

FOR LEASE

# 1321 BELLEFONTAINE ST

WAPAKONETA, OH



## PROPERTY INFO

- The subject site is well positioned just off of I-75.
- The asset is in the main retail corridor and has great visibility to traffic in both directions.
- Ample parking on site with good ingress and egress.
- Monumental and Building signage is available.
- The town of Wapakoneta boasts strong economic drivers driving meaningful retail growth.

## 2022 DEMOGRAPHICS

|                           | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------------|----------|----------|----------|
| <b>POPULATION</b>         | 3,696    | 11,748   | 14,348   |
| <b>MEDIAN HH INCOME</b>   | \$43,596 | \$52,604 | \$54,281 |
| <b>MEDIAN AGE</b>         | 35.60    | 39.50    | 40.60    |
| <b>COLLEGE DEGREE</b>     | 21.7%    | 26.8%    | 27.4%    |
| <b>DAYTIME POPULATION</b> | 4,761    | 11,752   | 13,742   |

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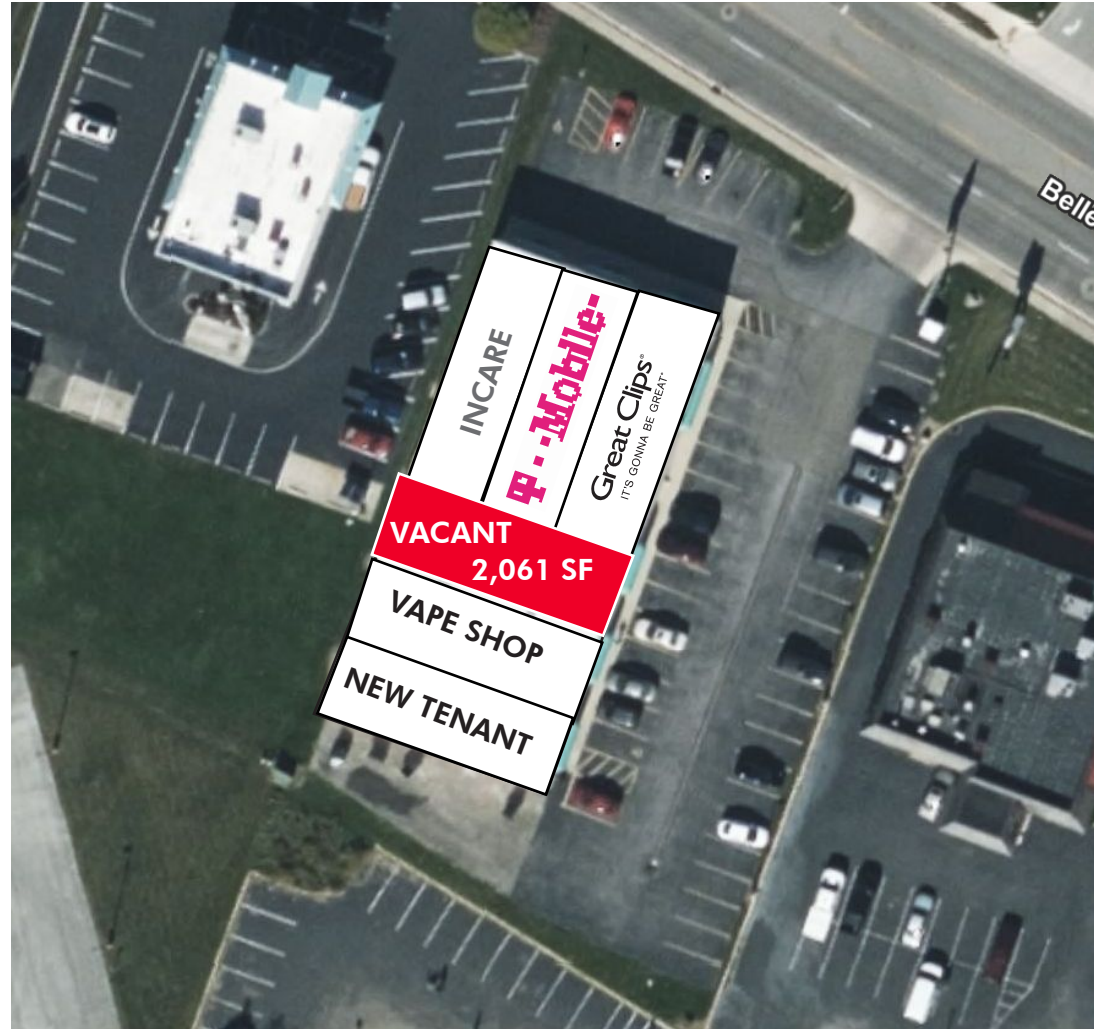
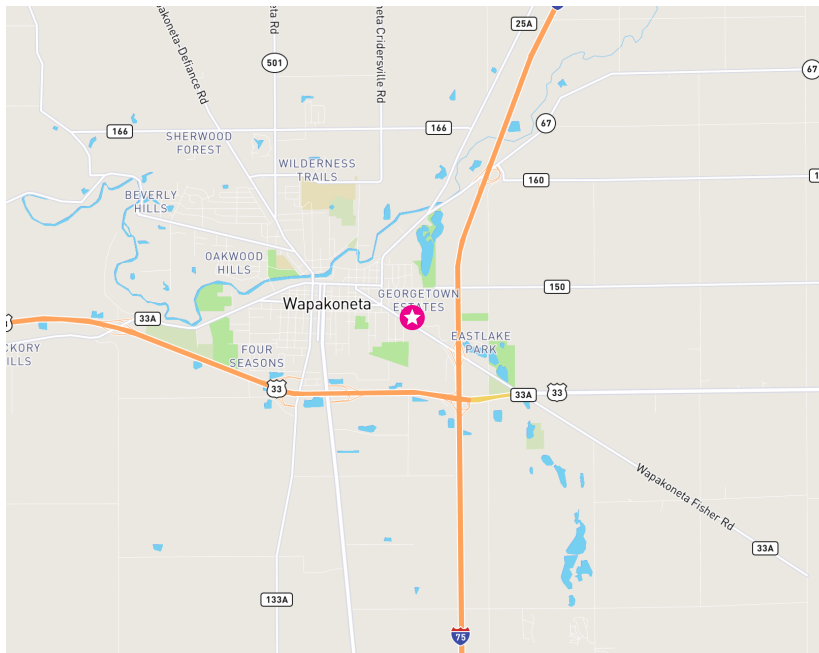
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## Availability

