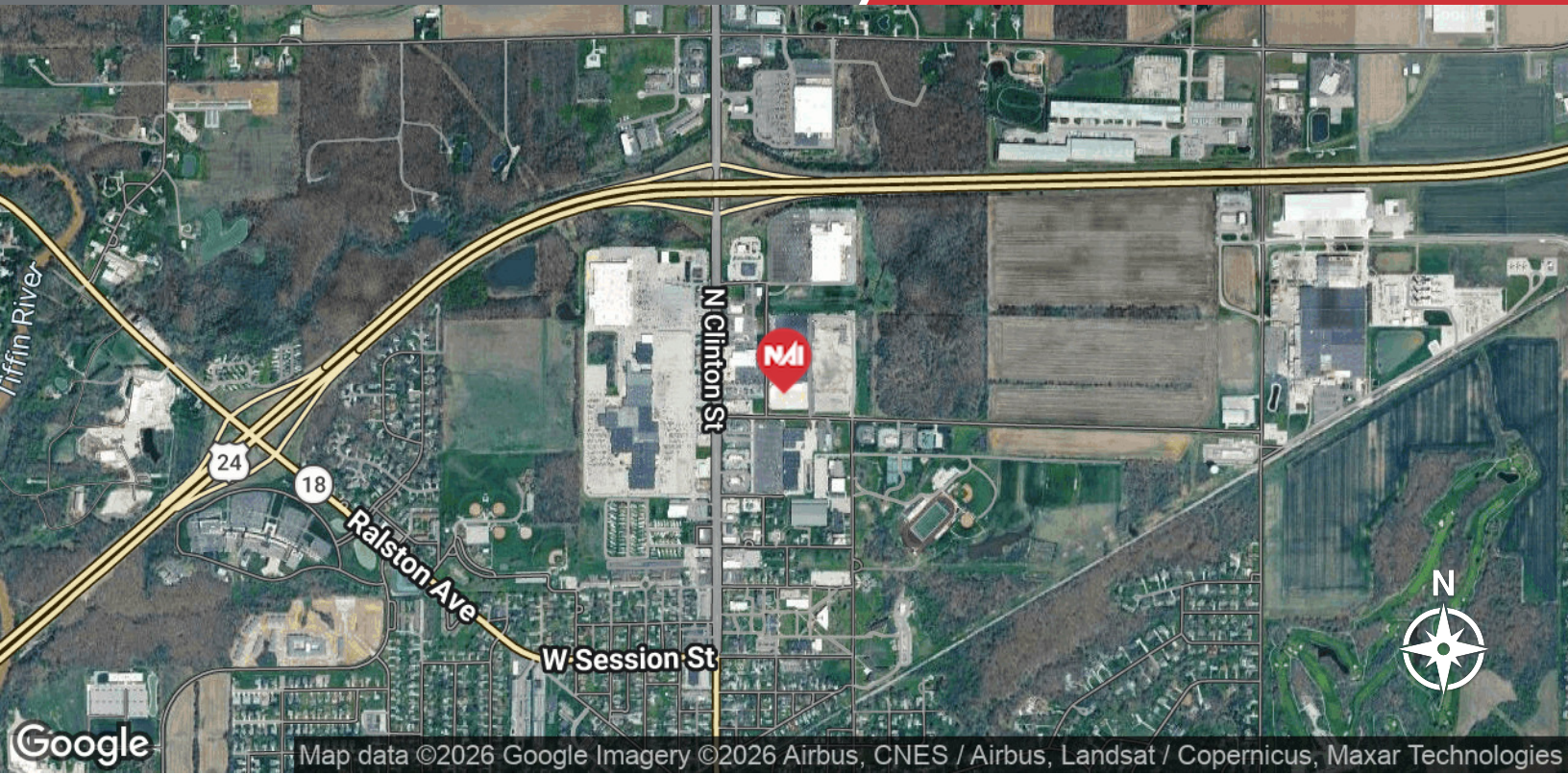






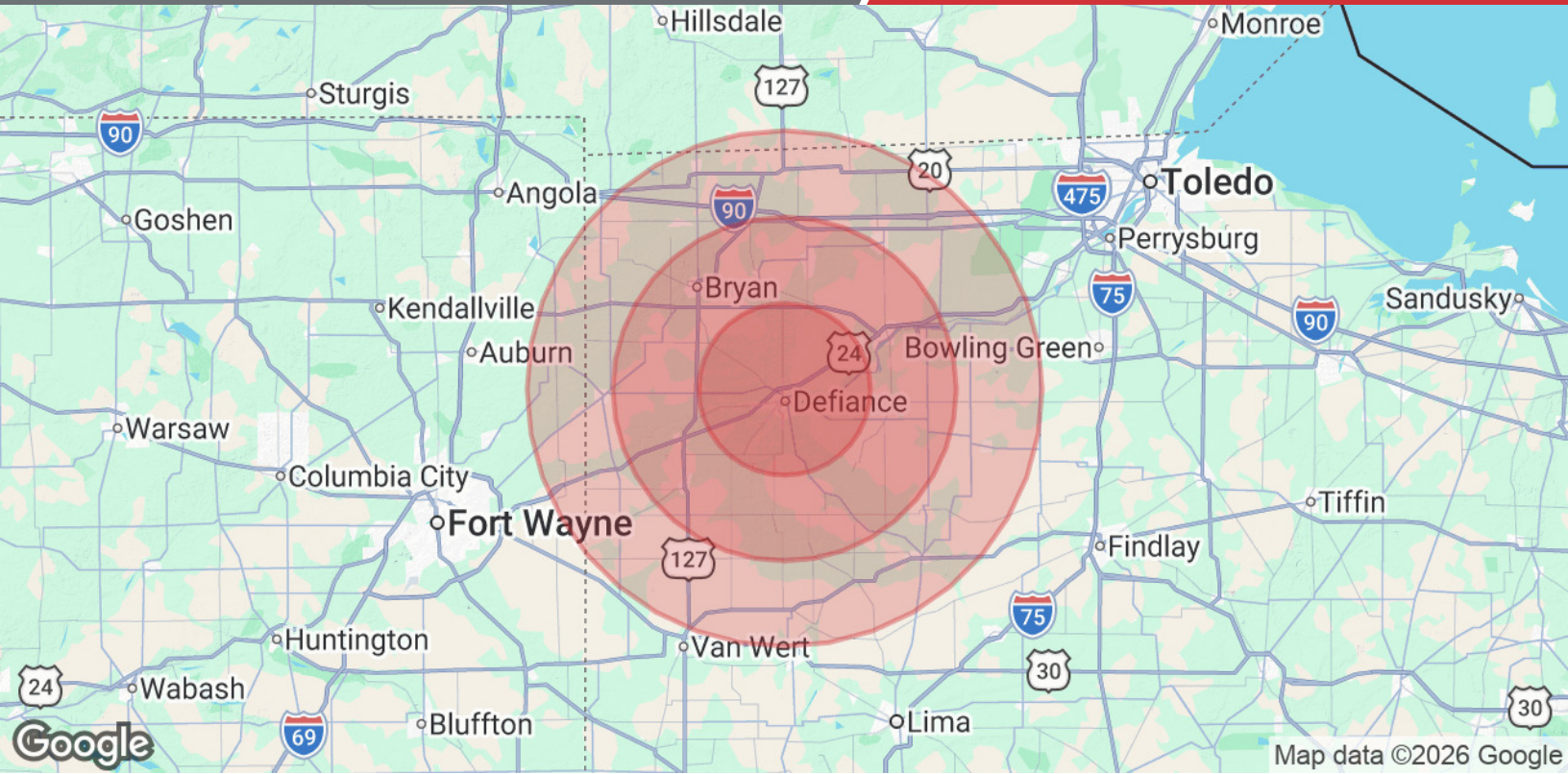
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Population	10 Miles	20 Miles	30 Miles
Total Population	32,763	95,238	234,940
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	42
Households & Income	10 Miles	20 Miles	30 Miles
Total Households	13,366	38,958	93,653
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$96,368	\$92,115	\$94,438
Average House Value	\$188,907	\$186,379	\$200,444

Demographics data derived from AlphaMap