

SALE



HEALTHCARE

FORMER PHARMACY



1000 N. WILLIAMS ST., PAULDING, OH 45879

PROPERTY HIGHLIGHTS

- 14,564 SF Freestanding retail property
- 13'-1" to the bottom of the ceiling tile
- Zoned commercial-retail for flexible usage
- Highly visible, lighted corner location
- Strong vehicular exposure along key commercial corridor
- Modern construction completed in 2007
- Renovated in 2017 for updated appeal
- Ample on-site parking supporting high-volume foot traffic and customer convenience

PROPERTY OVERVIEW

Now offered for sale only, this ±14,564 SF freestanding building on 1.83 acres in Paulding, Ohio, presents a prime opportunity for retail or healthcare users seeking a flexible, high-visibility location. Built in 2007 with modern construction and open interior layout, the property is well-suited for adaptive reuse, especially as a small-footprint hospital, urgent care clinic, or veterinary practice. Located at a key intersection along Paulding's primary commercial corridor and surrounded by national retailers, banks, and service stations, the site features ample parking, strong traffic counts, and excellent access. Just 30 minutes from Fort Wayne, this asset is a valuable addition to any regional healthcare or service network.

SALE PRICE

\$1,700,000

\$1,300,000

Lot Size: 1.83 Acres

Building Size: 14,564 SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



BRADLEYCO.COM



1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

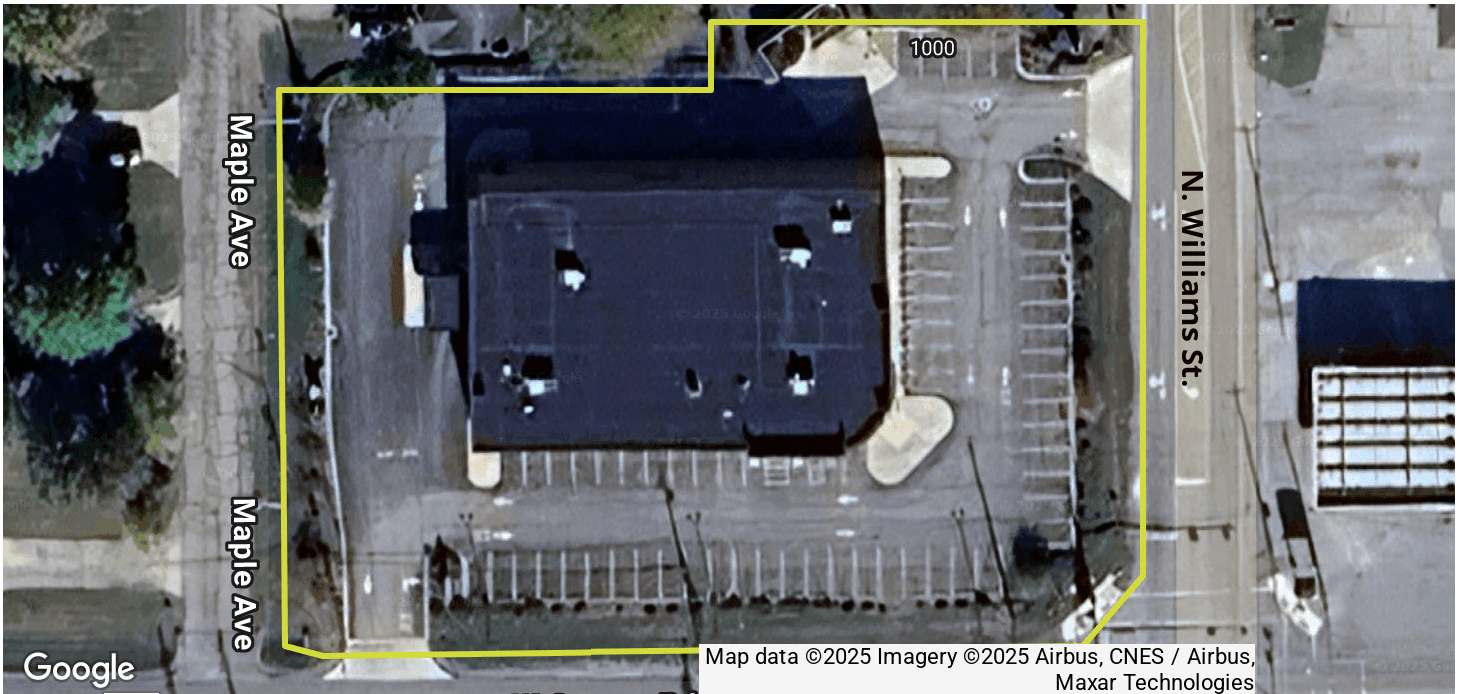
JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,713	4,274	5,745
Average Age	41	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,152	1,806	2,402
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,764	\$71,802	\$78,664
Average House Value	\$185,099	\$176,122	\$174,638

