

# SHOPPES ON SOUTH MAIN

## RETAIL FOR LEASE

1121 S. MAIN STREET, BOWLING GREEN, OHIO 43402



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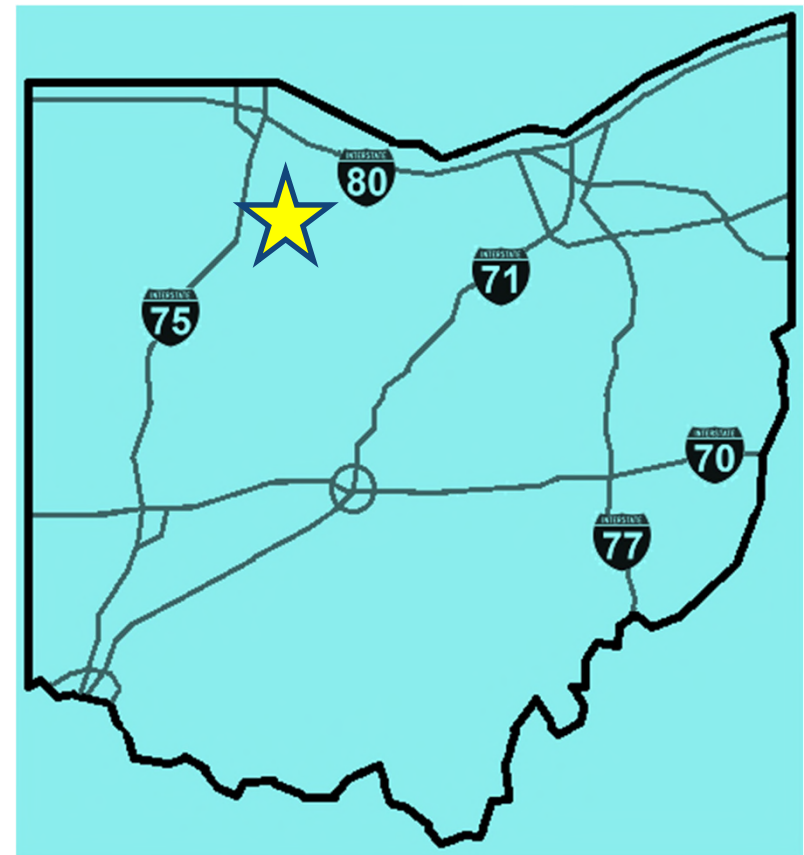
# PROPERTY HIGHLIGHTS

