

BUILD TO SUIT/SPEC

Retail Strip Mall
Lease Opportunity

4400 Elida Rd
Lima, OH

Zip 45807
Parcel 36-1708-01-001.001

Your name
here



- Corner Lot
- Signalized Intersection
- 18,000 VPD

- Main artery of primary regional city
- National Brands Trade Area
- Zoned Commercial

- 405' Frontage
- 2 acre lot
- 5-15k SF building

 **Rezvani
Ventures**
rezvaniventures.com

Seena Sean Rezvani
Developer / Broker
408.569.4419
seena@rezvaniventures.com

Highlights

LOCATION

- Corner Lot
- Signalized Intersection
- 405' Frontage
- 18,000 VPD highly visible along State Route 309 artery
- Heaviest east/west commute corridor in the county, including to/from Fort Wayne, Van Wert, & Delphos
- Zoned commercial, including Drive-Thru use
- Bounded by Commercially Zoned land for future development

AREA

- National brand Trade Area, including major retailers such as Lowe's, Meijer, Menard's, & Kohl's
- Across from new Casey's development
- Close proximity to several K-12 Schools
- Various new storefronts currently in development in trade area
- 2.2% retail rent growth in early 2022, predicted to increase[‡]
- Only 0.5% strip center vacancy[‡]
- 40% larger healthcare industry vs national average, + 266% Professional & Scientific job growth

BUILDING

- Build to Suit / Spec
- Proposed 1-4 tenant building w/ End Caps and optional Inline Spaces
- Customizable 1-15k SF per tenant space
- Utilities in place

Demographics

LEASABLE AREA	LAND AREA	PARKING
5-15k SF	2 acres	~60 stalls
LEASE TYPE	LEASE TERM	RENT INCREASES

NNN 10 years Varies



Corner Lot



Signalized Intersection



18,000 VPD

POPULATION	1-MILE	3-MILE	5-MILE	10-MILE
2021 Population*	2,800	13,500	50,200	95,400
HOUSEHOLDS	1-MILE	3-MILE	5-MILE	10-MILE
2021 Households*	1,900	5,600	19,100	36,800
INCOME	1-MILE	3-MILE	5-MILE	10-MILE

2021 Average Household Income* \$78k \$67k \$63k \$66k

*Sources: STI PopStats via SiteSeer; CoStar; TrafficMetrix; & ODOT TMMS

Example Design Renders



Example Design Renders

Site Plan



Example Design Elevations



Front



Rear



Left



Right

Aerial Video



Landmarks

 School System

Zoned Commercial

Subject Property

 Signalized Corner Lot

State Route 309 // Elida Rd
18,000 VPD

 **Laurel Oaks**
Residential Community

Diller Rd

SR65

Baty Rd

Eastown Rd

OH-81

Downtown Lima

Lima



Landmarks

Subject Property

Signalized Corner Lot

Zoned Commercial

Elementary School

Middle School

High School

School Field

DOLLAR GENERAL

Citizens NATIONAL BANK

SR-309

Speedway

APEX SPORTS ZONE

Happy Daz

CASEY'S

Laurel Oaks Residential Community

Superior CREDIT UNION

ACE Hardware

BioLife

State Route 309 / Elida Rd

18,000 VPD

HONDA

TOYOTA

LOWE'S

MENARDS

AspenDental

CHIPOTLE

FIVE GUYS

verizon

Applebee's GRILL & BAR

meijer

DISCOUNT TIRE

Gordon FOOD SERVICE

Upcoming Retail Development

IHOP

ALDI

Ashley HOMESTORE

PANDA EXPRESS

Spectrum

KOHL'S

SEPHORA

TJ-maxx

McDonald's

BURGER KING

KFC HOBBY LOBBY

T-Mobile The UPS Store

TACO BELL

TRACTOR SUPPLY CO

SHERWIN WILLIAMS

Eastown Rd

Diller Rd

Baty Rd



Lima Proper



**Subject
Property**

**Downtown
Lima**

Lima, OH

LOCATION

Lima is the county seat of Allen County, and the principal city of all surrounding counties including Van Wert, Putnam, Hancock, Hardin, Auglaize, and Mercer Counties.* Likewise, it is the principal city of the Lima Ohio MSA (metropolitan statistical area), which is included in the Lima / Van Wert / Wapakoneta CSA (combined statistical area).*

Lima is located in northwest Ohio along Interstate-75 and State Route 309, approximately 72 mi north of Dayton, 78 mi southwest of Toledo, and 63 mi southeast of Fort Wayne.*

INDUSTRIES

Healthcare is a key industry in Allen County, where it is ~40% larger than the national average, and enjoys 266% job growth in Professional, Scientific, and Technical Services industries.† Further, healthcare is an even larger industry per capita in Lima, with Mercy Health St. Rita's Medical Center and Lima Memorial Health Systems both being dominant employers. These two hospitals serve a 10-county area of northwest and central west Ohio.*

