

REGIONAL SHOPPING CENTER FOR SALE WITH VALUE ADD OPPORTUNITY



ST. MARYS SQUARE

1170-1274 INDIANA AVE.
ST. MARYS, OHIO 45885



Exclusively listed by:



STEVEN@WOODARDDEVELOPMENT.COM



Photo is for illustrative purposes only and may not represent the actual property

Table of Contents:

- 05** PROPERTY SUMMARY
 - Overview
 - Investment Highlights
 - Location Highlights

- 09** Financials
 - Rent Roll
 - Tenant Overview - Information

- 22** Demographics
 - Area Demographics

- 24** Market Overview
 - About St. Marys
 - About Celina
 - About Wapakoneta

Exclusively Presented By:



STEVEN SPERANZA
Broker/Agent
937 . 903 . 2132
Steven@Woodarddevelopment.com
License: SAL.2000008818



Ascent Real Estate Advisors
505 S. Jefferson St.
Dayton, OH 45402
937 . 204 . 3975
info@Woodarddevelopment.com
BOR: Todd Duplain
License: REC.2020007772

EXECUTIVE SUMMARY



[CLICK HERE FOR DRONE VIDEO](#)

ASCENT
REAL ESTATE ADVISORS

St. Marys Square Business Complex
1170-1300 Indiana Ave. St. Marys, Oh 45885

STEVEN SPERANZA | 937.903.2132 | STEVEN@WOODARDDEVELOPMENT.COM

FINANCIAL SUMMARY

Address	1170-1300 Indiana Ave St. Marys, Ohio 45885
NOI (Projected)	\$965,101.19
Years Built	1990-1994
Gross Leasable Area (GLA)	238,839 SF
Current Occupancy	85%
Lot Size	+/- 29.709 Acres
Ownership	Fee Simple

EXPENSES (2023)

CAM Utilities (2023)	\$8,150
Repairs & Maintenance (2023)	\$77,566
Snow Removal (2023)	\$21,609
Liability Insurance (2023)	\$21,235
RE Taxes (2023)	\$117,802
Management (2023)	\$69,303
Annual Total (2023)	\$315,665

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	4,136	10,837	13,784
2024 Estimated Households	1,733	4,509	5,755
Average Household Income	\$100,993	\$95,103	\$95,512
Median Age	40.9	40.1	40.8
White Collar Workers	930 35.1%	2,527 39.7%	3,233 41.6%
Blue Collar Workers	1,717 64.9%	3,844 60.3%	4,542 58.4%

18,417 VPD

ST. MARYS CROSSING

ROLLING HILLS ESTATES

THE OFFERING

OAKLAND NEIGHBORHOOD

ST. MARYS SENIOR APTS.



.90 +/- Future Outlot
15,965 VPD

1170 Indiana Ave

05

PROPERTY SUMMARY



INVESTMENT SUMMARY

St. Marys Square located in St. Marys, Ohio, offers an ideal location for businesses and restaurants to thrive in a vibrant community. Positioned in Auglaize County, the center benefits from the regions rich history and close-knit community atmosphere. With easy access to major thoroughfares US-33 and OH-29 and the proximity to the popular regional attractions such as Grand Lake St. Marys State Park, businesses can tap into a steady flow of visitors and potential customers. The area's commitment to economic development and it's supportive local government create a fertile environment for growth, making St. Marys Square an attractive option for new tenants and buyers. St. Marys Square is located on 29.709 acres, with 238,839 SF of GLA and 36,769 SF of vacant GLA, giving it an 85% current occupancy. Hobby Lobby will be opening Q4 of 2024 and Grocery Outlet in 2025. The offering has a strong competitive advantage in the market due to a strong tenant mix and well positioned National Anchors located at the exit ramp of US-33. The center provides a regional draw from Wapakoneta, Celina, St. Marys, New Bremen, and Minster Ohio, Berne, Geneva and Portland Indiana, and is located just 20 miles from the Ohio-Indiana state line.

PROPERTY SUMMARY

Offering Price	\$18,500,000.00
NOI (Projected)	\$965,101.19
Total GLA	238,839 SF
Year Built	1990-1994
Vacant GLA	36,769 SF
Lot Size (Acres)	29.709
Zoning Type	C- Community Shopping Center
County	Auglaize
Parcel(s);	K3206208700 (1.672 A), K3206208400 (6.755 A), K3206208600 (2.028 A), H4303300900 (14.199 A) H4303300700 (4.58 A), H4303300800 (0.475 A)





INVESTMENT HIGHLIGHTS

238,839 SF GLA, 85% occupied, 5 Total Anchors with the completion of Hobby Lobby (Opening Q4 2024) and Grocery Outlet (2025)

