



1162
Latham Ave. Lima, Oh.

*1162 Latham Ave.
Lima, Oh 45805*

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PROPERTY INFO:

■ **PURCHASE PRICE:**
\$399,000.00

■ **PROPERTY ADDRESS:**
*1162 LATHAM AVE.
LIMA, OH 45805*

■ **YEAR BUILT:**
1972

■ **PROPERTY SIZE**
9,900 SQ. FT.

■ **LAND SIZE**
0.73 ACRES

**1162
LATHAM AVE. LIMA,
OH.**

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
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PROPERTY OVERVIEW

Unique investment and business opportunity! This versatile property is zoned Light Industrial and offers a variety of potential uses. The front portion of the building features a spacious living area with 3+ bedrooms, office and 2.5 bathrooms that could be converted into two or three separate office, retail, or professional spaces to suit your business needs. The commercial section provides over 3,000 square feet of garage and warehouse space, complete with three dock doors for efficient loading and unloading. Additional overhead storage is available and is easily accessible by an existing conveyor belt system. Whether you're looking for owner-occupancy, rental income potential, warehouse operations, light manufacturing, or a mixed-use

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Lima Oh 45805

**HOWARD
HANNA**
REAL ESTATE SERVICES



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

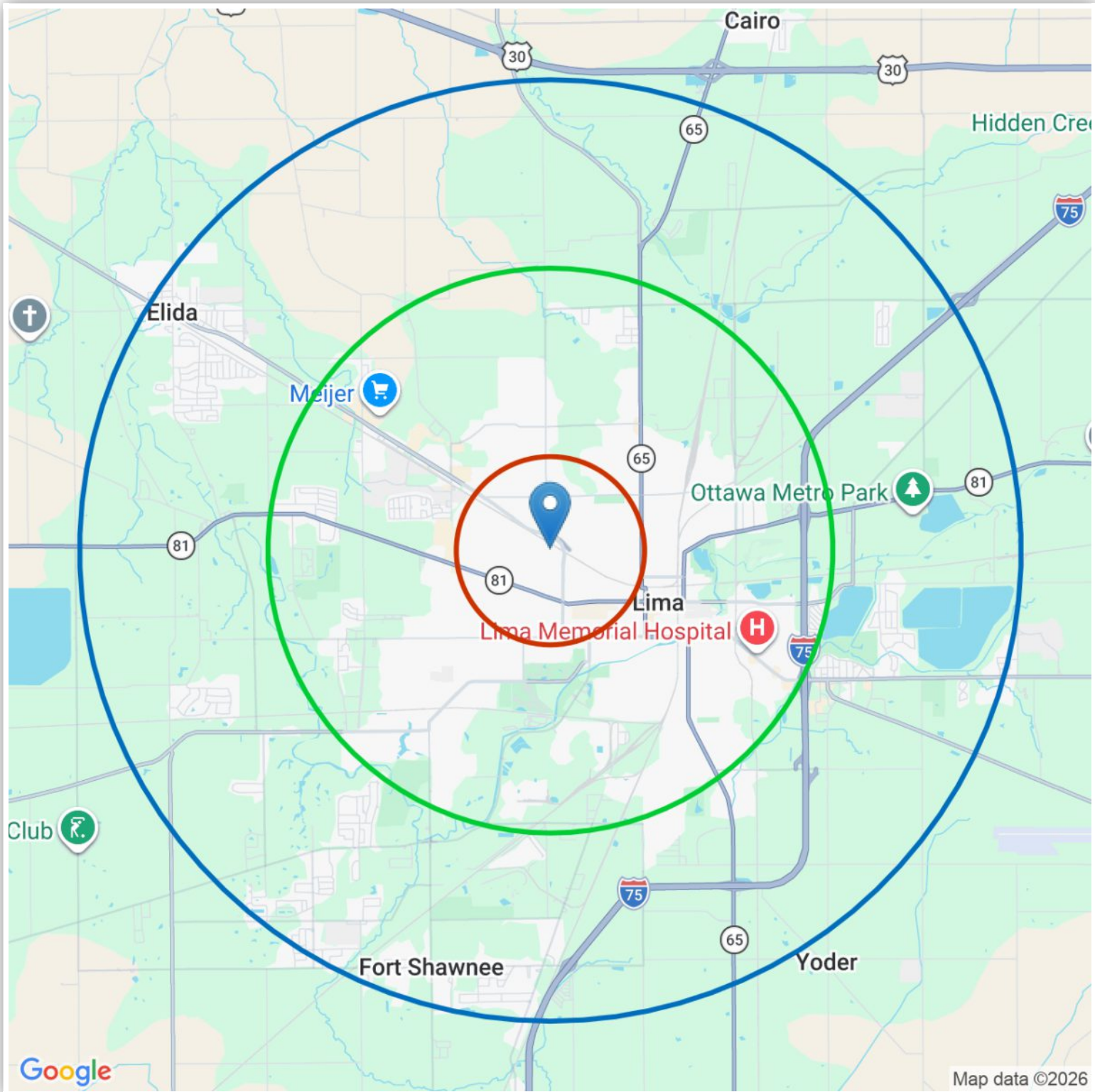


PROPERTY PHOTOS



**HOWARD
HANNA**
REAL ESTATE SERVICES







KEY FACTS

12,899

Population

35.8

Median Age



2.34

Average Household Size

5,397

Total Households

EDUCATION



6.92%

No High
School
Diploma



3.57%

High School
Graduate



19.94%

Some College

9.33%

Bachelor's/
Grad

BUSINESS



397

Total Businesses



13,519

Total Employees

EMPLOYMENT

476

Retail Trade
Employees

813

Manufacturing
Employees

325

Eating &
Drinking
Employees

339

Finance/Ins/Real
Estate Emp

8.3%

Unemployment Rate



\$52,633

Median Household Income

INCOME



\$25,092

Per Capita Income



\$71,419

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (24.64%)■

The smallest group : \$200,000+ (1.38%)■

Indicator	Value(%)	
< \$15,000	15.49	■
