

# NAPOLEON CENTRE

Shops to Grocery Anchored Center



1247 - 1255 North Scott Street (SR 108), Napoleon, Ohio





## PROPERTY ADDRESS

1247 - 1255 North Scott Street (SR 108), Napoleon, Ohio

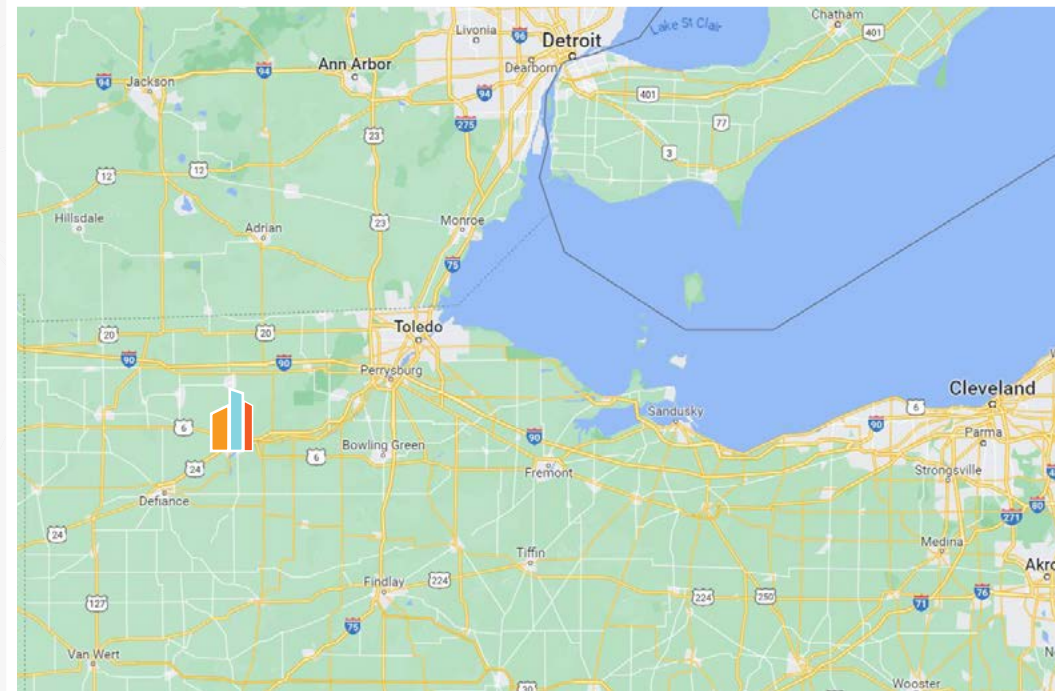
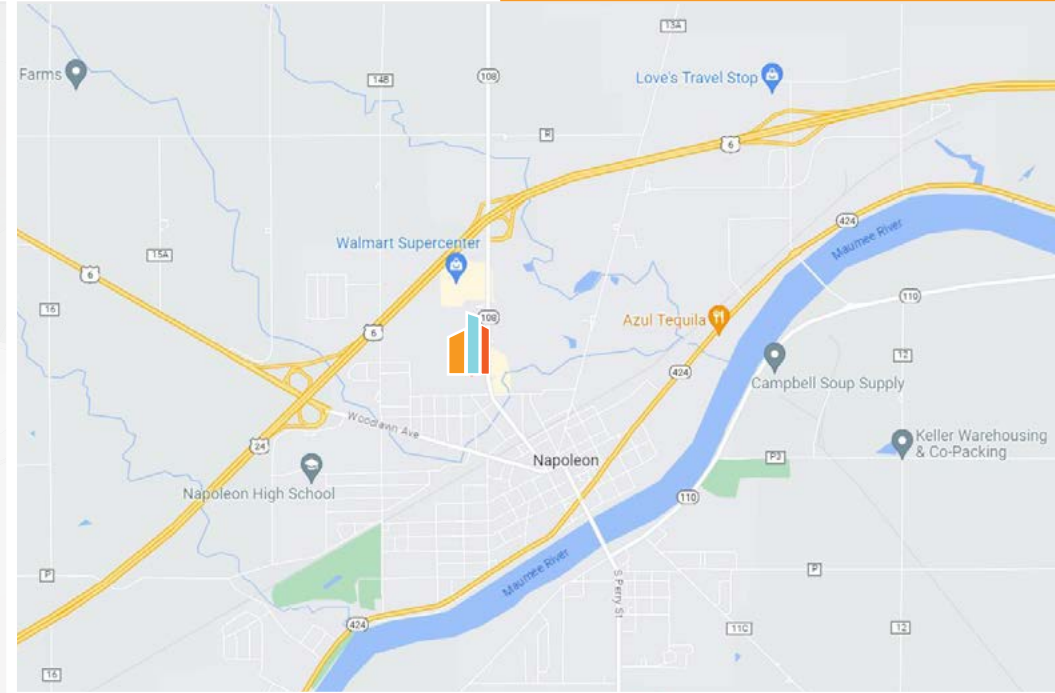
- 18,834 square feet of in-line retail shops.
- Napoleon Centre is anchored by Chief Super Market, a privately held, highly successful regional grocery store chain in Northwest Ohio.
- Located at the intersection of North Scott Street and LaGrange Street.
- Approximately 15,800 vehicles per day along North Scott Street.
- Surrounding national retailers, in addition to residential neighborhoods nearby, will continue to create a strong draw to Napoleon Centre, ensuring its desirability and future tenant retention.