910 Parking stalls; 3.79 Spaces per 1,000 SF of GLA

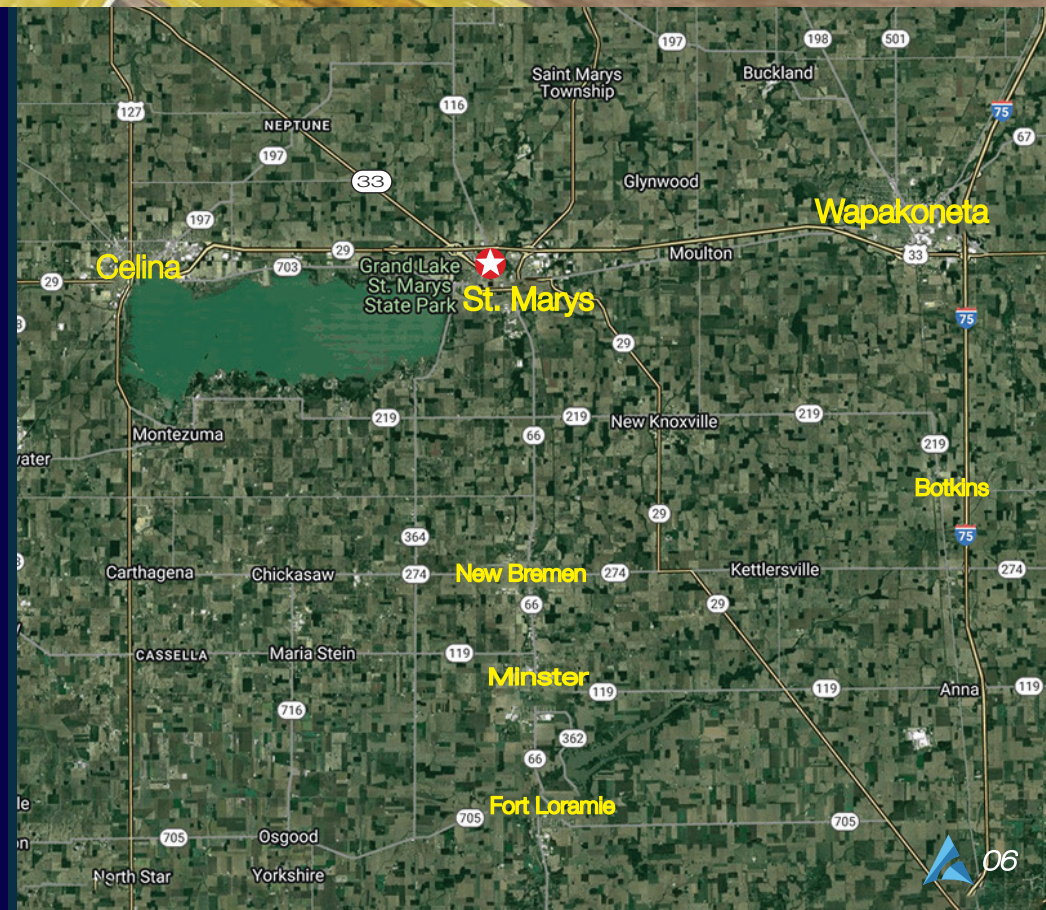
29.709 Acres, 2 Pylon Signs owned by complex, EV Charging Station (2 Vehicles), additional highway Pylon to capture day drivers

49,551 Monthly visitors, 594,613 annual visitors (Demographic Source: Applied Geographic Solutions 5/2024)

Prime location situated in the heart of St. Marys, Ohio the center benefits from high visibility and easy access to major highways, attracting both local, regional and national businesses.

Recently renovated, the St. Marys Square features a host of recent updates and improvements, reducing maintenance and attracting high quality tenants.

St. Marys Square features five National Anchor tenants.



GRAND LAKE ST. MARYS

.90 +/-
Future Outlot



29

29

LOCATION HIGHLIGHTS

Located at the confluence of US-33 and SR-29 (Indiana Ave.) both are major regional thoroughfares with 18,417 VPD on US-33 and 15,965 VPD on SR-29 making it a premier location for the center.

The property offers convenient access to shoppers from the high density middle and upper middle income residents of the surrounding area.

Located in an established commercial market that boasts well known brands such as McDonald's, Kohls, Kroger, Arby's, Shell, Subway, Bud's Chevrolet & Buick, BW3, Verizon, Autozone, Taco Bell, & Quality Inn & Suites.

In close proximity to major employers Celina Tent, Setex, Grand Lake Health Systems, Cosei, Crown Equipment, Aluminum Precision Technology, Reynolds & Reynolds & Wright State University - Lake Campus.

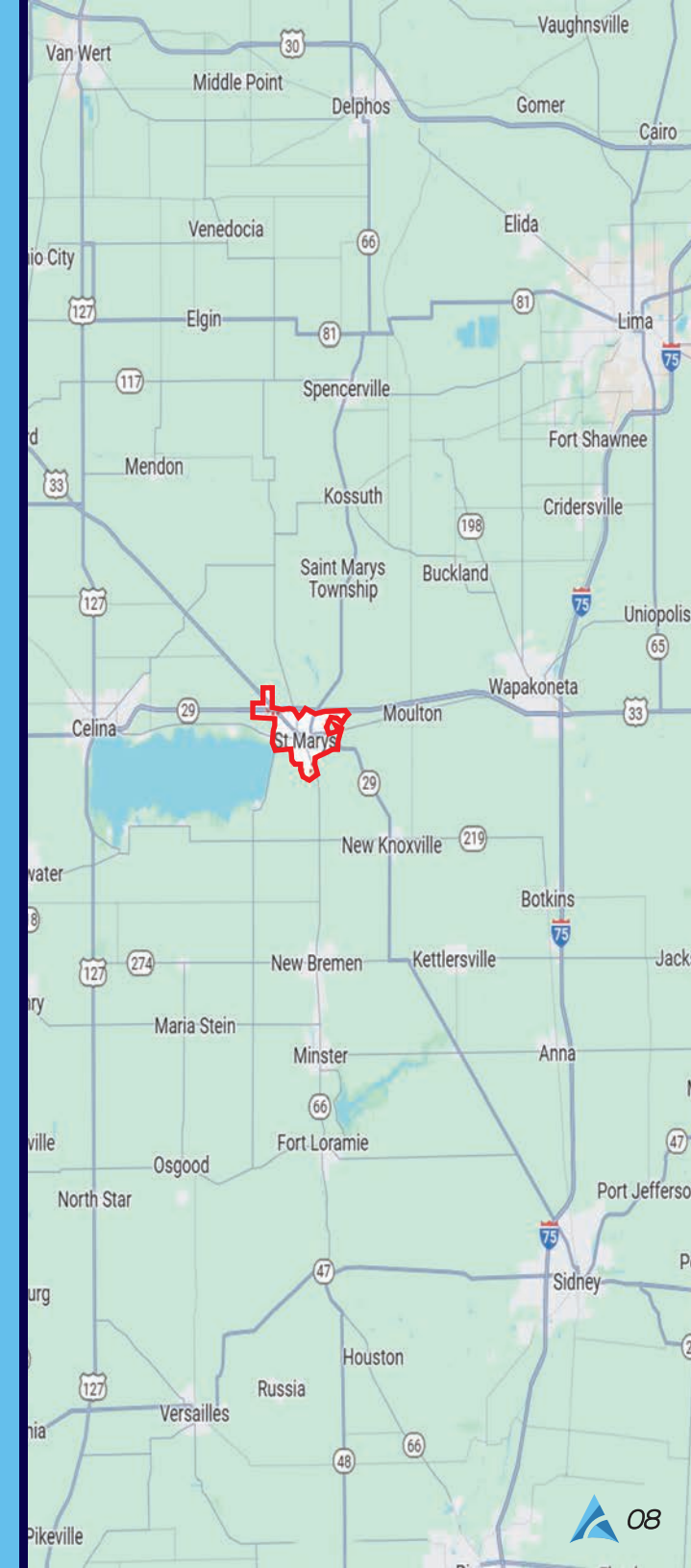
St. Marys has been voted one of the Top 35 Lake Towns for a Weekend Adventure.

