

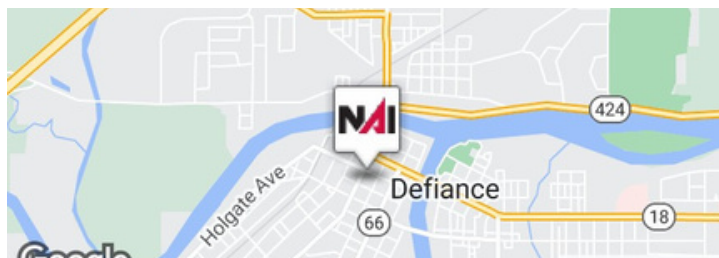


## 300 Clinton Street

Defiance, Ohio 43512

### Property Overview

Major renovation of a historic downtown building at the busiest intersection in Defiance. The main level is available for restaurant space, with the potential for outside dining. A new Entertainment District is being planned. The second and third floor are available for office suites. The vanilla box work on all three floors is being completed and the new elevator is under construction.



### Offering Summary

Lease Rate:	To Be Determined
Building Size:	14,400 SF
Available SF:	Restaurant 2,200 SF to 5,600 SF Office 1,100 SF to 4,400 SF

### For More Information



**Mark Baringer**

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### Location Information

Building Name	300 Clinton Building
Street Address	300, 302, 304 Clinton Street
City, State, Zip	Defiance, OH 43512
County	Defiance
Cross-Streets	Clinton St. and W 2nd St
Signal Intersection	Yes
Road Type	Paved
Market Type	County Seat
Nearest Highway	Rt 424
Nearest Airport	Toledo Express Airport

### Building Information

Building Size	14,400 SF
Tenancy	Multiple
Number of Floors	3

### Property Information

Property Type	Retail/Office
Property Subtype	Restaurant/Office
Zoning	B-1
Traffic Count	20,046 VPD (Clinton St) 11,298 VPD (W 2nd St)





### Why Defiance

- Regional economic hub between Toledo and Fort Wayne
- Home to Defiance College and a large medical community, including two major hospital campuses
- Nationally recognized regional retail draw with the mall and multiple major chains
- Historic Downtown with major events such as RibFest, Lilac Festival, Thunder on the River, and the Halloween Parade
- Strong manufacturing and entrepreneurial base
- Top 10 Metropolitan areas by Site Selection Magazine
- Recent manufacturing wins of \$950 million and \$250 million







### Property Description

- Historic Renovation of "Main and Main" Location
- Prime New Restaurant Space Opportunity
- Restaurant Can Be Designed to Suit
- Underserved Market for Restaurants
- Unparalleled Visibility
- Banks and Financial Services Nearby
- County Courthouse Directly Across the Street
- Second and Third Floor Office Opportunities
- New Elevator Under Construction
- Offices Being Built to Suit Tenant Needs
- Historic Building with Modern Design
- Shared Common Area Potential



### Location Description

Defiance is located on US-24 as a regional draw between Toledo and Fort Wayne, IN. It is a county seat and economic hub for the six county area. Defiance is home to two major health systems, and also a four year liberal arts college. It has a strong manufacturing and entrepreneurial base, with 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.

The subject is located in downtown Defiance at the busiest intersection in the city. This "Main and Main location" at Second Street and Clinton Street is the intersections of four State Routes. Downtown Clinton Street is anchored by the Maumee River on the north, and the historic 1918 building and Triangle Park on the south. The downtown is active with many different events and festivals, such as Lilac Festival, Rib Fest, Chocolate Walk, Thunder on the River boat races, Halloween Parade and others.

This location is in the heart of the Defiance Outdoor Refreshment Area(DORA), where alcoholic beverages can be enjoyed in public within the specific boundaries.