In fact, Mercy Health recently announced the development of a \$15 million Graduate Medical Education Center, which is a 48,000 SF facility and designed to recruit physicians and medical students to the area.‡

Lima is home to Procter & Gamble, PPG Coating Services (formerly MetoKote), Range Kleen, and Lima Refinery. Lima also includes locations of notable companies including Ford Motor Company and SumiRiko (formerly DTR Industries).† In fact, Allen County in general has a 100% larger manufacturing industry than the national average.†

SCHOOLS, SAFETY, & TRIVIA

Lima includes Ohio State University (OSU) regional campus and is home to University of Northwestern Ohio.* Lima enjoys being a very low crime area.§ The television series Glee is set in a fictional High School in Lima Ohio.*

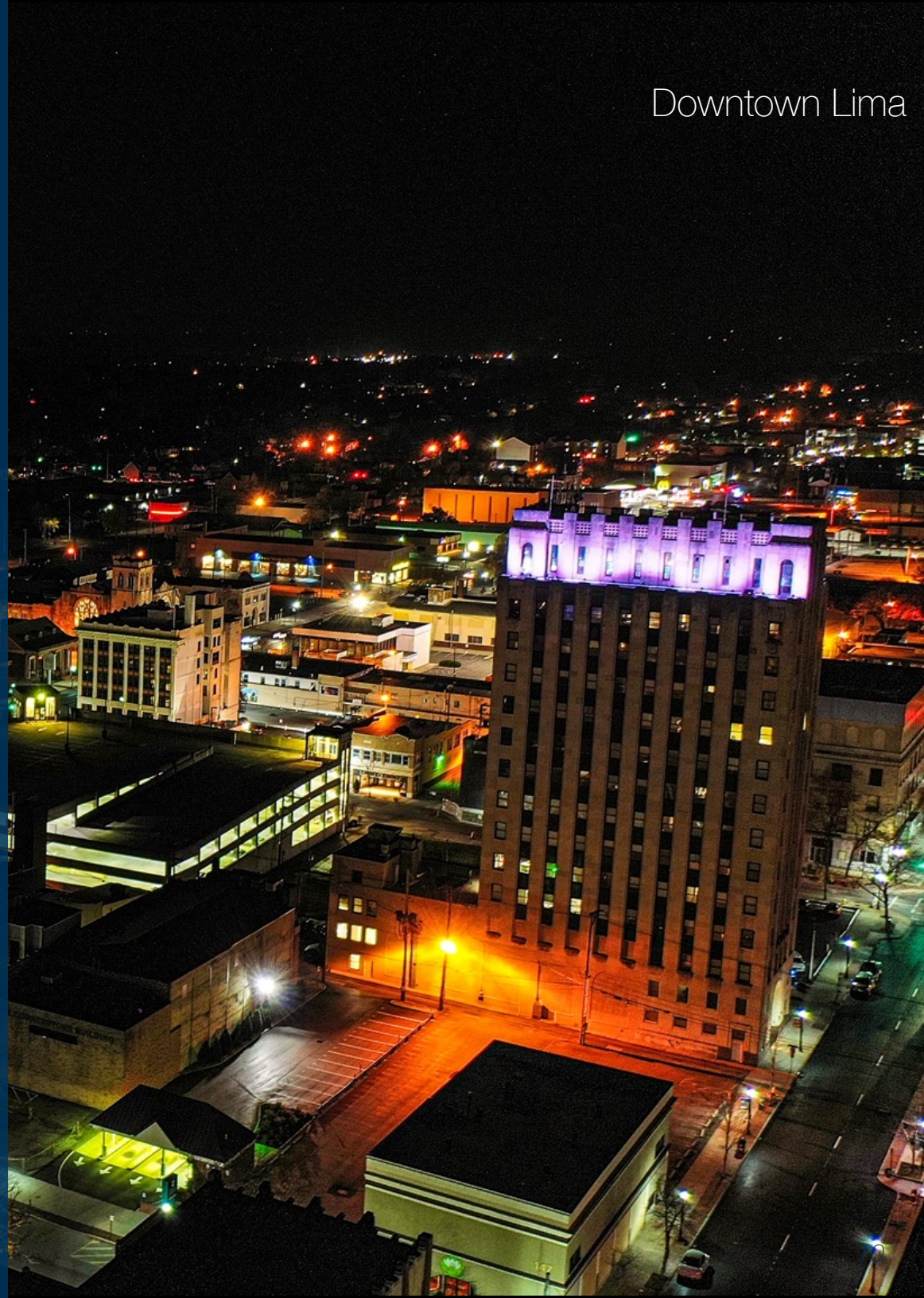
*Wikipedia page for Lima, Ohio

†Emsi Allen County Economy Overview (Q1 2022)

‡CoStar Retail Market Review (early 2022)

§Emsi Greater Lima Region Economy Overview (Q1 2022)

Downtown Lima



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