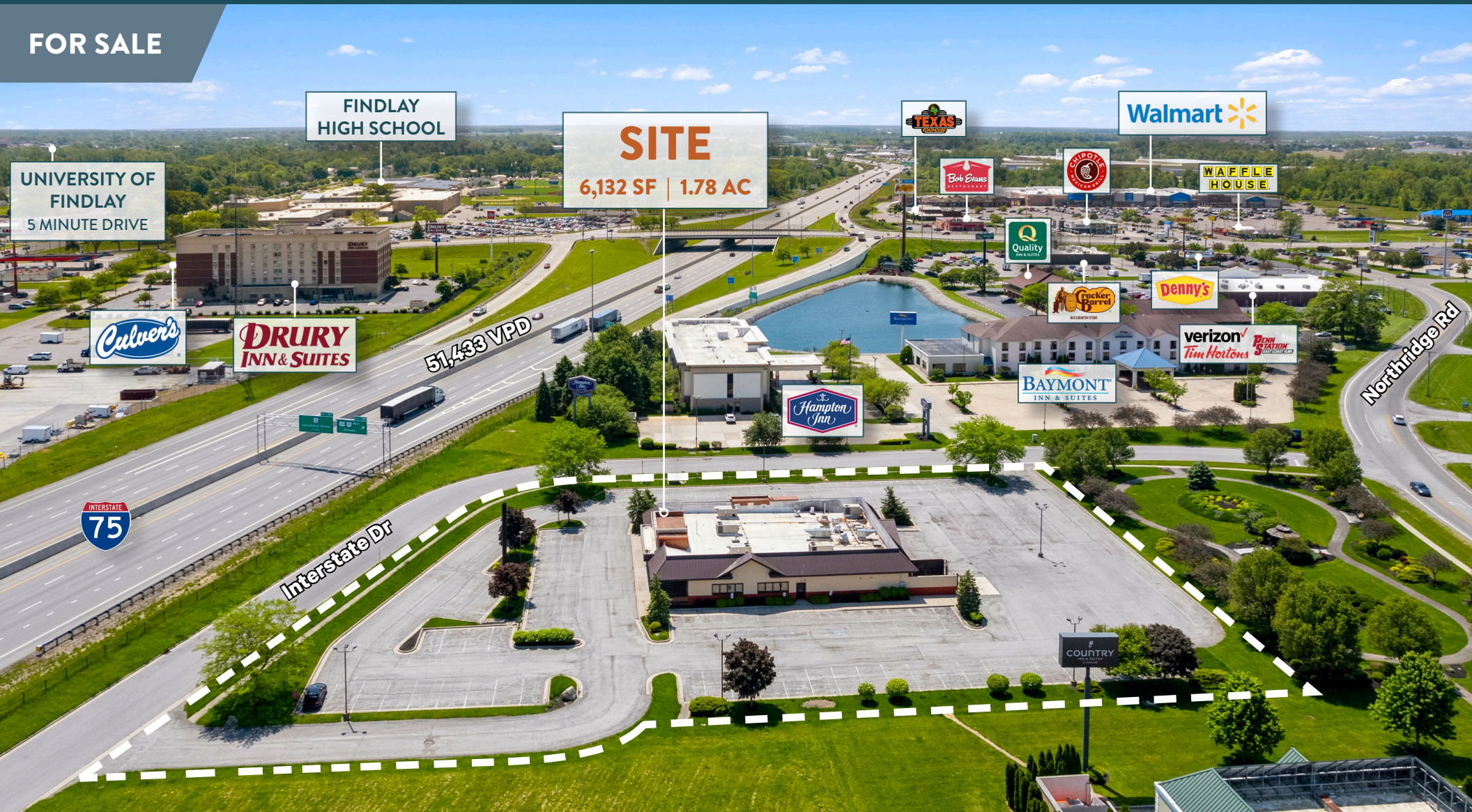


FREESTANDING 6,132 SF RESTAURANT ON 1.78 AC

930 INTERSTATE DRIVE, FINDLAY, OHIO 45840

FOR SALE



UNIVERSITY OF FINDLAY
5 MINUTE DRIVE

FINDLAY HIGH SCHOOL

SITE
6,132 SF | 1.78 AC

TEXAS

Walmart

Bob Evans

CHIPOTE

WAFFLE HOUSE

Calver's

DRURY INN & SUITES

51,433 VPD

Quality Inn & Suites

Cracker Barrel

Denny's

verizon
Tim Hortons

Hampton Inn

BAYMONT INN & SUITES

INTERSTATE 75

Interstate Dr

Northridge Rd

COUNTRY

**HIGHWAY VISIBLE FORMER
OUTBACK STEAKHOUSE
RESTAURANT**

Kevin Moss
First Vice President
216 363 6453
kevin.moss@cbre.com

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khouri@cbre.com

CBRE

THE OPPORTUNITY



- Freestanding 6,132 SF former restaurant on 1.78 AC
- For Sale: \$1,100,000
- Fully built out restaurant with restaurant equipment in place
- Highway visibility development site with over 50,000 VPD along I-75
- Zoned C-2 General Commercial
- Located in close proximity to Walmart, Kohls, Lowes, Best Buy and Sheetz distribution centers, Findlay High School (1,915 enrollment), and University of Findlay (4,000 enrollment)
- There are 8 hotels located at this highway exit
- Neighboring restaurants include Texas Roadhouse, Chipotle, Culvers, Dennys, Cracker Barrel, Bob Evans, Waffle House and more
- Average household income of \$97,382 in a 20 minute drive time

QUICK STATS - 20 MINUTE DRIVE TIME



DAYTIME
POPULATION

89,830



2023
POPULATION

78,337



2023
HOUSEHOLDS

32,445



2023
POPULATION
25 & OVER

54,451



2023
AVG. HOUSEHOLD
INCOME

\$97,382

CONTACT US

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SURVEY

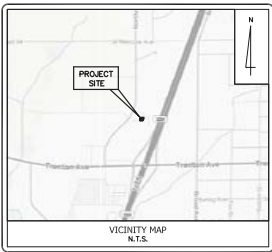
RECORD LEGAL DESCRIPTION

Situated in the City of Findlay, County of Hancock and State of Ohio:

Lot Number Fourteen (14), a replat of Lot Number Eight (8) of Interstate Subdivision 2nd Addition of the City of Findlay, County of Hancock, State of Ohio, as set forth on the Plat of the replat of Lot Number Eight (8), Interstate Subdivision 2nd Addition, recorded on August 28, 1998, in Plat Volume 20, Page 86, Hancock County, Ohio Recorder's Office.

LAND AREA:

77405.089 S.F.
1.777 ACRES



STATE OF OHIO, COUNTY OF HANCOCK, CITY OF FINDLAY, BEING LOT 14 IN THE REPLAT OF LOT 8 OF INTERSTATE SUBDIVISION 2ND ADDITION, RECORDED IN PLAT VOL. 20 PG. 86



0' 30' 60' 90'
SCALE: 1"=30'

General Survey Notes:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
- The basis of bearing for this survey is S 19° 58' 18" W as the centerline of Interstate Drive as recorded in Plat Vol. 20, Pg. 86, as shown herein.
- The property described herein is the same as the property described in Fidelity National Title Insurance Company Order No. 5796617 with an effective date of May 11, 2016 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39063C0216E, with a date of identification of June 2, 2011, for Community No. 390244, in Hancock County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Interstate Drive, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 128, including 5 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines, according to Hancock County Engineer's Office. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note: The utilities shown have been located from above ground evidence and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- No apparent Wetland Delineation Markers were observed in the process of conducting the fieldwork. According to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- There are no division or party walls with respect to adjoining properties located on the subject property.