**DELUXE ENTERTAINMENT DISTRICT**  
300 Clinton, LLC  
Defiance, Ohio

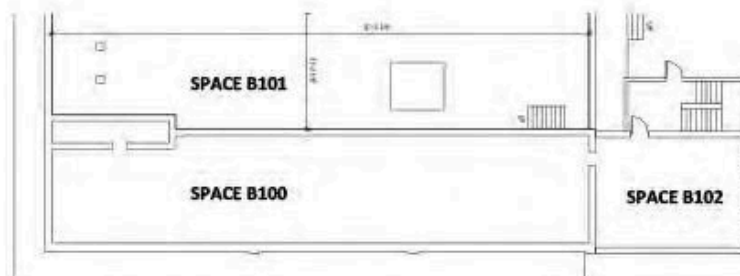
Schematic Design Plan  
July 2025



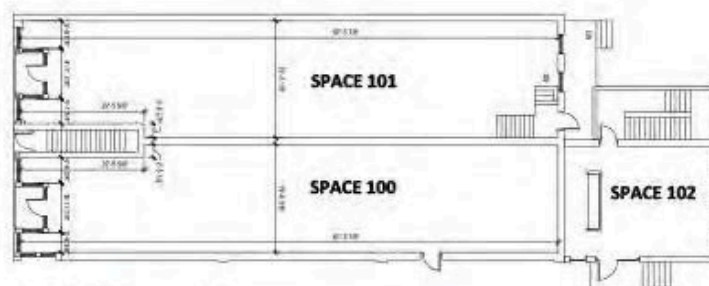