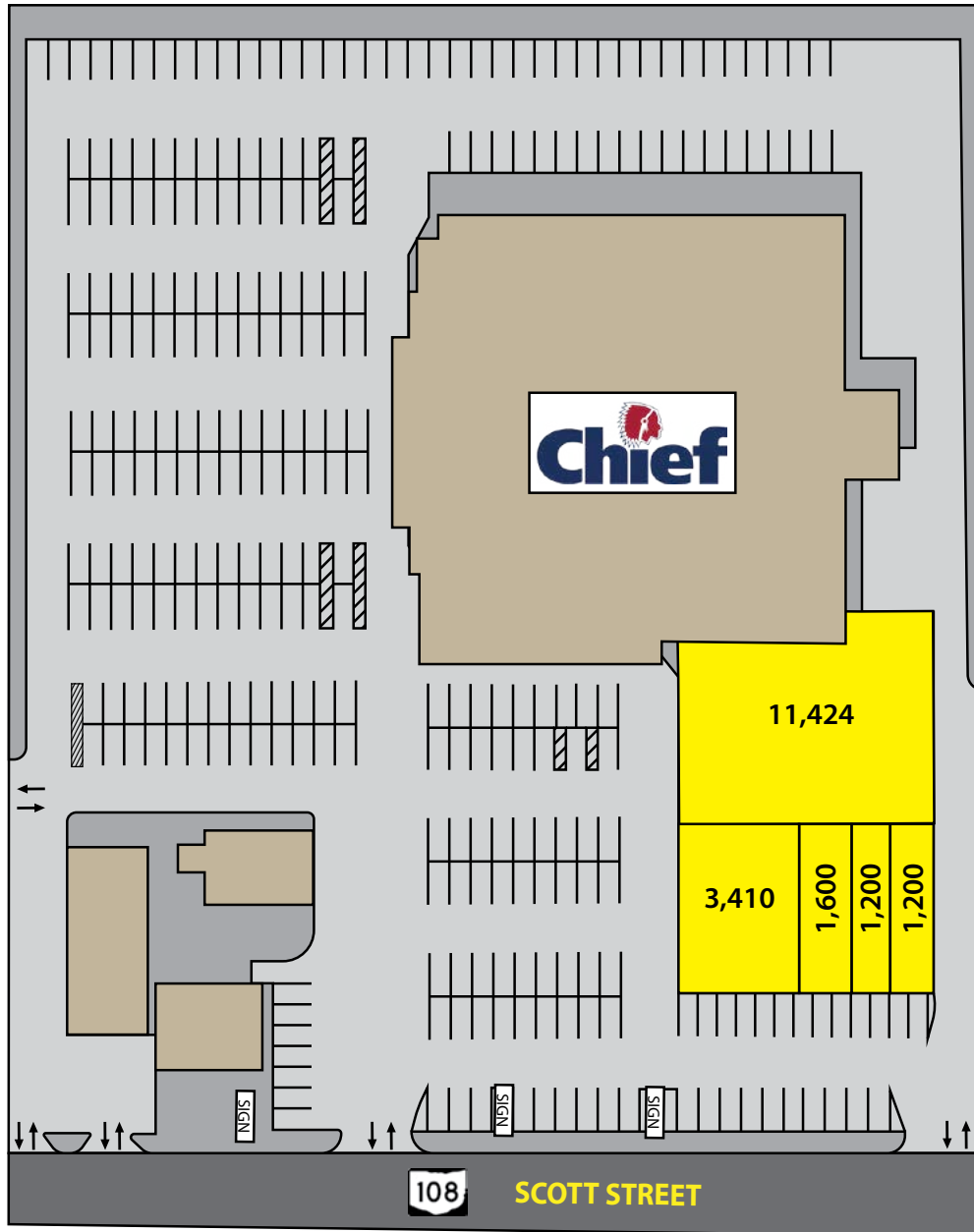
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	5,591	5,591	11,689
Households	2,369	4,112	4,921
Average Household Income	\$87,855	\$85,537	\$91,612
Employees	2,363	4,891	5,024
Total Businesses	247	423	444



