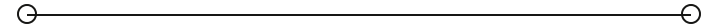


**LEASE**

**8959 State Route 66 N**

**DEFIANCE, OH 43512**



**PRESENTED BY:**

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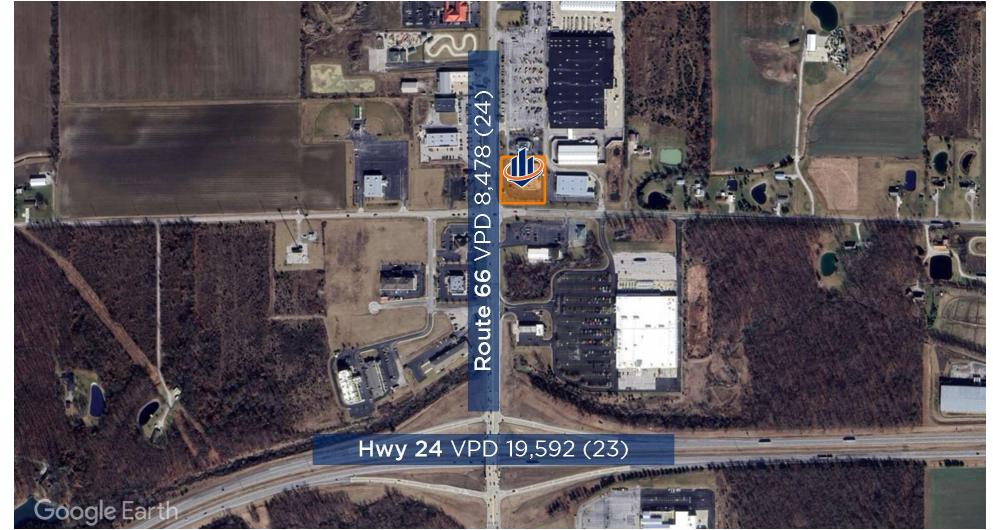
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	12,850 SF
<b>AVAILABLE SF:</b>	3,150 SF
<b>LOT SIZE:</b>	1.74 Acres
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	Neighborhood Shopping Center
<b>APN:</b>	I060012A00300

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## PROPERTY OVERVIEW

3,150 SF space available for lease within a well designed and maintained 12,850 SF retail strip center. Situated at the signalized intersection of State Route 66 and Elliott Rd, just 1/2 mile north of the Hwy 24 interchange. Located in a prime retail corridor, with close proximity to Walmart, Meijer, Kohls, and Menards.

## PROPERTY HIGHLIGHTS

- Excellent visibility with 147 ft of frontage along State Route 66
- Marquee and facade signage opportunity
- Ample paved parking
- Easily demised into separate units
- Neighboring tenants include: Jersey Mikes, Asian Grill Buffet, and Superior Credit Union

**8959 STATE ROUTE 66 N** | Defiance, OH 43512

**SVN | ASCENSION COMMERCIAL REALTY** 2

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## PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR
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### LOCATION INFORMATION

STREET ADDRESS	8959 State Route 66 N
CITY, STATE, ZIP	Defiance, OH 43512
COUNTY	Defiance

### PROPERTY + EXPENSE INFORMATION

PROPERTY TYPE	Retail
ZONING	Neighborhood Shopping Center
LOT SIZE	1.74 Acres
APN #	I060012A00300
CORNER PROPERTY	Yes
PROPERTY TAXES (ANNUAL)	\$1.01/SF
PROPERTY INSURANCE	\$0.33/SF
ANNUAL CAM EXPENSES	\$1.35/SF
TOTAL NNN EXPENSES	\$2.69/SF

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### BUILDING INFORMATION

BUILDING SIZE	12,850 SF
TENANCY	Multiple
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	2007
CEILINGS	Drop Ceiling
FLOOR COVERINGS	Carpet, VCT
PARKING	122 Spots
HVAC	GFA, Central Air

### NNN LEASE INFORMATION

LEASE TERM	3 Years
SECURITY DEPOSIT	1st Month's Rent
OPTIONS	Negotiable
IMPROVEMENT ALLOWANCE	Available
TENANT RESPONSIBILITIES	Utilities, Taxes, Insurance, CAM

8959 STATE ROUTE 66 N | Defiance, OH 43512

SVN | ASCENSION COMMERCIAL REALTY 3

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## ADDITIONAL PHOTOS



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**SVN | ASCENSION COMMERCIAL REALTY 4**