2023 Average Household Income within 6 miles is \$98,403.

St. Marys has a growing population, driven by economic development and quality of life, providing a stable and expanding customer base for the businesses within the center.

Nearby Healthcare facilities, including Joint Township District Memorial hospital, and other local clinics and facilities, provide additional traffic and potential business opportunities for tenants in the complex.

St. Marys Square is surrounded by a variety of amenities, including restaurants, cafes, retail stores, and entertainment options, enhancing the attractiveness of the location for tenants and customers alike.



09

FINANCIALS



ST. MARYS SQUARE



937.903.2132 Steven@Woodarddevelopment.com

UNIT	TENANT	GLA	UNIT	TENANT	GLA
1	Big Lots! (10/31/24)	35,900	17	Available	5,000
2	Goodwill	14,400	18	Dollar Tree	8,018
3	Maurices	5,000	19	KJ's Hair Salon	1,200
4	Shoe Sensation	6,208	20	Available	1,200
5	Mechanical Room		21	Available	2,500
6	Bath & Body Works	2,400	22	Ohio National Guard	1,200
7	China Wok	1,210	23	Available	4,950
8	Surge Staffing	920	24	Tower	
9	MyLa's Yogurt	1,272	25	Inspired Nutrition	1,900
10	K9-5 Pet Care	5,549	26	Snap Fitness	8,018
11	Tractor Supply Co	30,118	27	Hobby Lobby (Fall 2024)	55,000
12	Available	4,500	28	Grocery Outlet (Open 25)	21,000
13	Available	5,800	29	Available	8,126
14	Epic Vapes	1,200	30	Available	2,250
15	OP Nail Salon	2,000	O	Outlot Available	.90 AC
16	Available	2,000	Totals		238,839





PROPOSED SOUTH ELEVATION



POTENTIAL OUTLOT



CENTRALLY LOCATED TO CAPTURE ST. MARYS, CELINA & WAPAKONETA MARKETS. LOCATED AT THE MIDPOINT OF US-33 AND OH-29. SITE IS LOCATED AT THE MAIN ENTRANCE TO ST. MARYS SQUARE WITH ANCHOR TENANTS: HOBBY LOBBY (OPEN FALL OF 2024), GROCERY OUTLET (OPENING 2025), TRACTOR SUPPLY COMPANY, DOLLAR TREE, AND GOODWILL. HIGH VISIBILITY, US -33 PYLON & PYLON RIGHT BY OUTLOT. ZONING IS C-COMMERICAL.

TENANT OVERVIEW

HOBBY LOBBY



Hobby Lobby is a well-known arts and crafts retailer in the United States, offering a vast array of crafting supplies, home décor, fabric, floral arrangements, and more at competitive prices. With a commitment to providing quality products and excellent customer service, Hobby Lobby has become a go-to destination for craft enthusiasts and DIYers alike. Known for its extensive selection and regular discounts, Hobby Lobby attracts a diverse customer base seeking inspiration and materials for creative projects.

Year Founded	1972
Locations	+/- 1,000
Headquarters	Oklahoma City, OK
GLA in St. Marys Square	55,000 SF
Year Built	2024
Lease Commencement	TBD Q4 2024
Lease Expiration	TBD 2034

GROCERY OUTLET bargain market™



As a leading discount supermarket chain in the United States, Grocery Outlet is celebrated for offering brand-name groceries, fresh produce, meat, dairy, and household items at unbeatable prices, often up to 40-70% off regular retail. Their unique business model involves purchasing surplus inventory, closeouts, and overstocks, enabling them to provide exceptional value to customers. With a diverse selection that includes both popular brands and specialty items, Grocery Outlet attracts budget-conscious shoppers seeking quality products at affordable prices. (NASDAQ: GO)

Year Founded	1946
Locations	+/- 450
Headquarters	Emeryville, CA
GLA in St. Marys Square	21,000 SF
Year Built	2024-2025
Lease Commencement	TBD 2025
Lease Expiration	TBD 2035