\$15,000 - \$24,999	12.58	■
\$25,000 - \$34,999	7.8	■
\$35,000 - \$49,999	12.21	■
\$50,000 - \$74,999	24.64	■
\$75,000 - \$99,999	14.99	■
\$100,000 - \$149,999	8.78	■
\$150,000 - \$199,999	2.18	■
\$200,000+	1.38	■



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KEY FACTS

47,536
Population

38.4 Median Age



2.24
Average Household Size

20,020
Total Households

EDUCATION



7.17%
No High
School
Diploma



5.53%
High School
Graduate



20.98%
Some College



9.27%
Bachelor's/
Grad

BUSINESS



2,107
Total Businesses



40,003
Total Employees

EMPLOYMENT

4,335
Retail Trade
Employees

3,401
Manufacturing
Employees

2,795
Eating &
Drinking
Employees

1,615
Finance/Ins/Real
Estate Emp

7.5% Unemployment Rate

Households by Income

The largest group : \$50,000 - \$74,999 (23.23%) ■
The smallest group : \$200,000+ (3.24%) ■

Indicator	Value(%)	
< \$15,000	16.43	
\$15,000 - \$24,999	8.95	
\$25,000 - \$34,999	7.47	
\$35,000 - \$49,999	11.38	
\$50,000 - \$74,999	23.23	
\$75,000 - \$99,999	13.81	
\$100,000 - \$149,999	12.13	
\$150,000 - \$199,999	3.36	
\$200,000+	3.24	

INCOME



\$58,444
Median Household Income



\$28,959
Per Capita Income



\$84,782
Median Net Worth



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KEY FACTS

67,057

Population

40.1

Median Age



2.29

Average Household Size

27,937

Total Households

EDUCATION



5.83%

No High School Diploma



7.64%

High School Graduate



20.04%

Some College

11.68%

Bachelor's/ Grad

BUSINESS



2,873

Total Businesses



51,595

Total Employees

EMPLOYMENT

6,030

Retail Trade Employees

5,132

Manufacturing Employees

4,069

Eating & Drinking Employees

1,965

Finance/Ins/Real Estate Emp

6.4%

Unemployment Rate

INCOME



\$64,067

Median Household Income



\$35,061

Per Capita Income



\$150,940

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (21.62%)■

The smallest group : \$150,000 - \$199,999 (4.57%)■

Indicator	Value(%)	
< \$15,000	14.1	■
\$15,000 - \$24,999	7.9	■
\$25,000 - \$34,999	6.36	■
\$35,000 - \$49,999	10.25	■
\$50,000 - \$74,999	21.62	■
\$75,000 - \$99,999	13.44	■
\$100,000 - \$149,999	15.79	■
\$150,000 - \$199,999	4.57	■
\$200,000+	5.97	■