## SHOPPES ON SOUTH MAIN

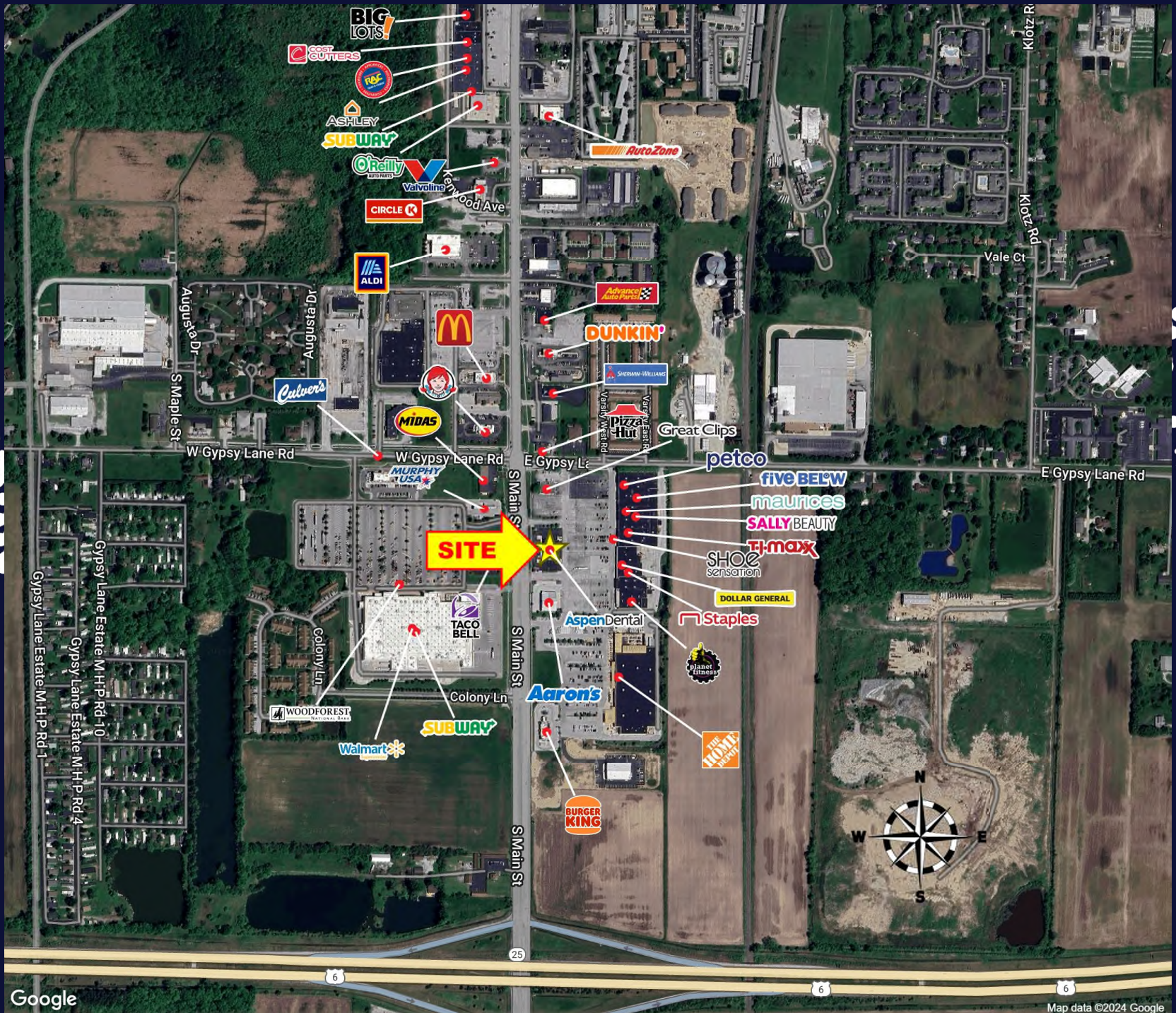
RETAIL FOR LEASE

1121 S. MAIN STREET, BOWLING GREEN, OHIO 43402

- +/- 2,000 SF endcap space available (former Game Stop space)
- Shadow-anchored TJ Maxx, Petco, Staples, Planet Fitness, and more
- Prime visibility on South Main Street
- Ample parking (7.13 per 1,000 SF)
- Great co-tenancy with Aspen Dental, Supercuts, and Cricket Wireless
- 12,819 vehicles per day on S. Main Street



# CORRIDOR AERIAL



# OBLIQUE AERIAL: FRONT



PETCO

T.J. Maxx

STAPLES

THE HOME DEPOT

Gypsy Lane Road (4,158 VPD)