SCHEDULE B-2 EXCEPTIONS

- The easements, setback lines, and/or other conditions in favor of all lots of the Final Plat of the Interstate Subdivision 2nd Addition recorded in Plat Vol. 19, Page 72, of the Hancock County Records affects the property and is shown herein.
- The easements, setback lines, and/or other conditions in favor of all lots of the Replat of Lot Number 8 of the Interstate Subdivision 2nd Addition recorded in Plat Vol. 20, Page 86, of the Hancock County Records affects the property and is shown herein.
- This property is subject to a blanket type easement in favor of Columbia Gas of Ohio, Inc., and recorded in Vol. 219, Page 600 of the Hancock County Records. Any above ground indication of the utility covered by said easement has been shown herein.
- The Access Easement Agreement recorded in Vol. 1654, Page 226 of the Hancock County Records, in favor of Lots 13, 14 and 15 of the Replat of Lot Number 8 of the Interstate Subdivision 2nd Addition recorded in Plat Vol. 20, Page 86, of the Hancock County Records affects the property and is shown herein.

SURVEYOR'S CERTIFICATE

To: A10 Capital, LLC, a Delaware limited liability company, its successors and assigns, LON BLM ATHENS (MULTI) LLC, a Delaware limited liability company, and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11 (above ground evidence only), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on 07/15/2016.

Date of Plat or Map: 09/19/2016

JAMES P. YURKSCHATT REG. NO. 7809
CAMPBELL & ASSOCIATES, INC. DATE



ZONING INFORMATION

Zoning District: C-2 General Commercial

Setbacks:
Front: 25'
Side: 10'
Rear: 20'

Existing Building Height at highest point: 20'
Maximum Building Height permitted: 40'
Existing Square Footage of building(s): 6204 S.F.
Floor Space Area Restrictions: None noted

Zoning Source: CBRE
Municipal Information Summary Report
Project No. PC6525616-131
Dated June 14, 2016

Parking Requirements:
Minimum Parking Required: 1 space per 375 square feet
Total Parking Spaces Required: 16 based on square footage
Existing Parking Spaces: 128 total including 5 handicap spaces

