

±3 Acres Available for Development

US-224 & SR-18 | Tiffin, Ohio



Property Highlights

- Front door to Tiffin's main retail corridor
- Regional site with strong traffic counts and full movement access off both US-224 and SR-18
- Dense retail corridor with high barriers to entry
- Directly across from Walmart and within 0.75-miles of other prominent retailers including Lowe's, Kroger, Aldi, CVS, Chipotle, McDonalds and more
- Lowe's - 380.3K visits in the last 12 months
- Walmart - 2 million visits in the last 12 months
- Mercy Health Tiffin - 428.6K visits in the last 12 months

Property Contact

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Location

US-224 & SR-18,
Tiffin, Ohio
(41.1092,-83.2222)

[Click to navigate to Google Maps](#)

Traffic Counts

W Market Street: 18,270 VPD
US-224: 11,804 VPD



Key Demographics

5-Mile Radius

Current Estimated Population	24,584
Current Estimated Households	10,002
Average Household Income	\$70,627
Median Age	39.0 years
Businesses	895
Total Retail Expenditure	\$256.91 M