TENANT OVERVIEW



Tractor Supply Company is a prominent retail chain specializing in farm and ranch supplies, pet care products, outdoor equipment, and home improvement essentials. Renowned for its wide selection and competitive prices, Tractor Supply Company serves farmers, ranchers, rural residents, and outdoor enthusiasts across the United States. With a commitment to providing top-notch customer service and expert advice, Tractor Supply Company has established itself as a trusted resource for those in need of farm supplies, pet and animal feed and supplies, clothing, tools, fencing, and so much more. (NASDAQ: TSCO)

Year Founded	1938
Locations	+/- 2,200
Headquarters	Brentwood, TN
GLA in St. Marys Square	30,118 SF
Year Built	2011
Lease Commencement	07/07/2011
Lease Expiration	07/07/2026



From everyday consumables and housewares to toys and seasonal goods, Big Lots offers amazing values other discount retailers can't match. Its customers may be on a tight budget, or they may just enjoy the treasure-hunt atmosphere. From its closeout store roots to its entrance into discount retailing, the Big Lots purpose of helping people save money on all kinds of products has stayed the same. (NYSE: BIG)

Year Founded	1967
Locations	+/- 1,300
Headquarters	Columbus, OH
GLA in St. Marys Square	35,800 SF
Year Built	2022
Lease Commencement	10/13/2022
Lease Expiration	(CLOSING 10/31/2024) 01/31/2033

TENANT OVERVIEW



Step into Dollar Tree and enter a world of incredible savings and endless possibilities. From everyday essentials to household items, toys, and seasonal items, Dollar Tree offers an unparalleled array of goods at unbeatable prices. Whether you're carefully managing your budget or simply reveling in the thrill of discovery, Dollar Tree provides a treasure trove of value for every shopper. (NASDAQ: DLTR)

Year Founded	1938
Locations	+/- 2,200
Headquarters	Brentwood, TN
GLA in St. Marys Square	8,018 SF
Year Built	2009
Lease Commencement	01/22/2009
Lease Expiration	01/31/2029



Goodwill is a nonprofit organization providing job training and employment services nationwide. Operating retail stores selling donated goods, it funds its mission to help individuals overcome employment barriers. Known for affordable items and sustainability efforts, Goodwill promotes community empowerment through education and economic independence.

Year Founded	1986
Locations	+/- 16,500
Headquarters	Chesapeake, VA
GLA in St. Marys Square	14,400 SF
Year Built	2021
Lease Commencement	06/18/2021
Lease Expiration	06/18/2026

TENANT OVERVIEW



Bath & Body Works®



Snap Fitness has emerged as a global fitness leader, offering unparalleled convenience, affordability, and effectiveness in achieving fitness goals. With around-the-clock access to cutting-edge equipment and facilities, Snap Fitness accommodates diverse schedules seamlessly. What truly distinguishes Snap Fitness is its personalized approach to training, where expert guidance helps individuals of all levels reach their potential. This commitment to innovation and community support ensures that members not only meet but exceed their fitness aspirations.

Year Founded	2003
Locations	+/- 521
Headquarters	Chanhassen, MN
GLA in St. Marys Square	8,018 SF
Year Built	2019
Lease Commencement	06/01/2019
Lease Expiration	Month to Month



The Ohio National Guard (ONG) is a vital state military force with Army and Air National Guard units, headquartered in Columbus and operating statewide. Its members are citizen-soldiers and airmen who provide crucial support during emergencies, natural disasters, and defense operations. The ONG plays a significant role in local communities, fostering economic stability and strong community ties through its various facilities and active engagement in local activities.

Year Founded	1788
Locations in Ohio	+/- 600
Headquarters	Columbus, OH
GLA in St. Marys Square	1,272 SF
Year Built	2022
Lease Commencement	06/01/2022
Lease Expiration	06/30/2026



Bath & Body Works is a leading specialty retailer known for its wide range of fragrant body care, home scents, and personal care products. Headquartered in Columbus, Ohio, the company has a strong presence in malls and shopping centers across the country. Bath & Body Works is renowned for its high-quality, innovative products, seasonal collections, and exceptional customer service. (NYSE: BBWI)

Year Founded	1990
Locations	+/- 1800
Headquarters	Columbus, OH
GLA in St. Marys Square	2,400 SF
Year Built	1999
Lease Commencement	07/05/1999
Lease Expiration	Month to Month

TENANT OVERVIEW



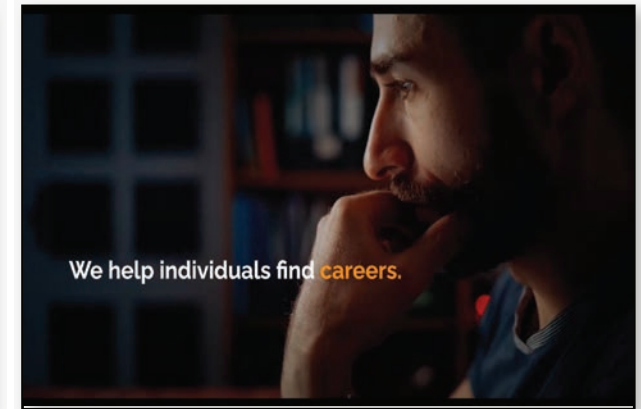
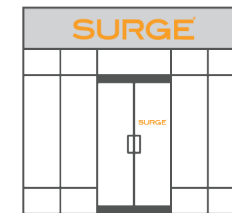
Shoe Sensation is a leading footwear retailer based in Jeffersonville, Indiana, with stores in small and mid-sized communities across the Midwest and South. It offers a wide selection of shoes for men, women, and children, featuring quality brands at affordable prices. Known for its range of styles—from athletic and casual to dress shoes and work boots—Shoe Sensation provides a welcoming shopping experience with knowledgeable staff focused on customer satisfaction.