**Basement**



**Ground Floor**

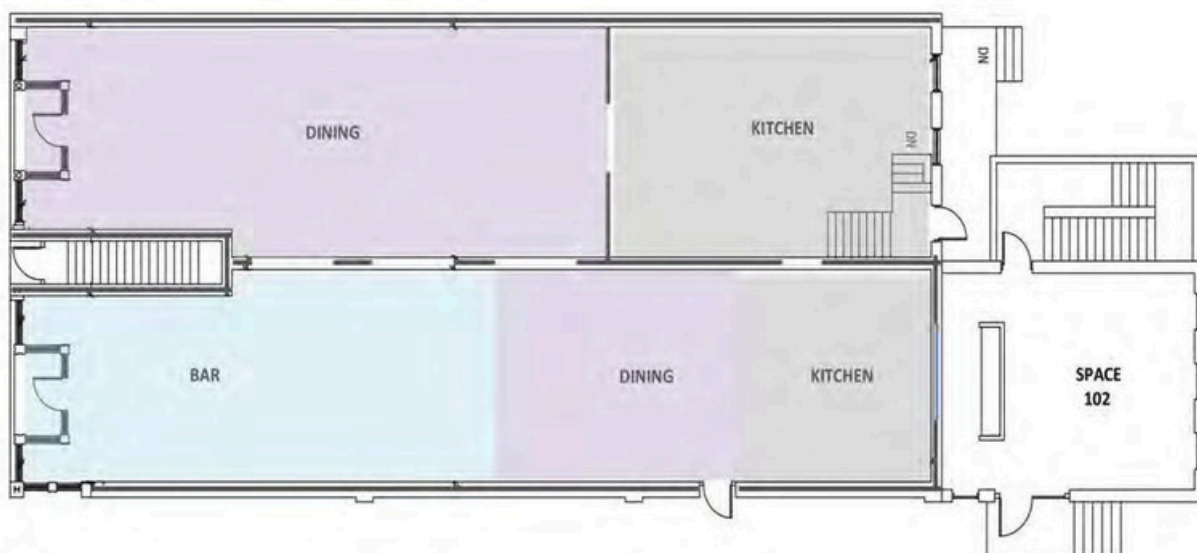
**Ground Floor**

Tenant Space 100	1878 sf
Tenant Space 101	2025 sf
Lobby Space 102	

**Basement**

Tenant Space B100	1878 sf
Tenant Space B101	2000 sf
Landlord Space B102	