## TRAFFIC COUNTS

SCOTT STREET (Northbound) - 8,183 Cars Per Day  
 SCOTT STREET (Southbound) - 7,624 Cars Per Day





TENANT	SF
AVAILABLE	11,424
LOI SECURED	3,410
LOI SECURED	1,600
AVAILABLE	1,200
AVAILABLE	1,200

AVAILABLE  
 NOT A PART







**Company Type:** Private  
**Locations:** 49  
**Website:** chiefmarkets.com



Chief Super Market, Inc. is a regional supermarket chain that has been serving the communities of Northwest and West Central Ohio for more than 70 years. The grocery chain delivers exceptional value to its customers by offering a wide range of quality and fresh grocery items by friendly associates at competitive prices.

Clean and organized stores are filled with fresh ingredients and quality prepared foods. This full-service grocery chain offers its customers bakery, deli, meat, seafood, prepared foods, alcohol, and floral departments. General merchandise needs include school supplies, baby needs, kitchen gadgets, household items, greeting cards, health and beauty items, and vitamins. Additional on-site services include check cashing, money orders, and postal stamps.

The supermarket chain was founded in 1951 in Defiance, Ohio, by brothers Ted and Karl Hench, along with John Nolan. The name Chief was chosen because the owners wanted their modern supermarket to be a community leader—standing for honesty, integrity, and fairness. Under those founding principles, Chief remains committed to delighting its customers, nourishing its communities, and inspiring pride in its team of associates.

Chief Super Market was purchased by Fresh Encounter in 2014, but operates with the same values and commitment to community that it always has. Fresh Encounter is owned by 3rd-generation grocers who operate 61 stores under a variety of banners across Ohio, Indiana, and Northern Kentucky.



**1951**

**Founded in  
Defiance, Ohio**

**2014**

**Purchased by  
Fresh Encounter**

**\$81K**

**Donated to Local  
Food Banks in 2023**



## NAPOLEON, OHIO

- A historic city located on the banks of the beautiful Maumee River in Henry County of Northwest Ohio
- 60 miles northeast of Fort Wayne; 38 miles southwest of Toledo; 100 miles south of Lansing, MI
- 8,695 city population; 27,500 county population
- \$168,000 average home price, up 5% year-over-year

### ECONOMY

- Boasts a committed workforce, easy access to larger markets, and low cost of doing business as well as living
- 60% of all U.S. and Canadian markets are within a 600-mile radius
- State Route 24, a 4-lane highway, bisects the city and provides easy access to I-75 and I-80/90
- The largest sectors of the economy by employment include manufacturing (25%), retail trade (16%), health care and social assistance (15%), accommodation and food services (12%), and education (4%)
- Agriculture and subsequent service providers play a dominant role in the regional economy
- Food processors and cold storage have become important clusters
- Campbell Soup Company - Campbell's largest manufacturing plant; responsible for two-thirds of Campbell's beverage volume and one-third of its soup volume in North America
- 10,058 employees; 3.8% unemployment rate in the county as of July 2023
- 64% white collar workers vs. 36% blue collar workers
- The largest employers include Walmart Stores (490), JAC (477), Campbell Soup Company (384), Henry County (367), Napoleon City School District (365), Henry County Hospital (268), and Tenneco Automotive (264)

### DEVELOPMENTS

- Dana Light Axle Manufacturing Facility - A long-term lease for 260,000 square feet of manufacturing space; will create 175 jobs generating \$7.4 million in new annual payroll
- Keller Napoleon Industrial Properties Project - Construction of a \$6.5 million 150,000 SF spec facility
- Bridges of Toledo - Construction of 47 market-rate apartments on the western side of the Maumee River



HENRY COUNTY COURTHOUSE



CAMPBELL SOUP COMPANY



CROSSING THE MAUMEE RIVER