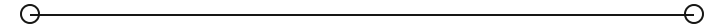


LEASE

8959 State Route 66 N

DEFIANCE, OH 43512



PRESENTED BY:

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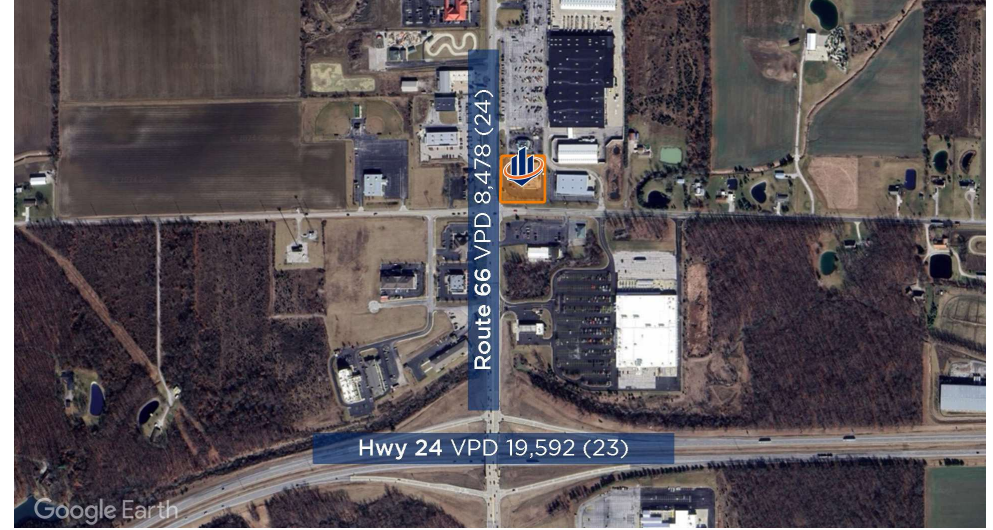
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	12,850 SF
AVAILABLE SF:	3,150 SF
LOT SIZE:	1.74 Acres
YEAR BUILT:	2007
ZONING:	Neighborhood Shopping Center
APN:	IO60012A00300

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PROPERTY OVERVIEW

3,150 SF space available for lease within a vibrant and maintained 12,850 SF neighborhood retail center. Situated at the signalized intersection of State Route 66 and Elliott Rd, just 1/2 mile north of the State Route 24 interchange. Located in a prime retail corridor, in close proximity to Walmart, Meijer, Kohls, Ashly Furniture, Menards, and other national retailers, hotels, and restaurants. Neighboring tenants include: Jersey Mikes, Asian Grill Buffet, and Superior Credit Union.

PROPERTY HIGHLIGHTS

- New exterior paint and awnings, 2025
- Excellent visibility with 147 ft of frontage along State Route 66
- Marquee and facade signage opportunity
- Ample paved parking
- Easily demised into separate units

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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

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 Year Minimum
SECURITY DEPOSIT	1st Month's Rent
OPTIONS	Negotiable
IMPROVEMENT ALLOWANCE	Available
TENANT RESPONSIBILITIES	Utilities, Taxes, Insurance, CAM

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ADDITIONAL PHOTOS



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SITE PLANS

<div>Suite 4</div> <div>1,700 SF</div> <div>Jersey Mike's</div>	<div>Suite 3</div> <div>3,150 SF</div> <div>Vacant</div>	<div>Suite 2</div> <div>2,000 SF</div> <div>Superior Credit Union</div>	<div>Suite 1</div> <div>6,000 SF</div> <div>Asian Grill Buffet</div>
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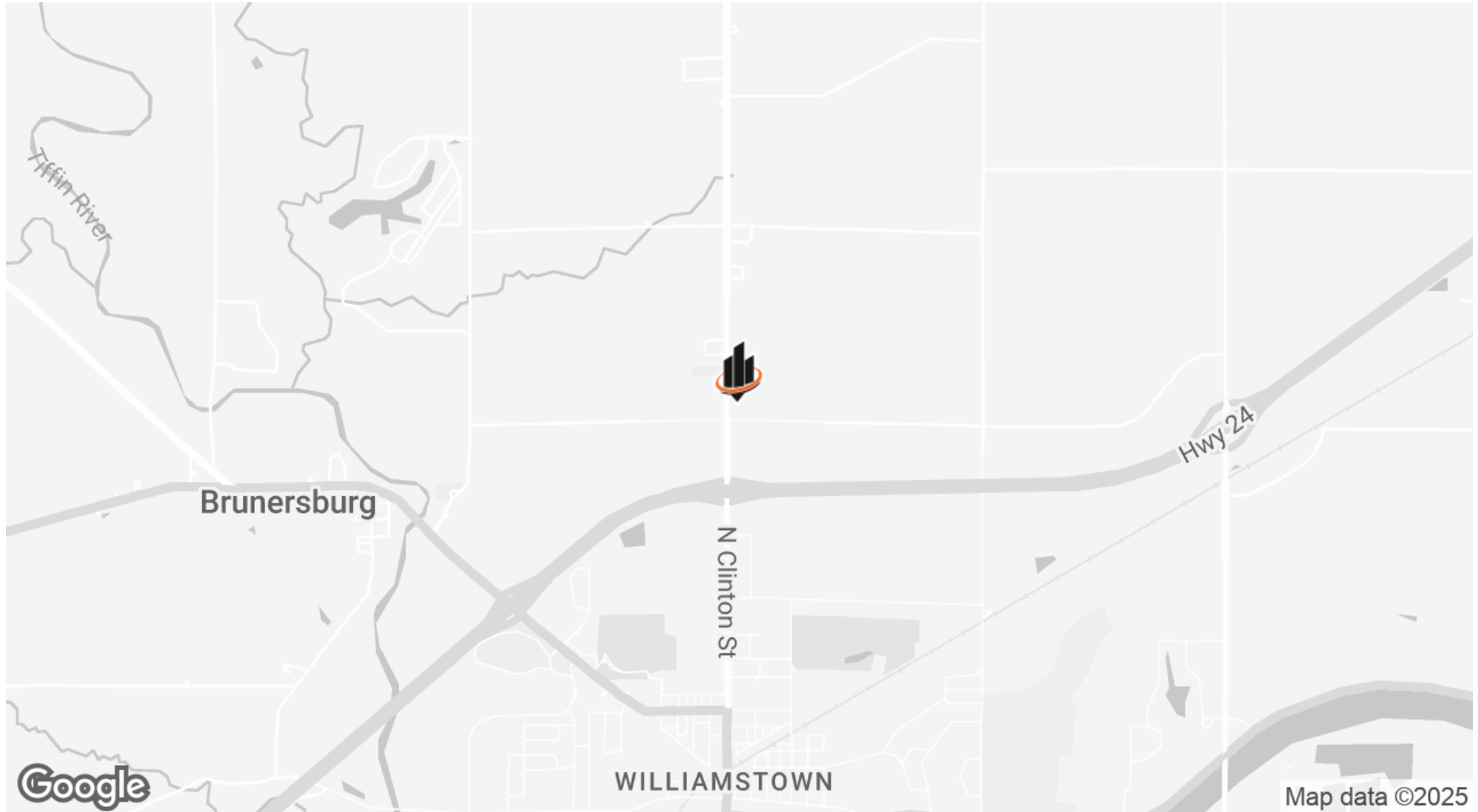
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LOCATION MAP