Year Founded	1984
Locations	+/- 230
Headquarters	Jeffersonville, IN
GLA in St. Marys Square	6,208 SF
Year Built	2023
Lease Commencement	03/01/2023
Lease Expiration	03/01/2033



Maurices is a popular women's fashion retailer known for its stylish, affordable clothing and accessories. The company operates numerous stores across the United States, primarily in small towns and suburban areas. Maurices offers a diverse range of fashion-forward items, including casual wear, work attire, and special occasion outfits. The brand is celebrated for its inclusive sizing, exceptional customer service, and commitment to providing a welcoming shopping environment.

Year Founded	1931
Locations	+/- 1,000
Headquarters	Duluth, MN
GLA in St. Marys Square	5,000 SF
Year Built	2023
Lease Commencement	01/29/2009
Lease Expiration	01/31/2025



Surge Staffing is a dynamic staffing agency committed to meeting the employment needs of both individuals and businesses. With a focus on providing personalized service and innovative solutions, Surge Staffing aims to energize the workforce in communities across the nation. Founded with a vision to make a positive impact, Surge Staffing is dedicated to connecting qualified candidates with rewarding employment opportunities.

Year Founded	1996
Locations	+/- 175
Headquarters	Columbus, OH
GLA in St. Marys Square	920 SF
Year Built	2020
Lease Commencement	04/23/2020
Lease Expiration	12/31/2025

TENANT OVERVIEW



K9-5 Doggy Day Care is the premier destination for pet care needs. Offering multiple play areas, certified staff, and stringent safety protocols, pets are guaranteed a fun and secure environment. From daycare to grooming to obedience training, all services are provided under one roof. Whether it's a day of play, a grooming session, or obedience training, K9-5 Pet Care ensures each pet receives the love, attention, and care they deserve.

Year Founded	2020
Locations	+/- 1
Headquarters	St. Marys, OH
GLA in St. Marys Square	5,549 SF
Year Built	2020
Lease Commencement	06/01/2021
Lease Expiration	Month to Month

OP Nail Salon



OP Nails is the go-to destination for exceptional nail care and dazzling holiday-themed designs. Boasting a comprehensive menu of services, from traditional manicures and pedicures to elaborate nail art, clients are treated to expert care by skilled and licensed technicians, dedicated to excellence. Whether seeking a subtle touch up or a bold holiday statement, OP Nails caters to all preferences.

Year Founded	2011
Locations	+/- 1
Headquarters	St. Marys, OH
GLA in St. Marys Square	2,000 SF
Year Built	2011
Lease Commencement	03/08/2011
Lease Expiration	06/20/2026



Inspired Nutrition is a go-to spot for healthy nutrition on the go. Their menu includes Full Meal Replacement Shakes, Energy Teas, Iced Coffees, Post Workout Protein Shakes, Protein Snacks, Energy Boosters, and Fat Reducing Enhancers. Catering to health-conscious individuals, Inspired Nutrition offers convenient and nutritious options for those leading busy lives. Whether it's a quick pick-me-up or a post-workout refuel, customers can find a range of choices to support their nutritional goals at Inspired Nutrition.

Year Founded	1996
Locations	+/- 1
Headquarters	St. Marys OH
GLA in St. Marys Square	1,900 SF
Year Built	2021
Lease Commencement	06/01/2021
Lease Expiration	Month to Month

TENANT OVERVIEW



Epic Vapes, with 14 locations across Ohio and Indiana, is a leading vape retailer renowned for its exclusive product line and pristine store environment. With a reputation for excellence and cleanliness, customers can expect a welcoming atmosphere and top-notch service at every visit. Having served the Midwest market for over 10 years, Epic Vapes continues to provide the best in vaping products and customer experience.



China Wok offers a unique dining experience, serving authentic Chinese favorites for 28 years in the heart of Saint Mary's. Guests can indulge in a variety of dishes crafted with special flavors and influences, paired with complimentary tea. With a friendly and knowledgeable staff, China Wok promises a relaxing and enjoyable dining atmosphere. From classic Chinese cuisine to modern twists, each dish is prepared with care to ensure an excellent experience for every customer.



Myla's Yogurt, founded in 2020, is a family-inspired frozen yogurt destination. With a vision to recreate the warmth and comfort of home, Myla's aims to serve the rural community of St. Mary's. Myla's offers locally crafted frozen yogurt of the highest quality. As a preferred stop for fresh and savory treats, Myla's is excited to be part of the community..



KJ's Hair Salon LLC is a top-rated hair care institution (formerly Holiday Hair). Our experienced stylists offer a wide range of services, including haircuts, coloring, styling, and treatments, to help you achieve your desired look. With a warm and welcoming atmosphere, we strive to provide each client with personalized attention and exceptional service.