## OFFICE PLAN LEVEL-2

OPTION-A



## OFFICE PLAN LEVEL-2

OPTION-B





## OFFICE PLAN LEVEL-3

OPTION-A



## OFFICE PLAN LEVEL-3

OPTION-B

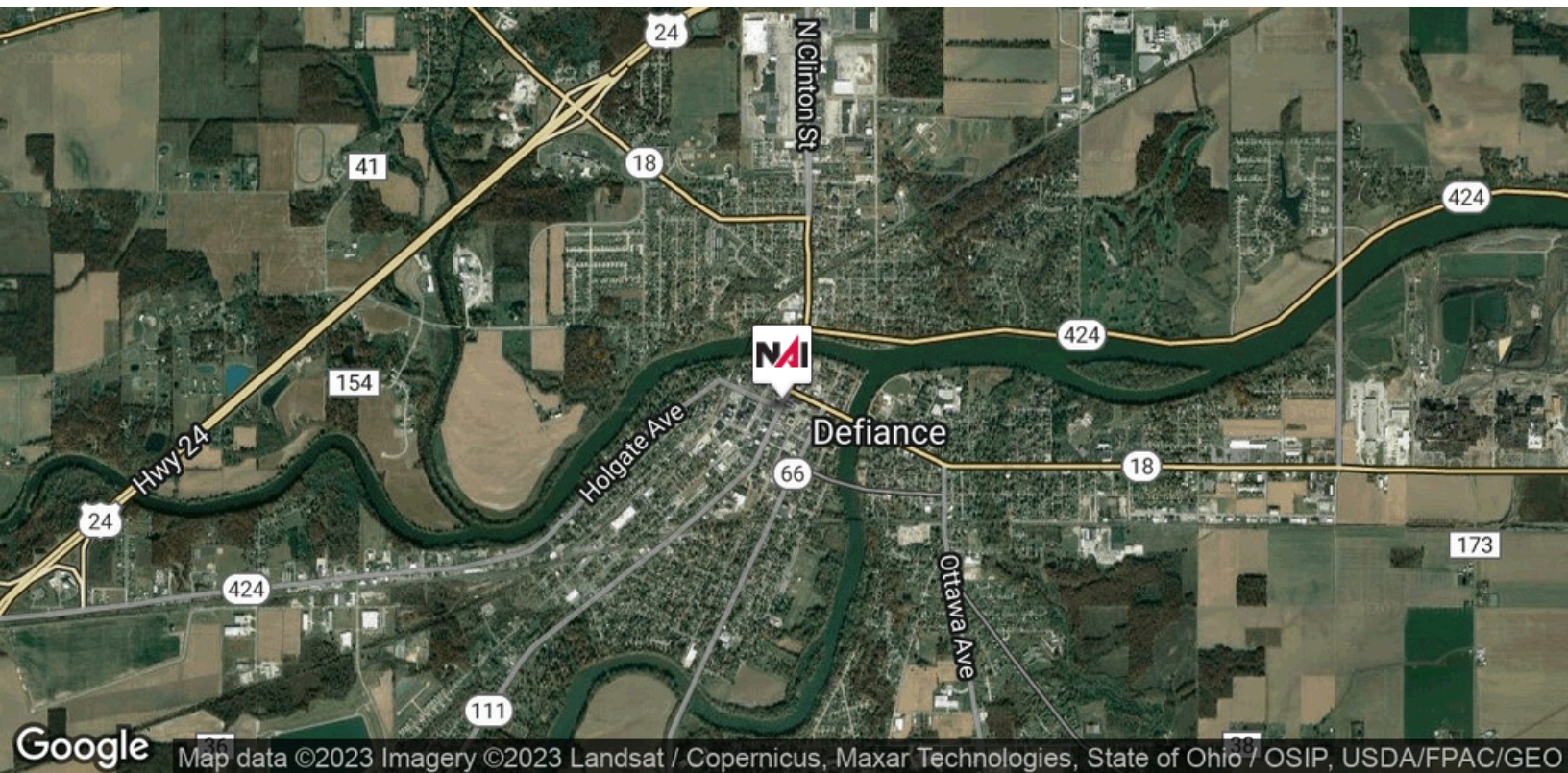
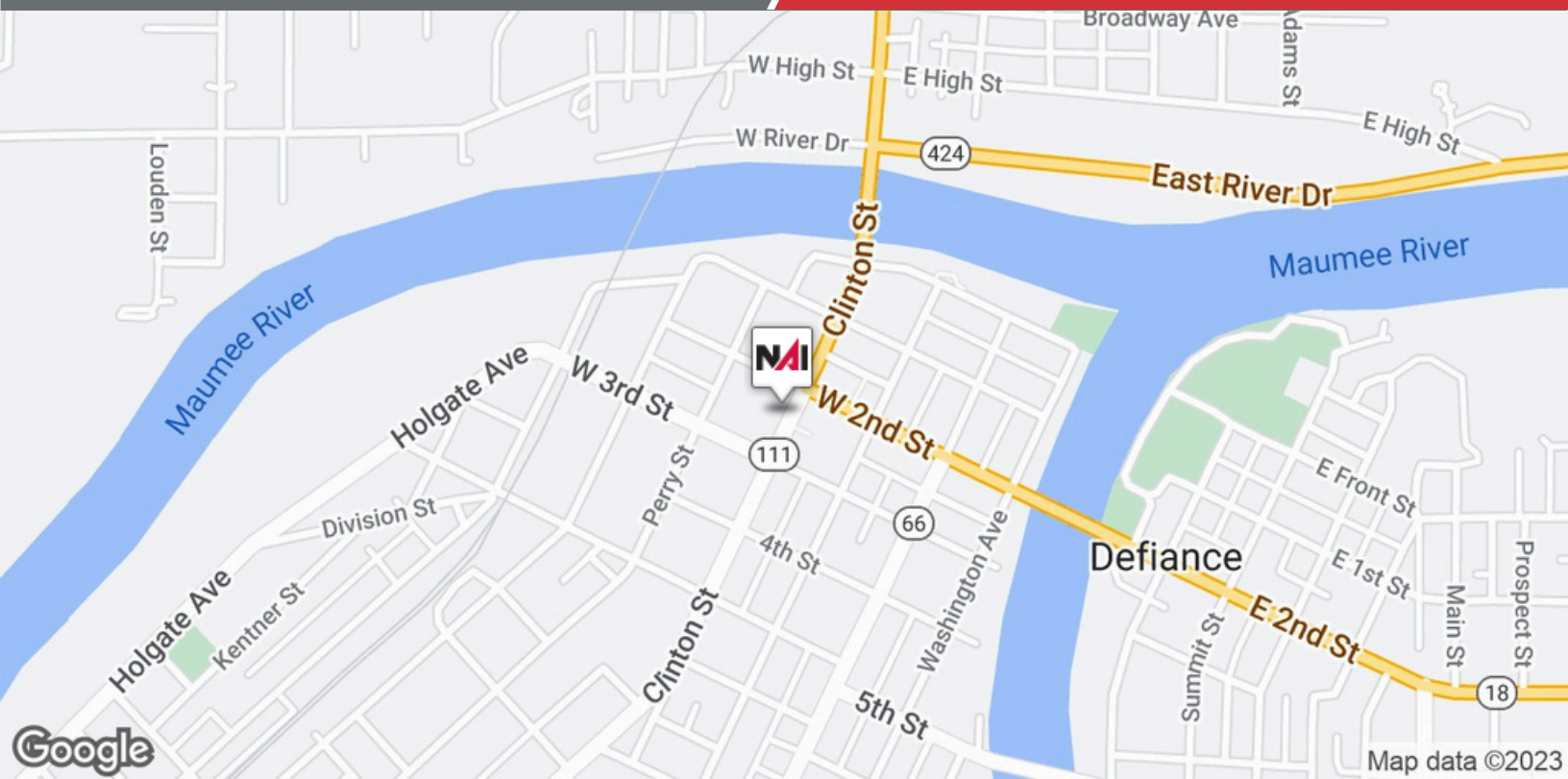