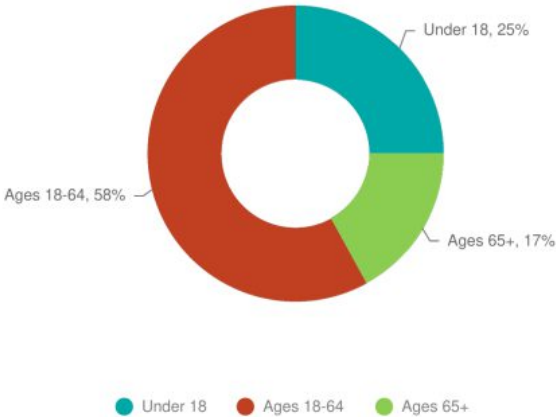
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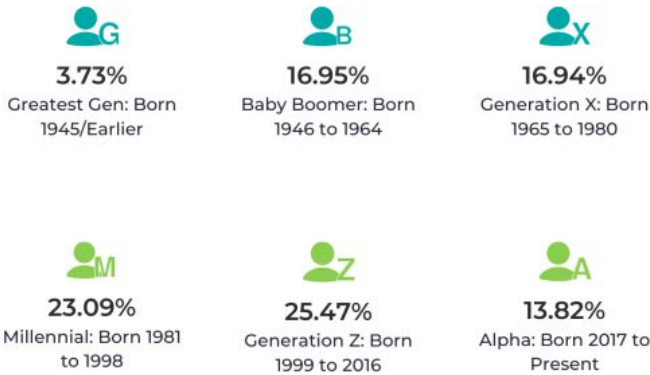
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

12,899	5,425	35.8
Population	Households	Median Age
2.34	\$52,633	\$103,796
Avg Size Household	Median Household Income	Median Home Value
36	178	58.6
Wealth Index	Housing Affordability	Diversity Index

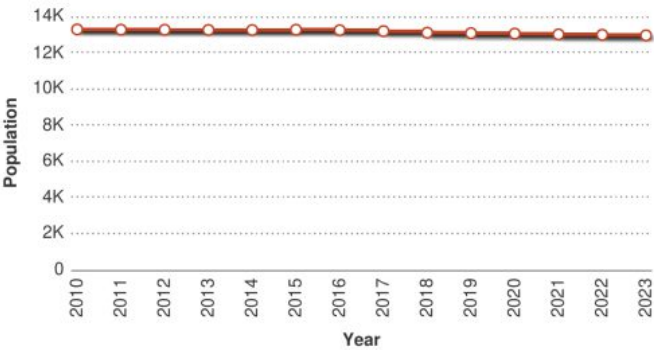
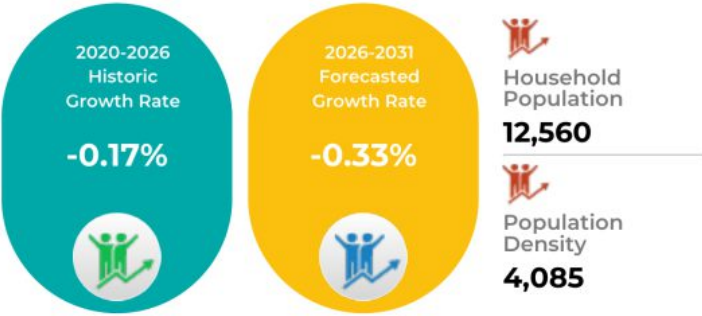
POPULATION BY AGE