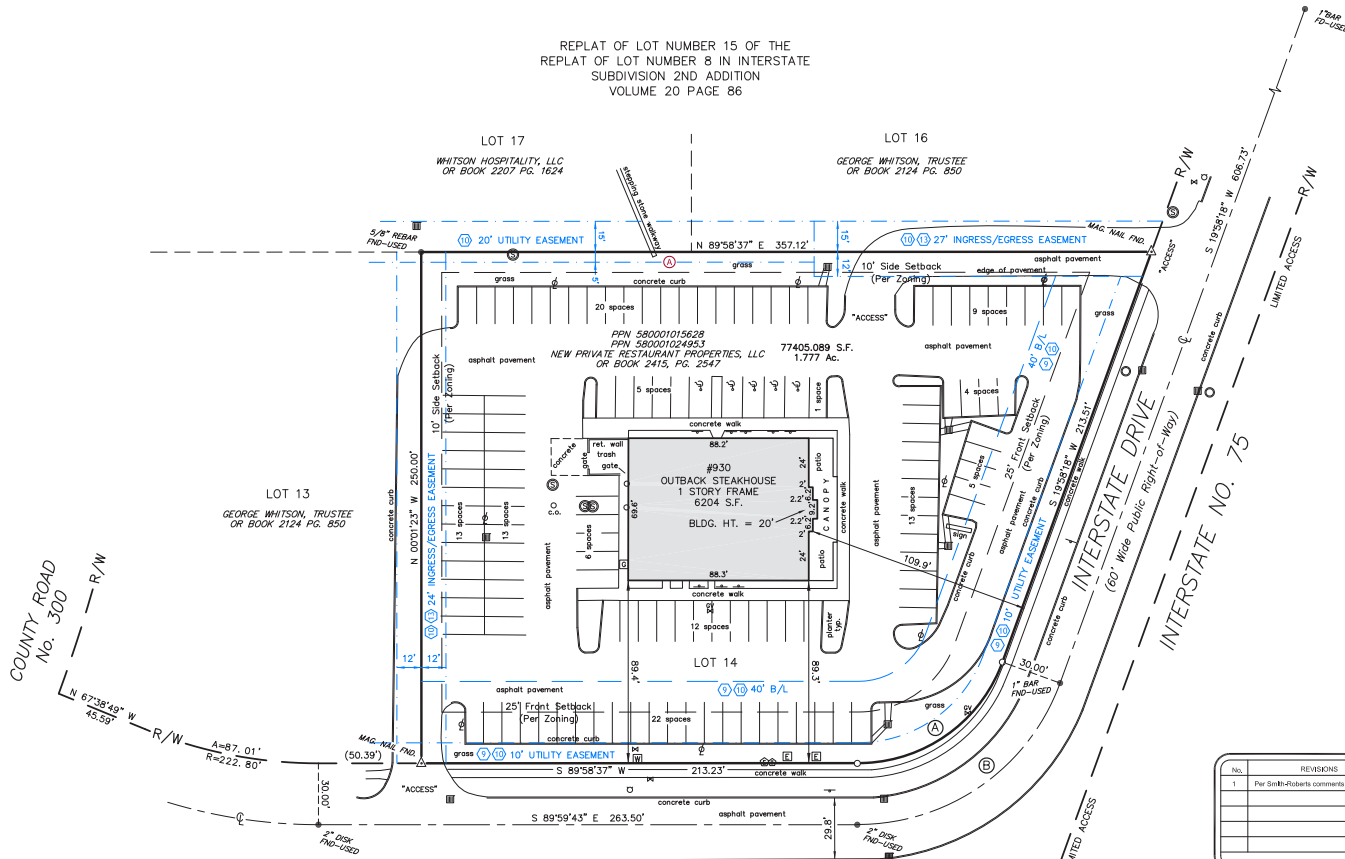
INTERSTATE DRIVE (60' Wide Public Right-of-Way)

L=92.03' R=75.00' Δ=70°18'21" C LEN=86.36' BRG=5 55°07'28" W
L=128.84' R=105.00' Δ=70°18'21" C LEN=120.91' BRG=5 55°07'28" W

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- Adjourn's stone walkway encroaches north property line by a distance of 2.5' max. as shown.



LEGEND OF SYMBOLS:

- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP OR A S.E.
- △ - P.A.C. (MASONRY) NAIL PND.
- ⊕ - POWER POLE
- ⊙ - LIGHT POLE
- ⊕ - TELEPHONE POLE
- ⊕ - HYDRANT
- ⊕ - CATCH BASIN
- ⊕ - WATER METER
- ⊕ - WATER VALVE
- ⊕ - FENCE
- ⊕ - GAS VALVE
- ⊕ - POST
- ⊕ - HANDICAP SPACE
- ⊕ - SIGN
- R/W - RIGHT-OF-WAY
- ⊕ - GAS LINE MARKER
- ⊕ - MANHOLE
- ⊕ - SANITARY MANHOLE
- ⊕ - ELECTRIC BOX
- ⊕ - CENTERLINE
- (XXXXXX) - RECORD BEARING & DISTANCE