S. Main Street (12,819 VPD)

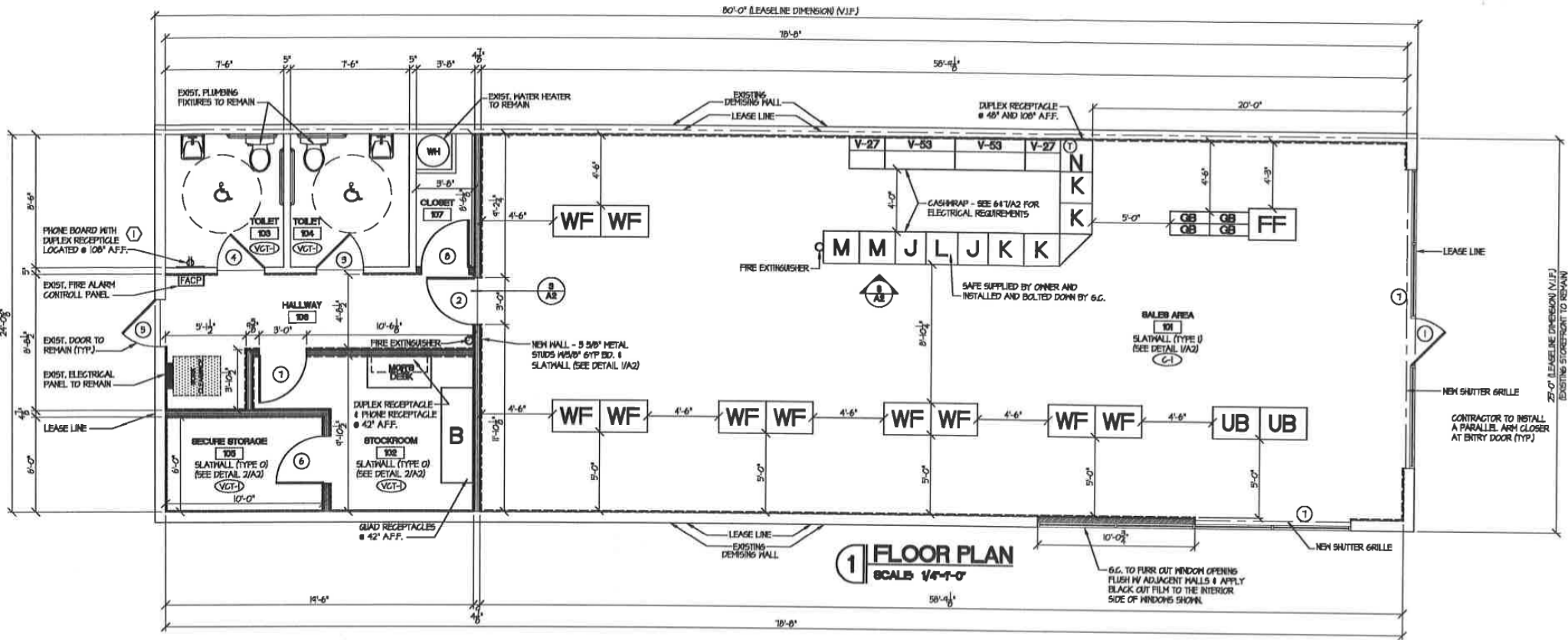
SITE

Walmart

# DRIVE-THROUGH POTENTIAL ADDITION: REAR OF BUILDING



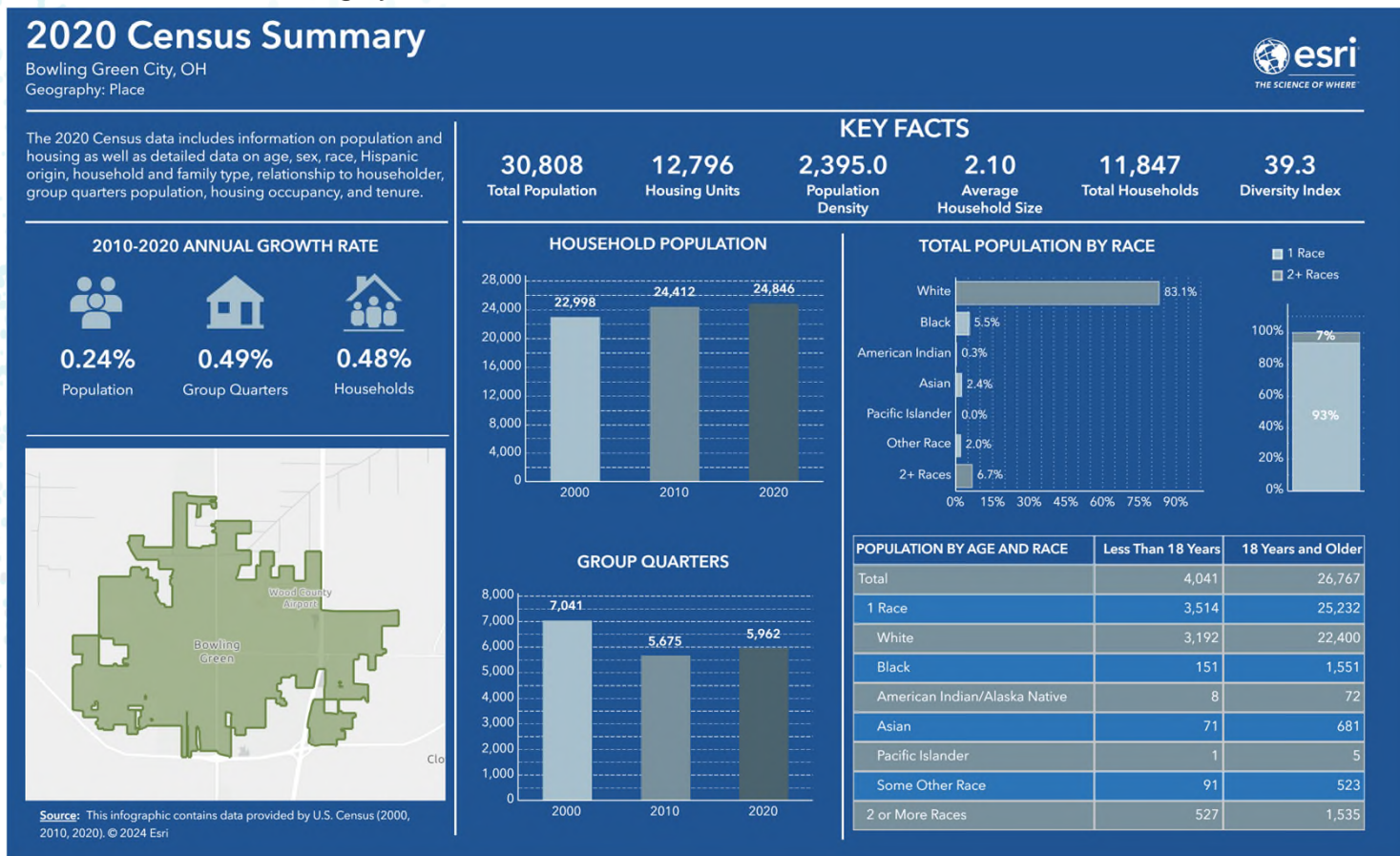
# SPACE PLAN



# BOWLING GREEN, OHIO

Named one of Ohio's Best Hometowns, Bowling Green is situated as the county seat of Wood County. Bowling Green offers its residence a low cost of living, a progressive health care system, extensive parks and recreation facilities, as well as quality K-12 and secondary education options all in one location. This rural community is home to a charming historical downtown lined with locally owned shops, restaurants, and vibrant green spaces.

As the home of **Bowling Green State University**, a thriving public university that flows directly into the downtown, we are positioned as a hub of culture, arts, and entertainment options. In addition, our community is kept safe and boasts lower insurance rates than surrounding communities because of our trained and highly accredited Police and Fire divisions.



# JOB CREATION & RESIDENTIAL GROWTH: 2022-2024

The Ohio Tax Credit Authority (TCA) approved a 1.362%, 8-year Job Creation Tax Credit for **Vehtek Systems, Inc.**, to open a new facility in Bowling Green. The funding is expected to **create 120 full-time positions and generate \$5.9 million** in new annual payroll. **Vehtek Systems** designs, develops, and manufactures automotive systems, assemblies, modules, and components primarily for sale to original equipment manufacturers.