**SITE PLANS**

<p><b>Suite 4</b> <i>1,700 SF</i> <b>Jersey Mike's</b></p>	<p><b>Suite 3</b> <i>3,150 SF</i> <b>Vacant</b></p>	<p><b>Suite 2</b> <i>2,000 SF</i> <b>Superior Credit Union</b></p>	<p><b>Suite 1</b> <i>6,000 SF</i> <b>Asian Grill Buffet</b></p>
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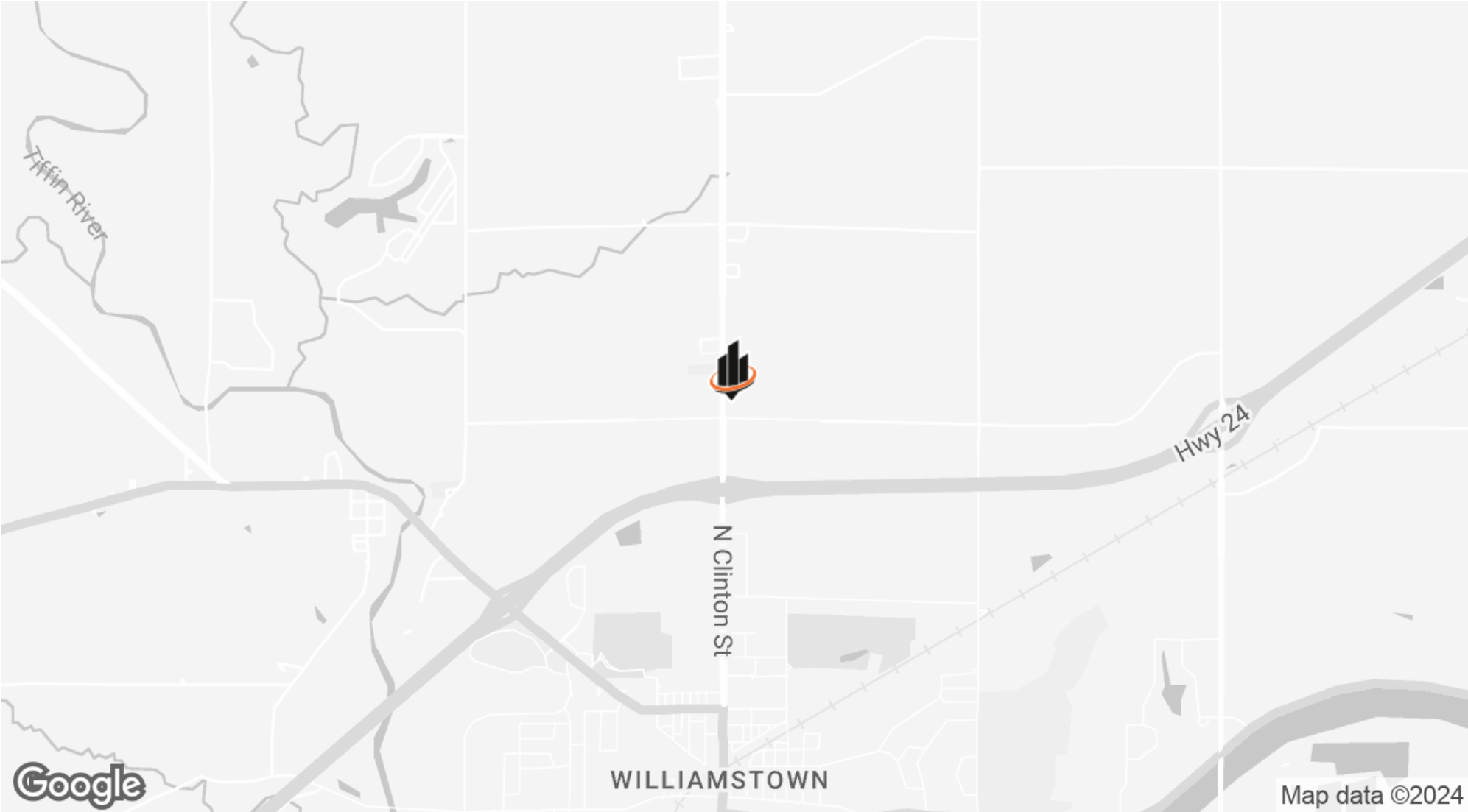
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**8959 STATE ROUTE 66 N** | Defiance, OH 43512