No.	REVISIONS	Date
1	Per Smith-Roberts comments	09/19/16

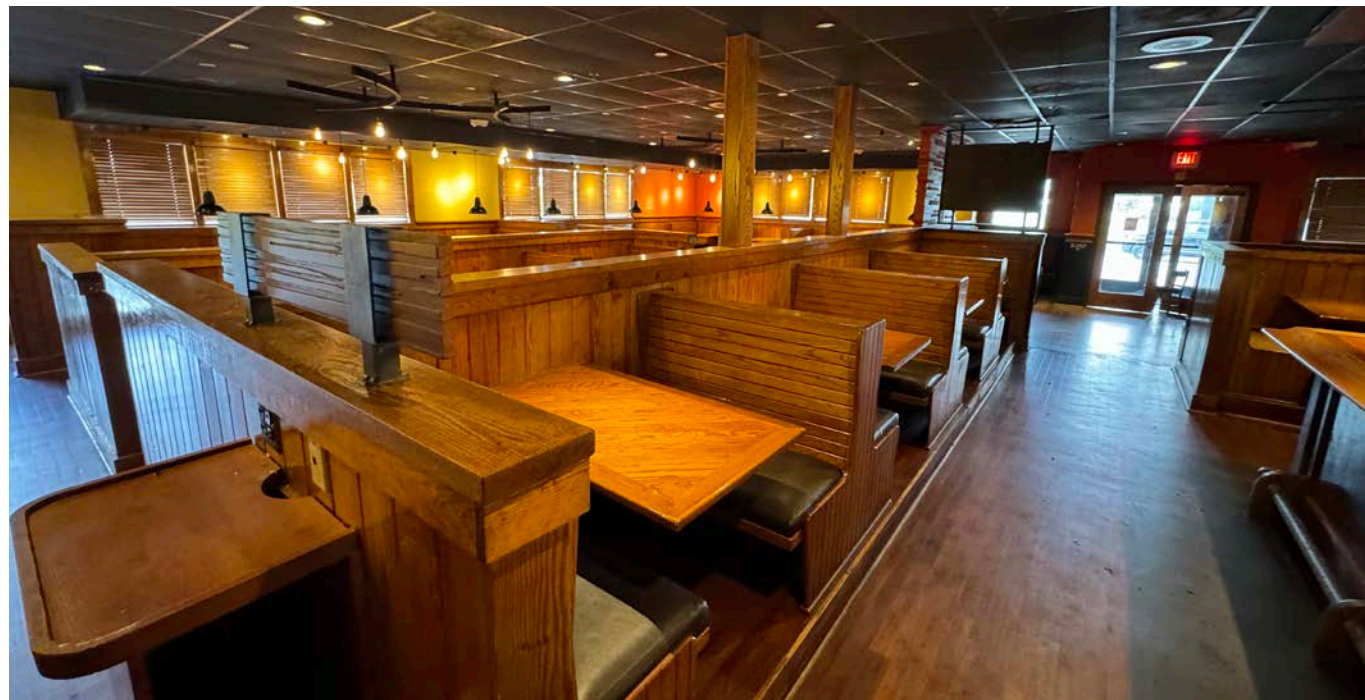
COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800-111-2010
www.smithroberts.com

ALTA/NSPS LAND TITLE SURVEY
OUTBACK STEAKHOUSE
STORE # XXXXX
930 INTERSTATE DRIVE
CITY OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO

CAMPBELL & ASSOCIATES, INC.
Surveying
(330) 945-4117
4800 Akron, Ohio 44312

Date: July 27, 2016
By: RJH
Scale: 1"=30'
Job#: 20160117

INTERIOR PICTURES



INTERIOR PICTURES



AERIAL VIEW



SITE
6,132 SF | 1.78 AC

Northridge Rd

Interstate Dr

AERIAL VIEW



Holiday Inn
AN IHG® HOTEL

Gillig Winery

BAYMONT
INN & SUITES

Hampton Inn

COUNTRY INN & SUITES
BY CRESTSON

Since 1989
Beer Barrel
Pizza & Grill

AMC
THEATRES

MATTRESS FIRM

SITE
6,132 SF | 1.78 AC

Northridge Rd

Interstate Dr

51,433 VPD

INTERSTATE 75

DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2023 Population	41,165	78,337	175,619
2028 Projected Population	41,259	78,115	175,448
2023 Daytime Population	53,112	89,830	181,826
2023 Households	17,557	32,445	70,334
2023 Average Household Income	\$90,915	\$97,382	\$86,570
2028 Projected Household Income	\$101,195	\$109,535	\$97,425
2023 Median Household Income	\$58,622	\$65,196	\$59,505
Population 25 and Over	27,961	54,451	114,407

CONTACT US

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