The Ohio Tax Credit Authority (TCA) also approved a 1.329%, 8-year Job Creation Tax Credit for **Norplas Industries, Inc.**, for its new location in Rossford. The funding is expected to **create 140 full-time positions and generate \$6.3 million** in new annual payroll. **Norplas** designs and manufactures automotive systems for original equipment manufacturers.

During 2023, **Bowling Green Economic Development** completed several projects and initiatives, such as:

- Partnered with the Wood County Port Authority to successfully **option about 170 acres** east of Interstate 75 to be used for future development.
- Facilitated plans for a **new housing development adding more than 120 homes** to Bowling Green.
- Participated in several long-term **infrastructure planning initiatives** for transportation and utilities.
- Secured a planning grant through JobsOhio to assist with a **downtown redevelopment initiative**.
- Received three **Energy Efficiency Revolving Loans**.

**Phoenix Technologies**, a recycling company in Bowling Green, employs 160 workers and will **add another 25-30 jobs after a 70,000-square-foot expansion**.

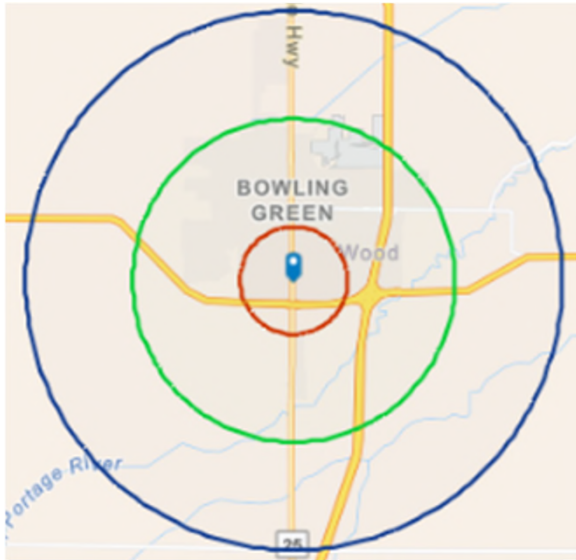
**Vital FHR**, which sources rare earth metals for the renewable energy and medical industry, opened operations in Bowling Green--bringing over **50 new jobs** to the area.