Year Founded	2012
Locations	+/- 14
Headquarters	St. Marys, OH
GLA in St. Marys Square	1,200 SF
Year Built	2015
Lease Commencement	10/01/2015
Lease Expiration	12/31/2025

Year Founded	1996
Locations	+/- 1
Headquarters	St. Marys, OH
GLA in St. Marys Square	1,210 SF
Year Built	1996
Lease Commencement	12/28/1996
Lease Expiration	11/30/2028

Year Founded	2020
Locations	+/- 1
Headquarters	St. Marys, OH
GLA in St. Marys Square	1,272 SF
Year Built	2019
Lease Commencement	12/1/2019
Lease Expiration	01/01/2028

Year Founded	2023
Locations	+/- 1
Headquarters	St. Marys, OH
GLA in St. Marys Square	1,200 SF
Year Built	2024
Lease Commencement	01/26/2024
Lease Expiration	01/26/2025

CAPITAL EXPENDITURES

ROOFS

Replaced 50,100 SF
(Goodwill & Big Lots) 2022

Replaced 86,479 SF
(Hobby Lobby & Grocery
Outlet) 2024

Replaced 2,200 SF
(Unit 1300) - 2021

Replaced Canopy Roofing
with Black Metal Roofing
& replaced the inside down
spout system - 2019

HVAC

Unit 1238 - 2 New Carrier Units
(Vacant)

Unit 1190 - 6 Ton Unit (China Wok)

Unit 1198 - New Roof Top Unit
(Myla's Frozen Yogurt)

Unit 1272 - 3 -7.5 Ton Carrier Units
(Ohio National Guard)

Unit 1274 - All new units (Vacant)

Unit 1216 - 17 Ton Carrier Unit
(K9-5 Doggy Daycare)

Unit 1170 - 4 20 Ton & 2 15 Ton
Carrier Units - (Big Lots)

Unit 1172 - All new units (Goodwill)

Unit 1286 - All new units
(Hobby Lobby)

Unit 1292 - All new units
(Grocery Outlet)

PAVING

Milled & paved south end
of lot -2022

Milled & paved lot in front
of clock tower - 2019

Milled & paved North Dr.
around the building - 2022

Milled & Paved North end
of parking lot - 2024

SIGNS

Rebuilt Main Entrance
Sign off SR-29 - 2020

Rebuilt smaller sign on
South entrance of the
lot (Goodwill & Big Lots)
- 2021

CONCRETE

Removed all landscaping
beds in front of the store
fronts & replaced with
concrete - 2019-2021

PAINTING

Painted & EIFS the
complete complex - 2019

LIGHTING & ELECT.

Replaced all parking Lot
lights with LED.
Replaced Building lights
with LED.

LANDSCAPING

Removed all lawn &
vegetation from the islands
in the parking lot &
replaced with river rock.



22

AREA DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW

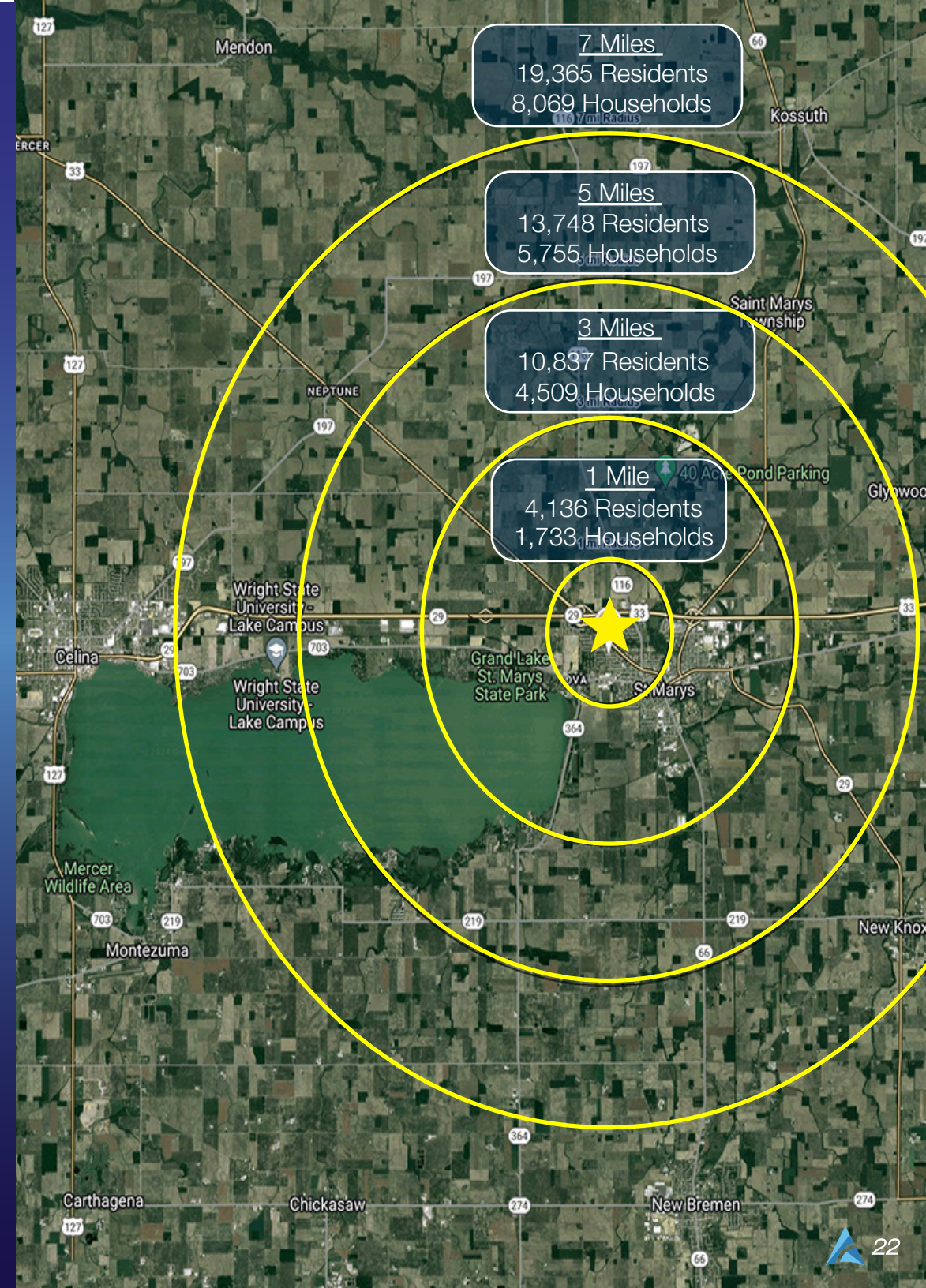
St. Marys, Ohio, located in Auglaize County, is a small city with a population of approximately 8,200 residents. The community features a balanced age distribution with a median age of around 40 years. Children and teenagers under 18 make up about a quarter of the population, while young adults aged 18 to 24 constitute roughly 8%. The largest age groups are adults aged 25 to 44 and 45 to 64, each representing around 25% of the population. Seniors aged 65 and older account for approximately 16%, reflecting a diverse age demographic.