POPULATION BY GENERATION



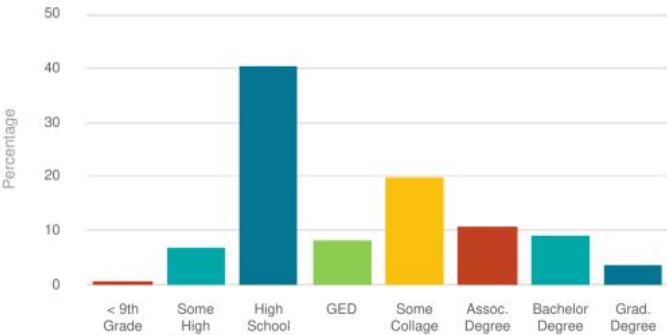
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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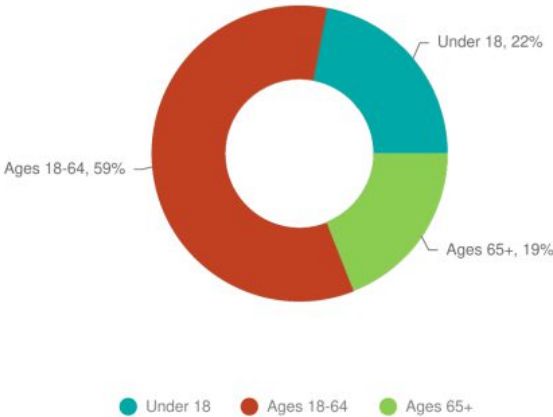
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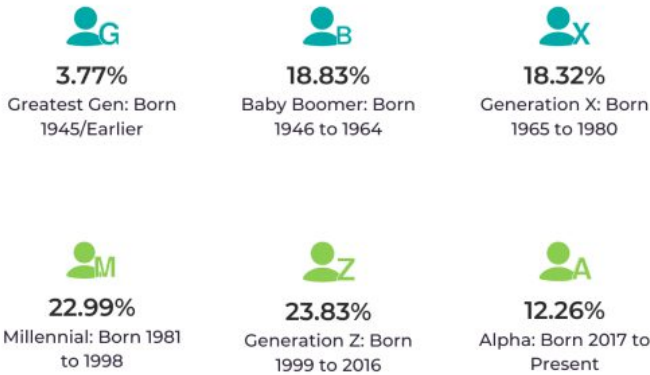
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

47,536 Population	20,143 Households	38.4 Median Age
2.24 Avg Size Household	\$58,444 Median Household Income	\$124,099 Median Home Value
46 Wealth Index	169 Housing Affordability	56.4 Diversity Index

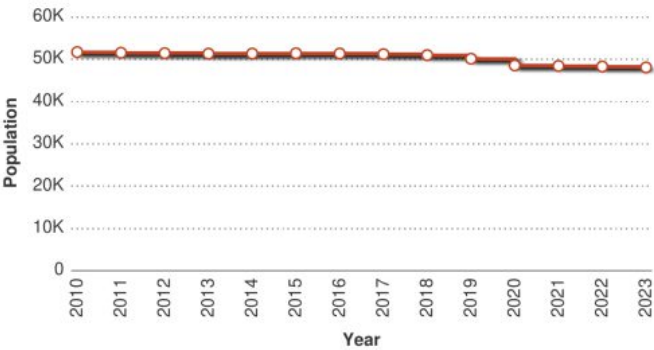
POPULATION BY AGE



POPULATION BY GENERATION



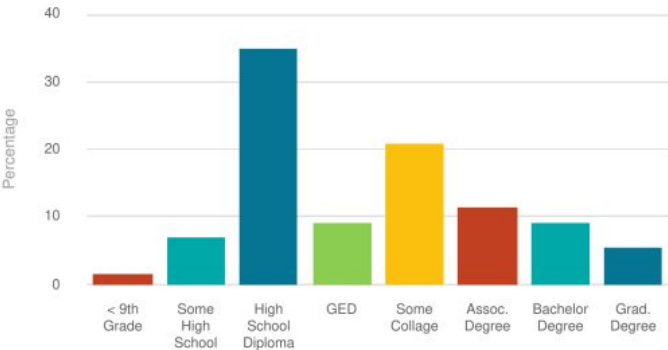
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