**SVN | ASCENSION COMMERCIAL REALTY** 5

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**LOCATION MAP**



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# RETAILER MAP



Map  
data  
©2024  
Google

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SVN | ASCENSION COMMERCIAL REALTY

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# DEMOGRAPHICS MAP & REPORT

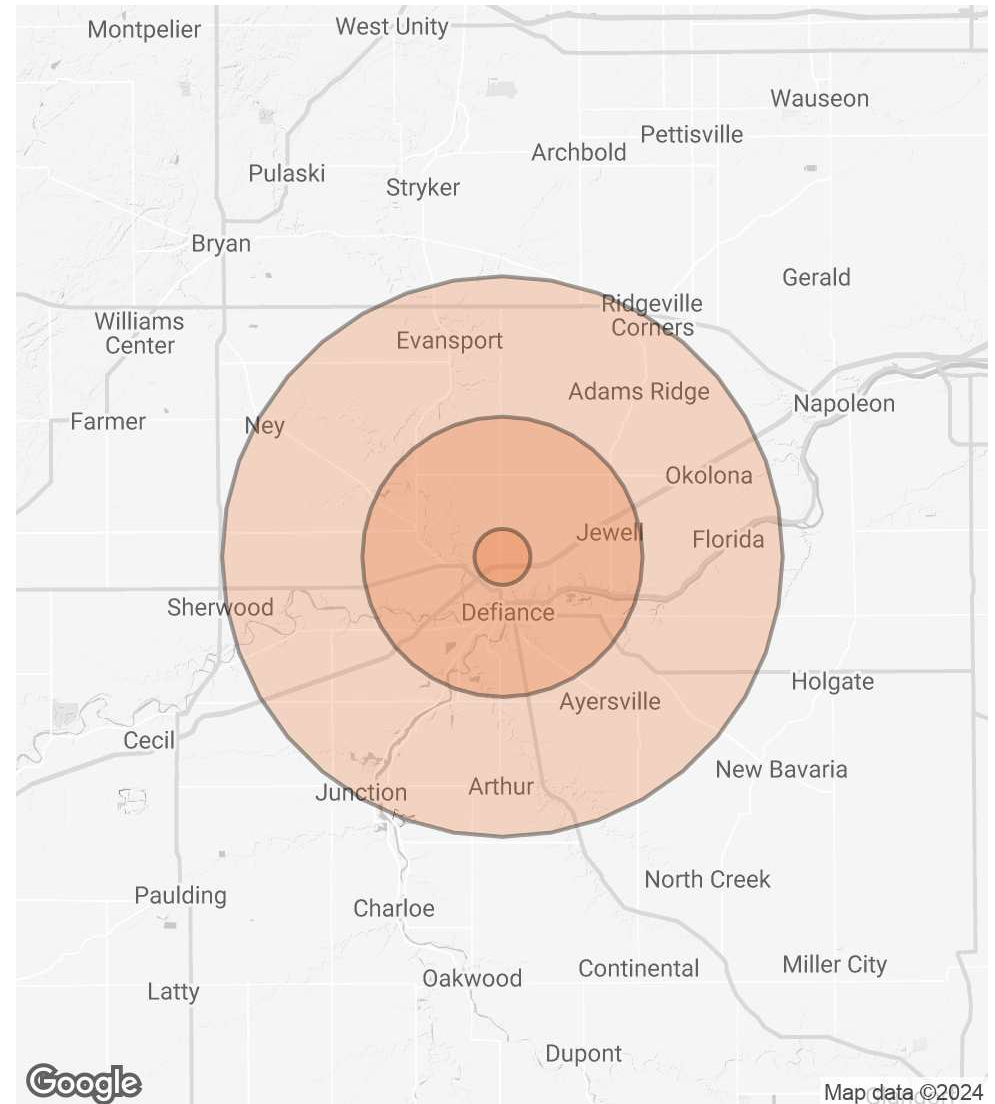
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	831	21,042	37,462
<b>AVERAGE AGE</b>	38.3	38.3	38.6
<b>AVERAGE AGE (MALE)</b>	33.9	34.9	36.6
<b>AVERAGE AGE (FEMALE)</b>	43.0	41.0	39.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	299	8,341	14,618
<b># OF PERSONS PER HH</b>	2.8	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$64,475	\$54,160	\$56,066
<b>AVERAGE HOUSE VALUE</b>	\$147,799	\$118,597	\$119,725

\* Demographic data derived from 2020 ACS - US Census



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