Household dynamics in St. Marys reveal a mix of family and non-family units. There are around 3,300 households, with an average size of approximately 2.4 persons per household. Family households make up about 65% of the total, while non-family households constitute the remaining 35%. This mix indicates a community with a strong family presence, balanced by a significant number of individuals living alone or with non-relatives.

Education levels in St. Marys are commendable, with about 90% of residents having graduated from high school and roughly 15% holding a bachelor's degree or higher. The median household income is around \$89,056, with a per capita income of approximately \$42,402. Despite these figures, about 10% of the population lives below the poverty line, highlighting some economic challenges within the community.

The local economy is supported primarily by the manufacturing, healthcare, retail, and education sectors. The city's unemployment rate is slightly below the national average, reflecting a relatively stable job market. Housing in St. Marys is characterized by a higher rate of owner-occupied units (about 65%) compared to renter-occupied units (approximately 35%). The median home value is around \$165,992, indicative of an affordable housing market.

Overall, St. Marys offers a small-town atmosphere with a strong sense of community. Its demographic makeup, economic stability, and balanced age distribution make it a welcoming place for families, professionals, and retirees alike.



Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.5544/-84.4066

St. Marys Square St Marys, OH 45885	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Population				
Estimated Population (2024)	4,136	10,837	13,784	19,365
Households				
Estimated Households (2024)	1,733	4,509	5,755	8,069
Average Household Income				
Estimated Average Household Income (2024)	\$100,993	\$95,103	\$95,512	\$100,427
Total Age Distribution (2024)				
Median Age	40.9	40.1	40.8	41.2
Occupation (2024)				
White Collar Workers	930 35.1%	2,527 39.7%	3,233 41.6%	4,666 44.2%
Blue Collar Workers	1,717 64.9%	3,844 60.3%	4,542 58.4%	5,885 55.8%
Total Consumer Expenditure				
Total Household Expenditure	\$124.32 M	\$308.41 M	\$393.52 M	\$570.7 M
Total Non-Retail Expenditure	\$65.26 M	\$162.17 M	\$207.07 M	\$300.49 M
Total Retail Expenditure	\$59.05 M	\$146.25 M	\$186.44 M	\$270.21 M
Apparel	\$4.33 M	\$10.74 M	\$13.72 M	\$19.93 M
Contributions	\$4.01 M	\$9.91 M	\$12.77 M	\$18.72 M
Education	\$3.48 M	\$8.61 M	\$11.14 M	\$16.42 M
Entertainment	\$7.05 M	\$17.39 M	\$22.26 M	\$32.4 M
Food and Beverage	\$18.38 M	\$45.61 M	\$58.06 M	\$83.97 M
Furnishings and Equipment	\$4.39 M	\$10.84 M	\$13.87 M	\$20.16 M
Gifts	\$2.95 M	\$7.31 M	\$9.42 M	\$13.84 M
Healthcare	\$10.68 M	\$26.57 M	\$33.85 M	\$48.96 M
Household Operations	\$4.84 M	\$12.02 M	\$15.39 M	\$22.4 M
Miscellaneous Expenses	\$2.36 M	\$5.86 M	\$7.48 M	\$10.86 M
Personal Care	\$1.68 M	\$4.16 M	\$5.3 M	\$7.68 M
Personal Insurance	\$871.08 K	\$2.14 M	\$2.76 M	\$4.04 M
Reading	\$272.56 K	\$676.28 K	\$865.27 K	\$1.26 M
Shelter	\$26.07 M	\$64.85 M	\$82.68 M	\$119.7 M
Tobacco	\$755.66 K	\$1.92 M	\$2.41 M	\$3.43 M
Transportation	\$22.97 M	\$56.76 M	\$72.3 M	\$104.73 M
Utilities	\$9.22 M	\$23.05 M	\$29.27 M	\$42.18 M
Businesses				
Total Businesses	117	369	405	548

24

MARKET OVERVIEW





WISCONSIN

MICHIGAN

Milwaukee
318 Miles

Detroit
167 Miles

Cleveland
200 Miles

Pittsburgh
279 Miles

Chicago
228 Miles

SM
**ST. MARYS
SQUARE**



OHIO

Columbus
100 Miles

ILLINOIS

INDIANA

Indianapolis
132 Miles

Cincinnati
124 Miles

Louisville
229 Miles

KENTUCKY



ST. MARYS, OHIO

St. Marys is a city in Auglaize County, Ohio, United States. Located in western Ohio, it is 11 miles (18 km) west of Wapakoneta and 20 miles (32 km) east of the Ohio–Indiana border. Founded in 1823, the city is located on a portage between the St. Marys and Auglaize river systems, which was a significant factor in its development before the era of canals. It is included in the Wapakoneta micropolitan area.