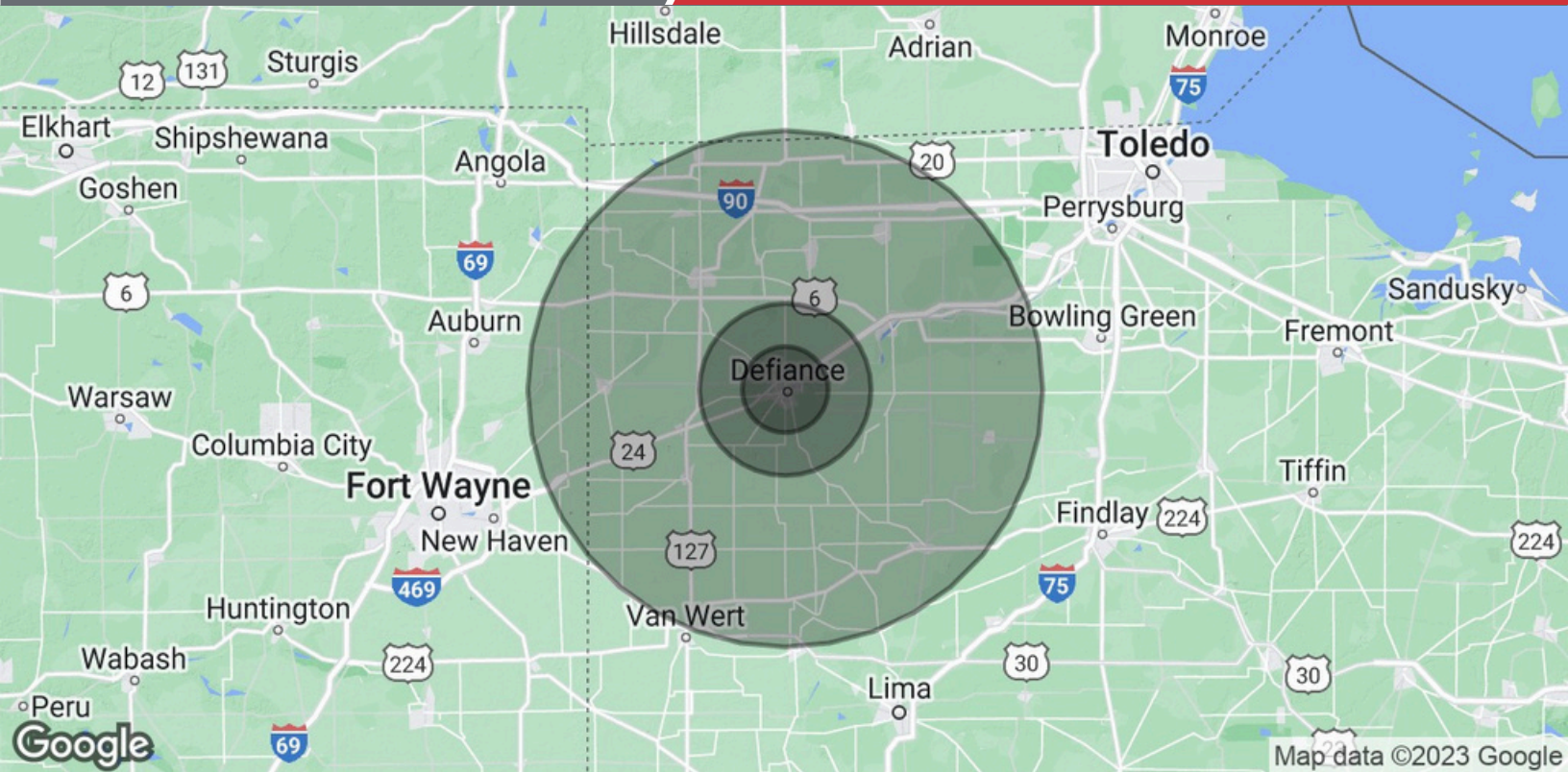


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Population	5 Miles	10 Miles	30 Miles
Total Population	20,97	31,07	208,74
Average Age	8 41.1	3 42.2	5 41.1
Average Age (Male)	39.0	40.5	39.8
Average Age (Female)	42.1	42.6	41.8
Households & Income	5 Miles	10 Miles	30 Miles
Total Households	9,864	14,109	89,729
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$68,277	\$71,620	\$68,762
Average House	\$122,24	\$129,76	\$137,66
Value	6	6	7

\*Demographic data derived from 2020 ACS - US Census



## Mark Baringer

Senior Advisor - Industrial/Investment/Development

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### Specialties

Industrial, Investment, Land

### Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types. Mark has over 40 years of commercial and investment real estate experience across services.

Prior to real estate brokerage, he worked in the banking and appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional, and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owned and operated his own appraisal firm.

### Education

- The University of Toledo, majoring in Real Estate

### Professional Associations and Designations

- Northwest Ohio REALTORS® (NWOR)
- Ohio Association of REALTORS® (OAR)
- National Association of REALTORS® (NAR)
- International Council of Shopping Centers (ICSC)
- Lifewise Academy, Defiance – Leadership Board
- 2024 Costar Power Broker – Toledo Market- Top Industrial Leasing Broker
- 2022 Costar Power Broker – Toledo Market- Top Industrial Leasing Broker
- 2021 Costar Power Broker – Toledo Market- Top Sales Broker
- 2021 Costar Power Broker – Toledo Market- Top Industrial Leasing Broker
- 2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries
- 2023 CoStar Lease Deal of the Year – Toledo Market