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SVN | ASCENSION COMMERCIAL REALTY

RETAILER MAP



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AREA ANALYTICS

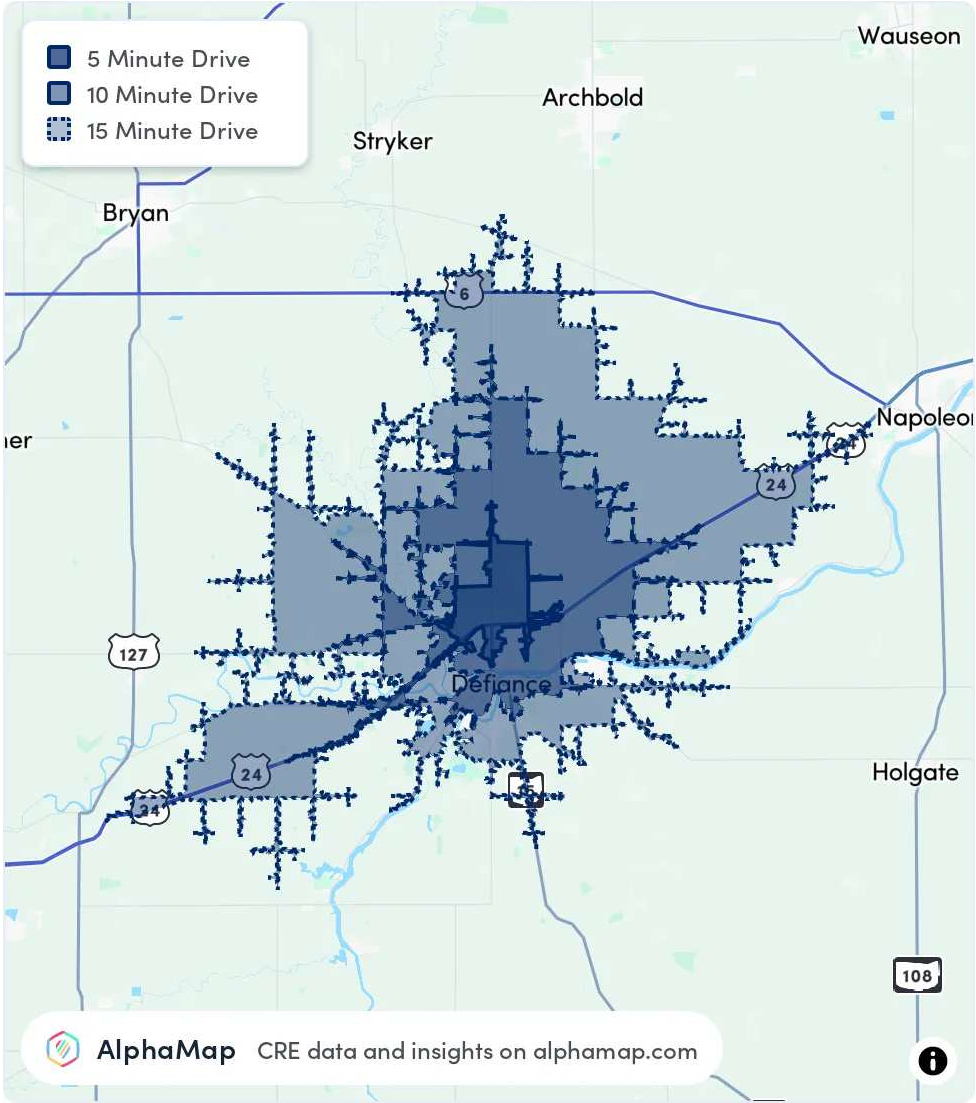
POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL POPULATION	1,312	12,883	23,431
AVERAGE AGE	42	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	43	42	43

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	571	5,420	9,780
PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$87,158	\$93,912	\$94,153
AVERAGE HOUSE VALUE	\$188,102	\$182,442	\$187,127
PER CAPITA INCOME	\$37,894	\$39,130	\$39,230

Map and demographics data derived from AlphaMap



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