St. Marys, Ohio, offers a blend of historical charm and modern amenities, making it a unique place to live and visit. The city is named after the St. Marys River, which runs through it, adding to the scenic beauty of the area. Founded in 1823, St. Marys has grown from a small settlement into a thriving community that prides itself on its rich history and forward-looking development.

One of the city's highlights is Grand Lake St. Marys State Park, which spans over 13,000 acres and provides a wide range of outdoor activities. The lake, once the world's largest man-made reservoir, was constructed to supply water for the Miami and Erie Canal, which played a crucial role in Ohio's transportation and economic development during the 19th century. Today, the lake is a popular destination for boating, fishing, and camping, drawing thousands of visitors annually.

St. Marys' downtown area is a testament to its historical significance, featuring a variety of historic buildings that house local businesses, shops, and restaurants. The city also boasts several parks, recreational facilities, and a highly regarded school system, making it an attractive place for families. The local economy is supported by a mix of manufacturing, agriculture, and service industries, contributing to the city's stability and growth.

Community events are a cornerstone of life in St. Marys, with annual festivals like Summerfest and the St. Marys Tailgate for Cancer reflecting the town's spirited and philanthropic nature. These events, along with regular farmers' markets, concerts, and community gatherings, foster a strong sense of belonging among residents.



CELINA, OHIO

Celina, Ohio, offers a blend of rural charm and modern conveniences, making it an appealing destination for visitors and residents alike. Founded in 1834, the town has preserved much of its historical character while also embracing growth and development. The local economy is diverse, with a mix of agriculture, manufacturing, and service industries supporting the community.

Grand Lake St. Marys, one of Ohio's largest inland lakes, is a central feature of Celina. This 13,500-acre lake not only provides recreational opportunities but also serves as a hub for local events such as the annual Lake Festival, which includes a parade, boat rides, live music, and fireworks. The lake's state park offers campgrounds, hiking trails, and picnic areas, making it a popular spot for families and outdoor enthusiasts.

Celina's education system is robust, with well-regarded public schools and nearby Wright State University-Lake Campus offering higher education opportunities. The town also prides itself on its healthcare facilities, including Mercer Health, ensuring residents have access to quality medical care.

Community spirit is strong in Celina, with numerous civic organizations and clubs contributing to the town's vibrant social fabric. The Celina Rotary Club, Lions Club, and various local sports leagues provide opportunities for engagement and service. Throughout the year, Celina hosts events like the Freedom Days Picnic, the Mercer County Fair, and the Governor's Cup Regatta, drawing visitors from across the region and fostering a lively, connected community.

With its combination of historical charm, recreational opportunities, and strong community values, Celina, Ohio, continues to be a cherished place to live and a delightful destination for visitors.



WAPAKONETA, OHIO

Wapakoneta, Ohio, is not only known for its connection to Neil Armstrong but also for its rich Native American heritage. The name "Wapakoneta" is derived from the Shawnee word "Wa-po'kanite," meaning "Place of White Bones," reflecting the area's deep indigenous roots. The city is located along the Auglaize River, providing picturesque views and outdoor recreational opportunities, such as fishing, boating, and hiking.

The city's downtown area features a mix of historic buildings and modern amenities, creating a unique and charming atmosphere. Local businesses thrive here, from quaint cafes and restaurants to specialty shops and boutiques, contributing to the town's economic vitality. Wapakoneta's sense of community is evident in its numerous annual events and festivals, such as the Wapakoneta Summer Moon Festival, which celebrates Neil Armstrong's historic moon landing with parades, live music, and family-friendly activities.

Education is a priority in Wapakoneta, with a strong school system and a commitment to providing quality education to its students. The community also benefits from various cultural and recreational facilities, including the Auglaize County Public District Library and the Wapakoneta WaterPark, which offer enrichment and entertainment for all ages.

Wapakoneta's strategic location, with easy access to major highways like I-75, makes it a convenient place to live, work, and visit. Despite its small size, the city is progressive, with ongoing efforts to enhance infrastructure and promote sustainable development. This balance of historical charm and modern growth makes Wapakoneta a unique and appealing destination in Ohio.



EXCLUSIVELY LISTED BY:

STEVEN SPERANZA

Broker/Agent
937 . 903 . 2132
Steven@Woodarddevelopment.com
License: SAL.2000008818



Ascent Real Estate Advisors
505 S. Jefferson St.
Dayton, OH 45402
937 . 204 . 3975
info@Woodarddevelopment.com
BOR: Todd Duplain
License: REC.2020007772

Confidentiality & Disclaimer

All materials and information received or derived from Ascent Real Estate Advisors, LLC it's directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Ascent Real Estate Advisors, LLC, it's directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy, or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ascent Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Ascent Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ascent Real Estate Advisors, LLC does not serve as a financial advisors to any party regarding any proposed financial transaction. All data and assumptions regarding financial performance, including that used to financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects contractors, other consultants and governmental agencies. All properties and services and marketed by Ascent Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ascent Real Estate Advisors, LLC and should not be made available to any other person or entity without the written consent of Ascent Real Estate Advisors, LLC. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level interest in the subject property. All potential buyers must take appropriate measures to verify all of the information set forth herein. All rights reserved. Ascent Real Estate Advisors, LLC @ 2024.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT STEVEN SPERANZA AT ASCENT REAL ESTATE ADVISORS FOR MORE DETAILS.

EXCLUSIVELY LISTED BY:



STEVEN SPERANZA
Broker/Agent
937 . 903 . 2132
Steven@Woodarddevelopment.com
License: SAL.2000008818



Ascent Real Estate Advisors
505 S. Jefferson St.
Dayton, OH 45402
937 . 204 . 3975
info@Woodarddevelopment.com
BOR: Todd Duplain
License: REC.2020007772