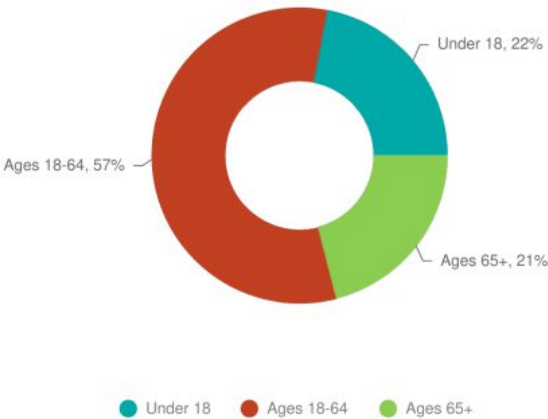
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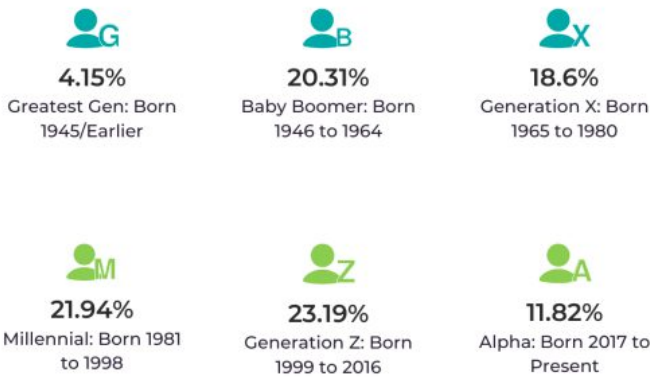
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

67,057 Population	28,089 Households	40.1 Median Age
2.29 Avg Size Household	\$64,067 Median Household Income	\$173,896 Median Home Value
62 Wealth Index	133 Housing Affordability	50.4 Diversity Index

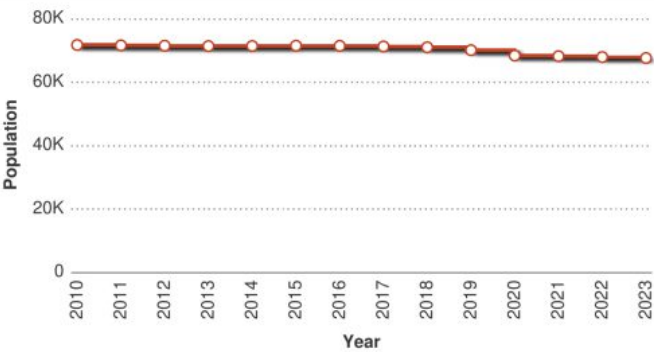
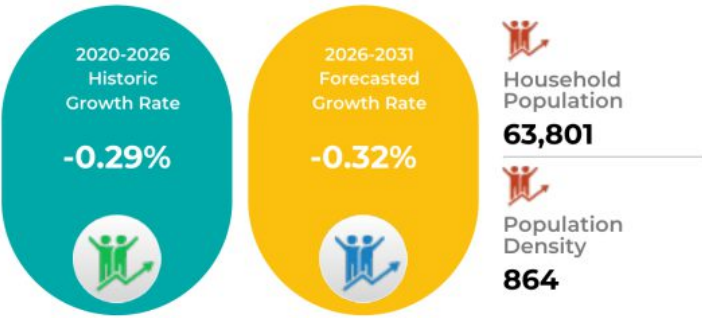
POPULATION BY AGE