TRAFFIC COUNTS	
Gasser Rd.	2,870/day
N. Williams St.	5,559/day

Demographics data derived from AlphaMap, 2020. Traffic data from MORPC, 2025



CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



EXTERIOR PHOTOS

1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



Front



Exterior



Pharmacy Drive-Thru



Pharmacy Drive-Thru



Pharmacy Drive-Thru



Back of Building



Monument Signage



Entrance Signage

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



INTERIOR PHOTOS

1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



Entrance to Store



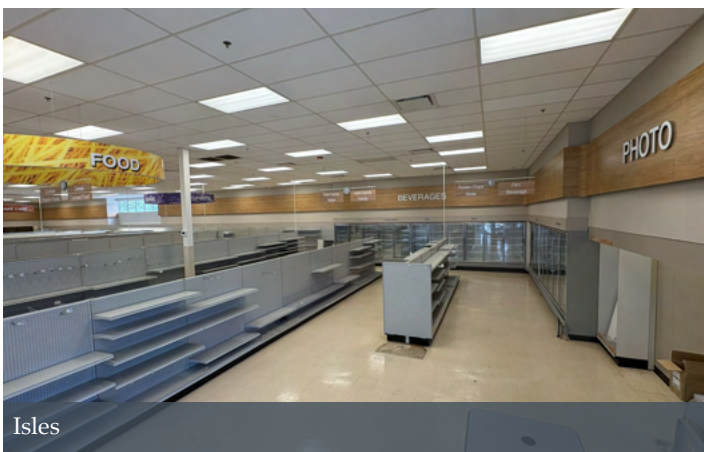
Front of Store



Isles



Check Out



Isles



Isles

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



INTERIOR PHOTOS

1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

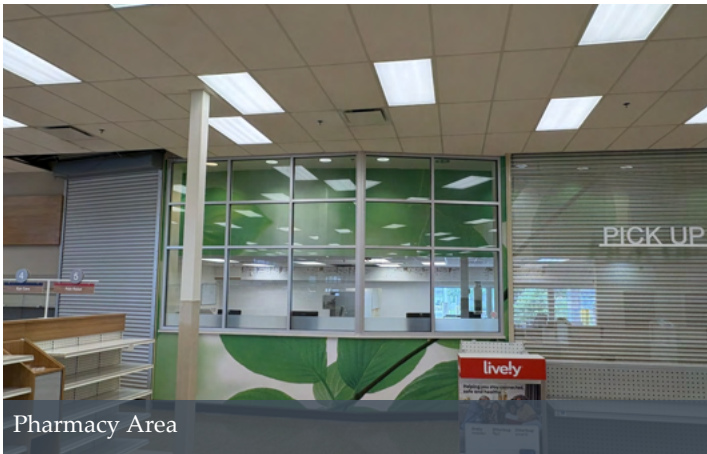
HEALTHCARE



Beverage Coolers



Isles



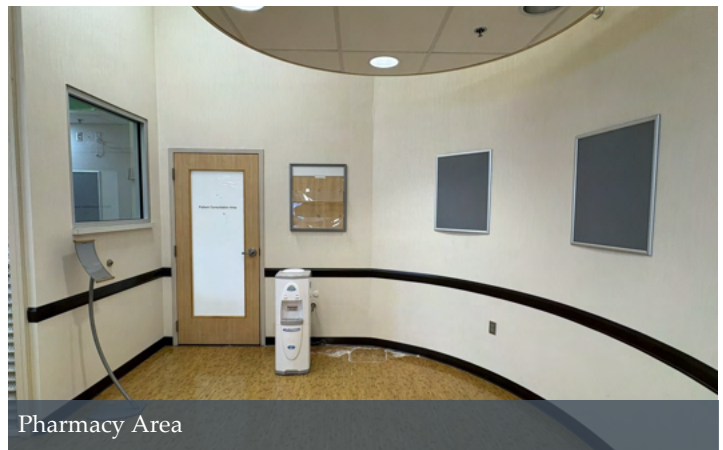
Pharmacy Area



Pharmacy Area



Pharmacy Area



Pharmacy Area

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



INTERIOR PHOTOS

1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



Pharmacy Drive-Thru



Pharmacy Drive-Thru



Pharmacy



Pharmacy Pixis



Offices



Upstairs Storage Mechanicals

CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



CHAD VOGLEWEDE
Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH
Managing Director
260.423.4311
OH #BRKP.2002007854



1000 N. WILLIAMS ST., PAULDING, OH 45879

SALE

HEALTHCARE



The Village of Paulding, Ohio



The Courthouse in The Village

LOCATION DESCRIPTION

Paulding, Ohio, is a close-knit village with a population of approximately 3,600 and serves as the county seat of Paulding County. Strategically located at the junction of US Highway 127 and State Route 111—with State Route 500 ending nearby—Paulding offers convenient regional access. Many residents commute to jobs in neighboring towns, making it primarily a residential community. The leading local employer is the Paulding County Health System, anchored by the Paulding County Hospital.

The available property is well-positioned within Paulding along Williams Street, the town's main commercial corridor. It benefits from a high-visibility intersection that includes neighboring businesses such as McDonald's, two fuel stations, and a First Federal Bank branch. Surrounding the site are several well-known retailers, including Advance Auto Parts, Chief Supermarkets, Dairy Queen, ALCO, Ace Hardware, Subway, and a Chevrolet dealership. Rite Aid demonstrated its commitment to the Paulding market by relocating from a shopping center to this prominent corner on Williams Street to enhance visibility and sales. Additionally, the nearby Dairy Queen at 1101 N Williams Street has recently undergone tenant-led renovations, reflecting investment in the area.

Though Paulding County has a modest population, its western Ohio location places it within easy driving distance of Fort Wayne, Indiana—a larger metropolitan hub with over 250,000 residents. Fort Wayne's diversified economy spans key sectors such as manufacturing, education, healthcare, insurance, logistics, and defense. The city is home to several major employers, including General Electric, Magnavox, Westinghouse, and International Harvester.

CHAD VOGLEWEDE

Senior Broker
260.423.4311
cvoglewede@bradleyco.com

CONNER CALL

Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com

JONATHAN ROTH

Managing Director
260.423.4311
OH #BRKP.2002007854