| Unit                     | Tenant                 | Sq. Ft.      |
|--------------------------|------------------------|--------------|
| 100                      | Incare Health Solution | 1,558        |
| 200                      | T-Mobile               | 1,530        |
| 300                      | Great Clips            | 1,558        |
| <b>400</b>               | <b>VACANT</b>          | <b>2,061</b> |
| 500                      | Vape Shop              | 2,078        |
| 600                      | Tenant                 | 2,050        |
| <b>TOTAL LEASABLE SF</b> |                        | <b>5,669</b> |

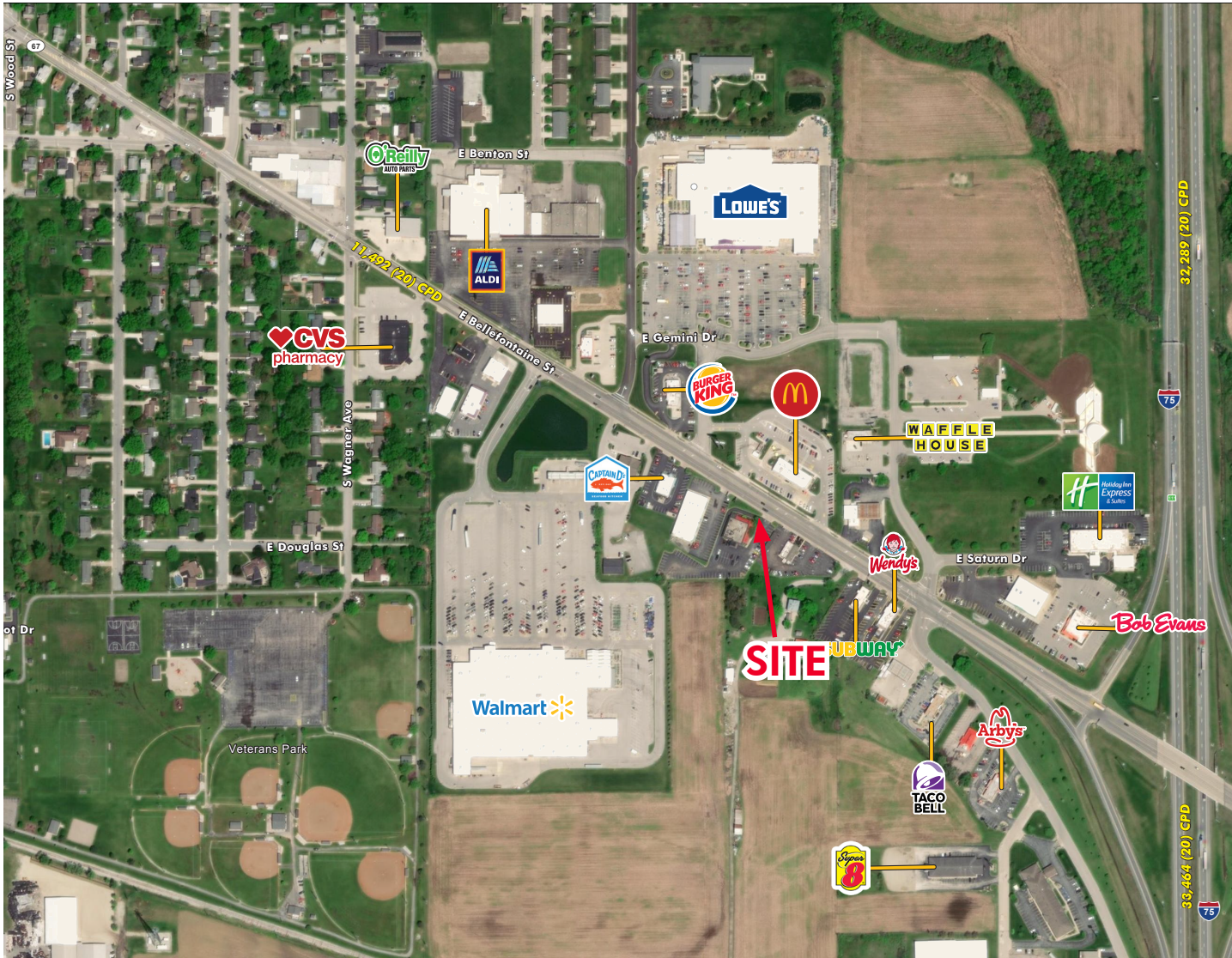




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