POPULATION BY GENERATION



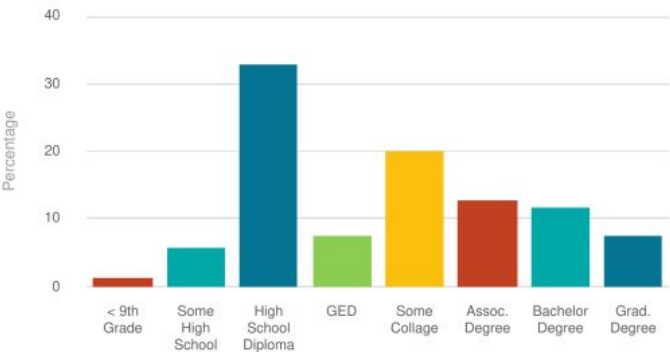
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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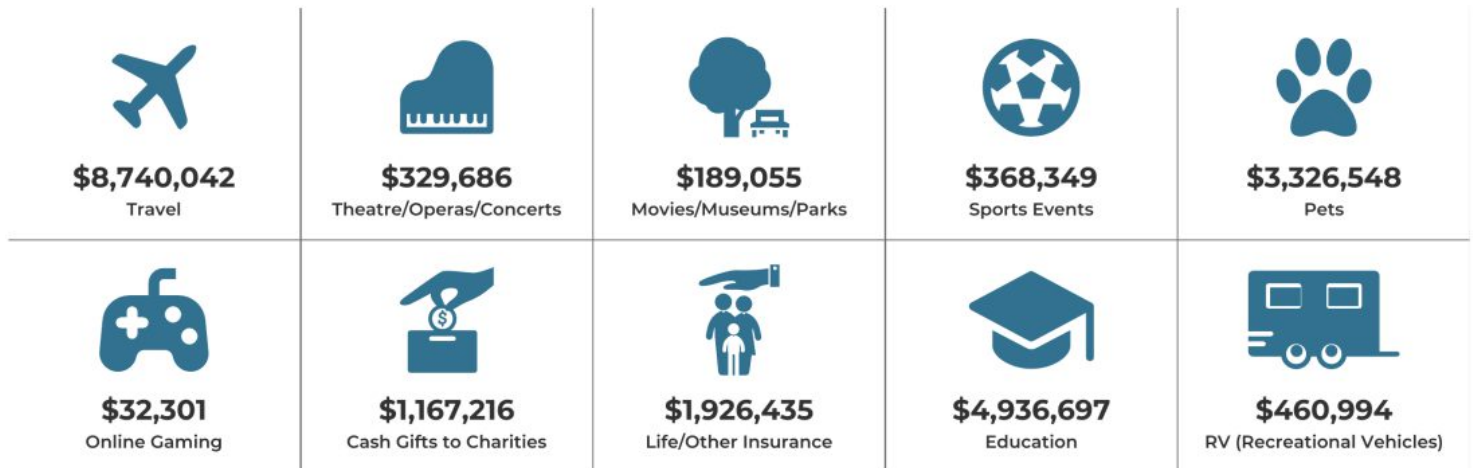