**Woodgate Drive** was extended to the south and a 100,000-square-foot building was put up by Clouse Construction. The building has been leased by an industrial customer, prior to the construction being finished. The project is expected to bring **120 new jobs** to the city.

**Abbott** has selected a site in Bowling Green for a **new manufacturing facility** that will produce specialty and metabolic powder nutritional products. **Abbott** will **invest \$536 million** into the new facility and **create 450 permanent new jobs** in the northwest Ohio region.



# 1-MILE RADIUS DEMOS



## KEY FACTS

**6,383**  
Population

**1.9**  
Average  
Household Size

**27.7**  
Median Age

**\$35,613**  
Median Household Income

## BUSINESS

**165**

Total Businesses

**2,434**

Total Employees

## EDUCATION

**5%**

No High School  
Diploma

**38%**

High School  
Graduate

**17%**

Some  
College

**39%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$27,127**  
Per Capita  
Income



**\$35,613**  
Median  
Household  
Income



**\$51,652**  
Average  
Household  
Income

## EMPLOYMENT



**53.2**  
White  
Collar %



**31.5**  
Blue  
Collar %

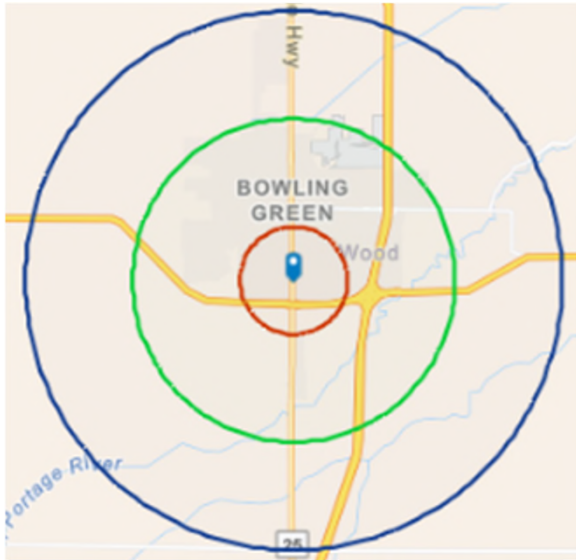


**15.3**  
Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**30,583**  
Population

**2.1**  
Average  
Household Size

**25.2**  
Median Age

**\$46,295**  
Median Household Income

## BUSINESS

**1,207**

Total Businesses

**24,022**

Total Employees

## EDUCATION

**4%**

No High School  
Diploma

**25%**

High School  
Graduate

**21%**

Some  
College

**50%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$28,772**  
Per Capita  
Income



**\$46,295**  
Median  
Household  
Income



**\$69,810**  
Average  
Household  
Income

## EMPLOYMENT

**56.1**  
White  
Collar %

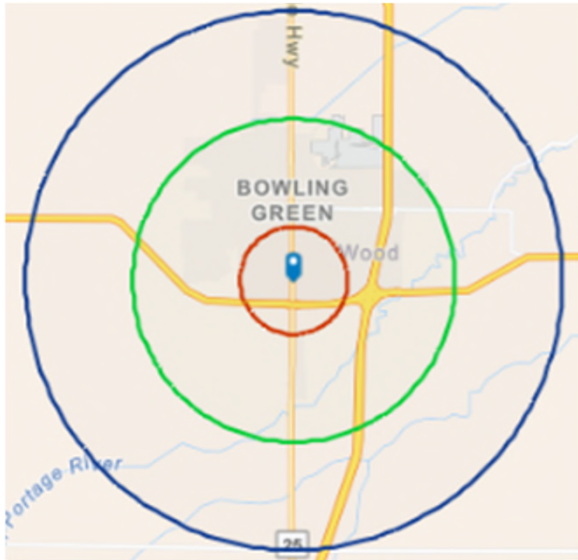
**22.3**  
Blue  
Collar %

**21.5**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**33,949**  
Population

**2.1**  
Average  
Household Size

**26.1**  
Median Age

**\$50,119**  
Median Household Income

## BUSINESS

**1,327**

Total Businesses

**26,530**

Total Employees

## EDUCATION

**4%**

No High School  
Diploma

**26%**

High School  
Graduate

**21%**

Some  
College

**48%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$29,659**  
Per Capita  
Income



**\$50,119**  
Median  
Household  
Income



**\$72,524**  
Average  
Household  
Income

## EMPLOYMENT



**56.3**  
White  
Collar %



**23.0**  
Blue  
Collar %



**20.7**  
Services  
%

**equity** | brokerage

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