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



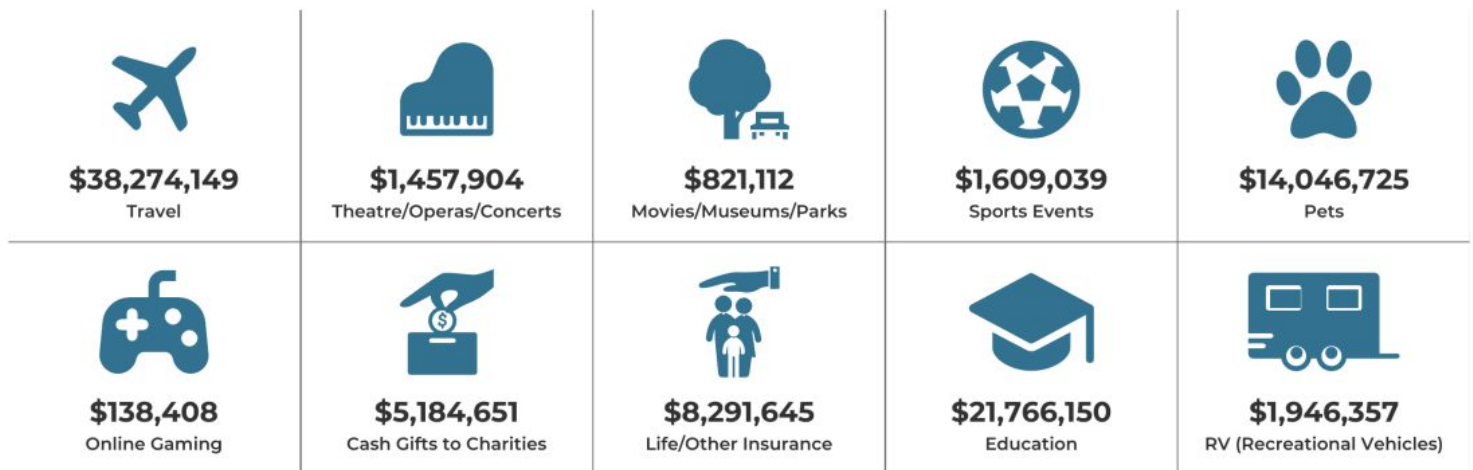


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

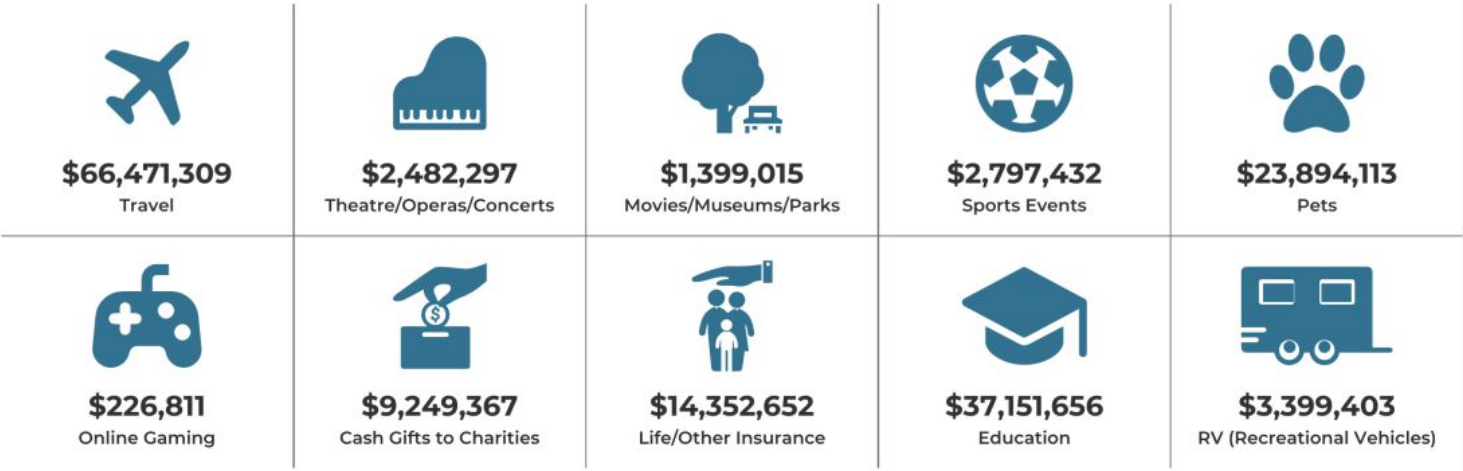


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

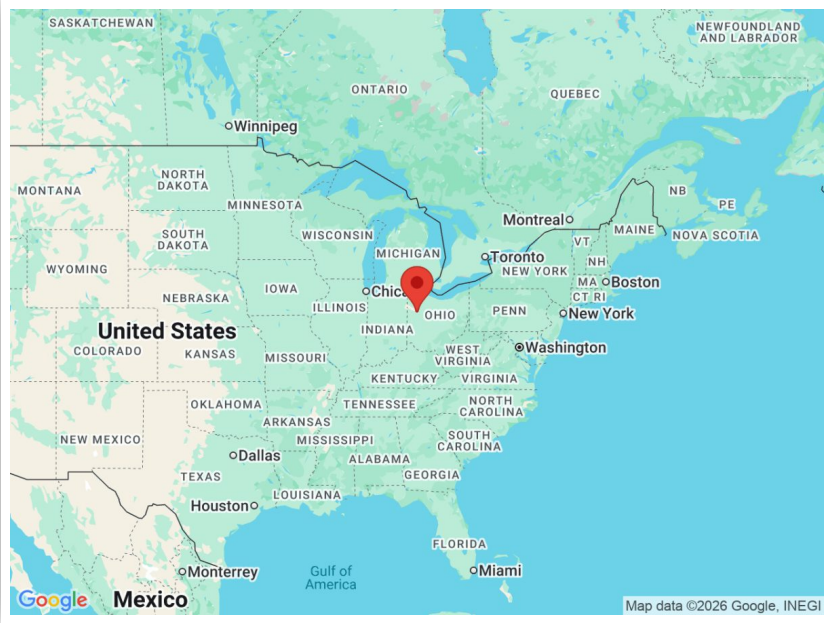
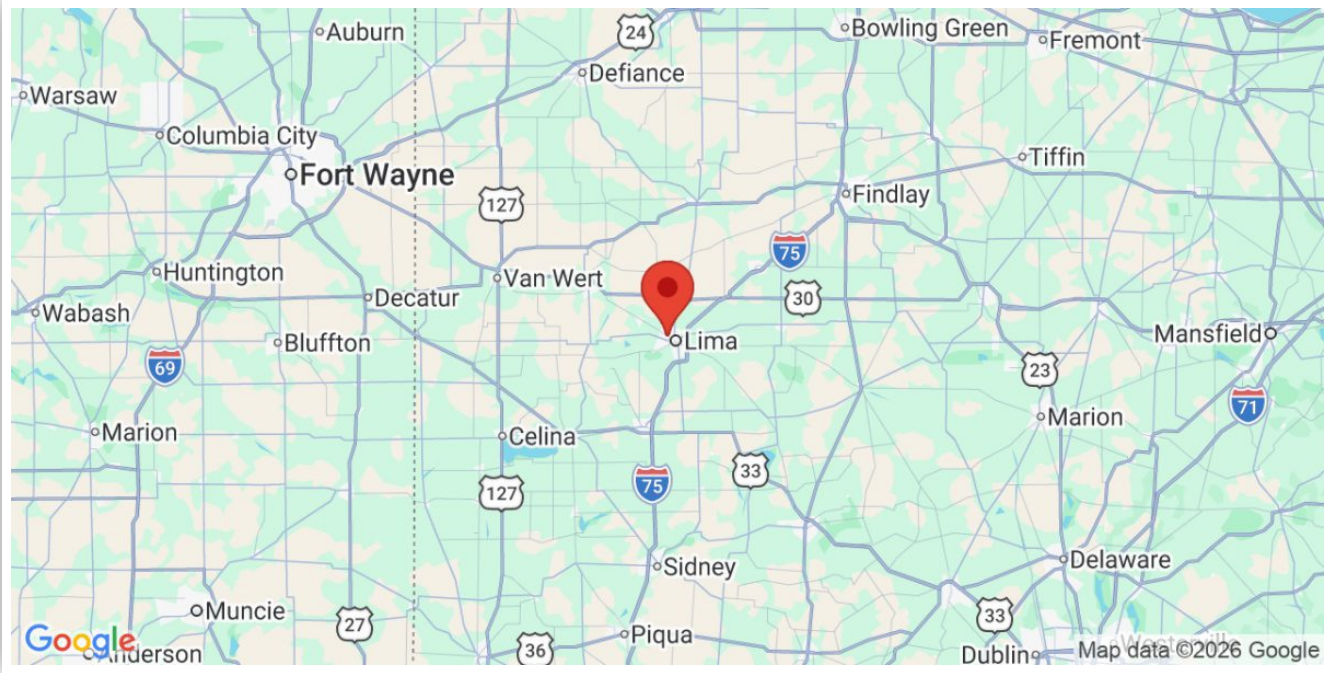
Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

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1162 Latham Ave., Lima, Oh, 45805
AREA LOCATION MAP

1162 Latham Ave. Lima, Oh.
1162 Latham Ave., Lima, Oh, 45805



1162 Latham Ave. Lima, Oh.
1162 Latham Ave., Lima, Oh, 45805
AERIAL ANNOTATION MAP

1162 Latham Ave. Lima, Oh.
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