



1501 N MAIN STREET | FINDLAY, OH

FORMER RITE AID

14,492 SF | DIVISIBLE | AVAILABLE FOR SALE OR LEASE



PROJECT DETAILS

FORMER RITE AID • 14,492 SF | DIVISIBLE | FOR SALE OR LEASE

AVAILABLE SPACE	14,492 SF DIVISIBLE
TRAFFIC COUNTS	14,811 ADT W Trenton Ave 13,039 ADT N Main St
PROPERTY HIGHLIGHTS	Former Rite Aid 14,492 SF Free Standing Retail Building On 2.11 Acres Parking Spaces: 85 Signalized Hard Corner With Multiple Points Of Ingress And Egress Less than 1-Mile Away From University of Findlay - 5,000 Plus Students Adjacent to Glenwood Middle School (556 Students), University of Findlay Sports Complex, and The Family Center
COUNTY	Hancock
MARKET	Findlay

	3 MILE	5 MILE	7 MILE
 POPULATION	41,206	52,328	55,705
 DAYTIME POPULATION	55,436	64,548	67,077
 MEDIAN HH INCOME	\$63,749	\$68,101	\$70,008



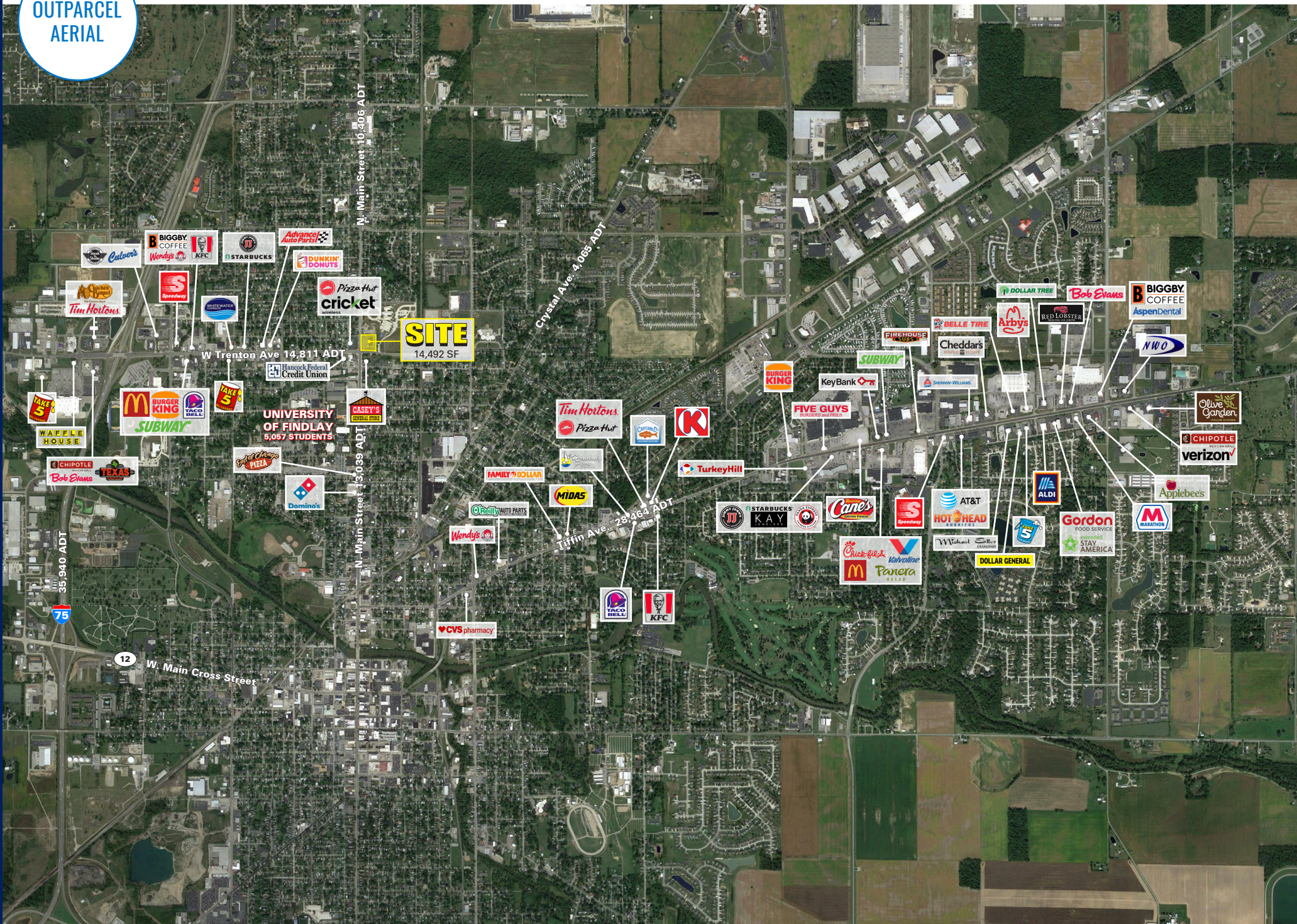
N. Main Street 10,406 ADT



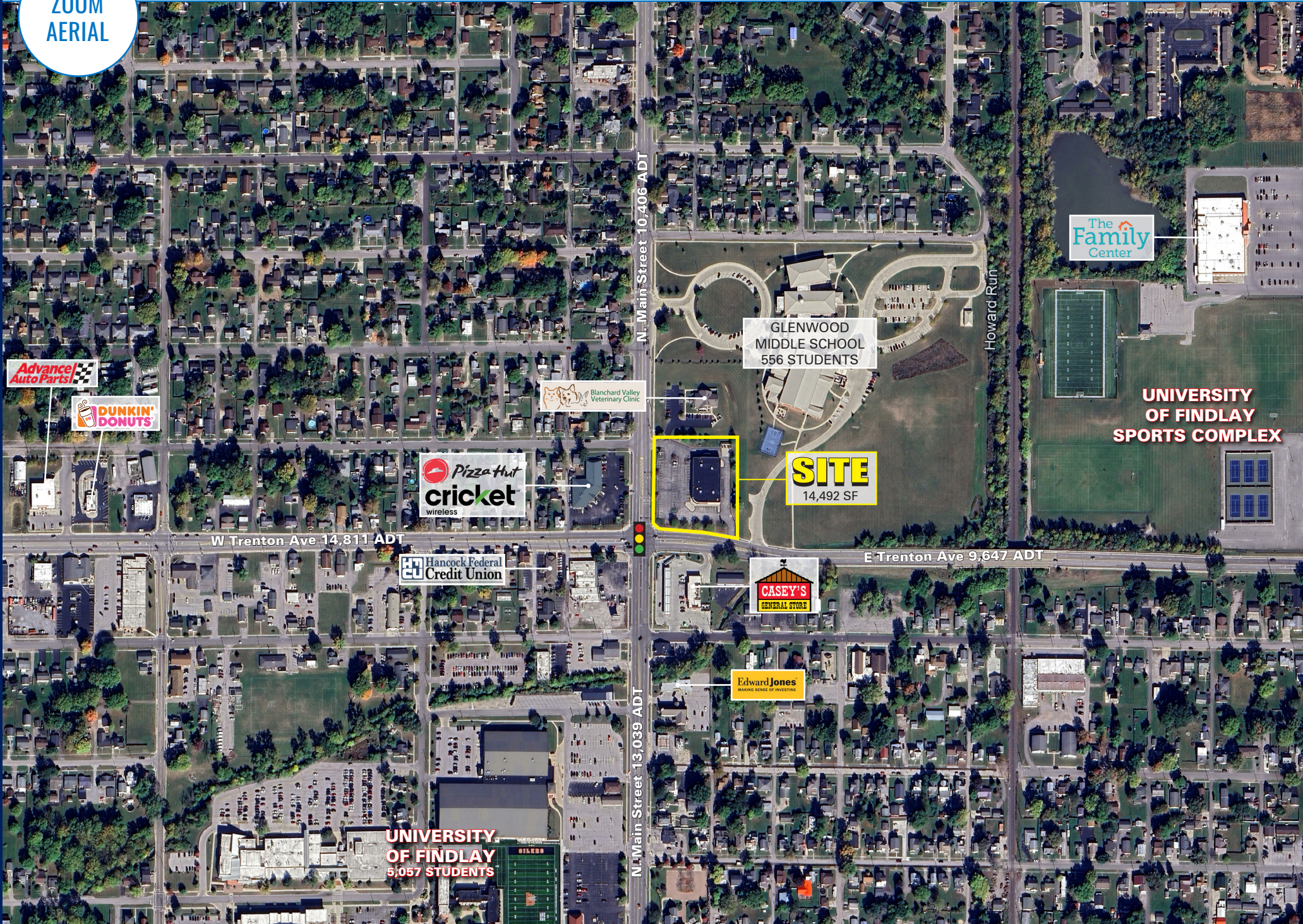
E Trenton Ave 9,742 ADT

OUTPARCEL
AERIAL

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ZOOM
AERIAL



Advance
Auto Parts

DUNKIN'
DONUTS

Pizza Hut
cricket
wireless

Blanchard Valley
Veterinary Clinic

GLENWOOD
MIDDLE SCHOOL
566 STUDENTS

N. Main Street 10,7406 ADT

Howard Run

The Family
Center

UNIVERSITY
OF FINDLAY
SPORTS COMPLEX

SITE
14,492 SF

W Trenton Ave 14,811 ADT

Hancock Federal
Credit Union

E Trenton Ave 9,647 ADT

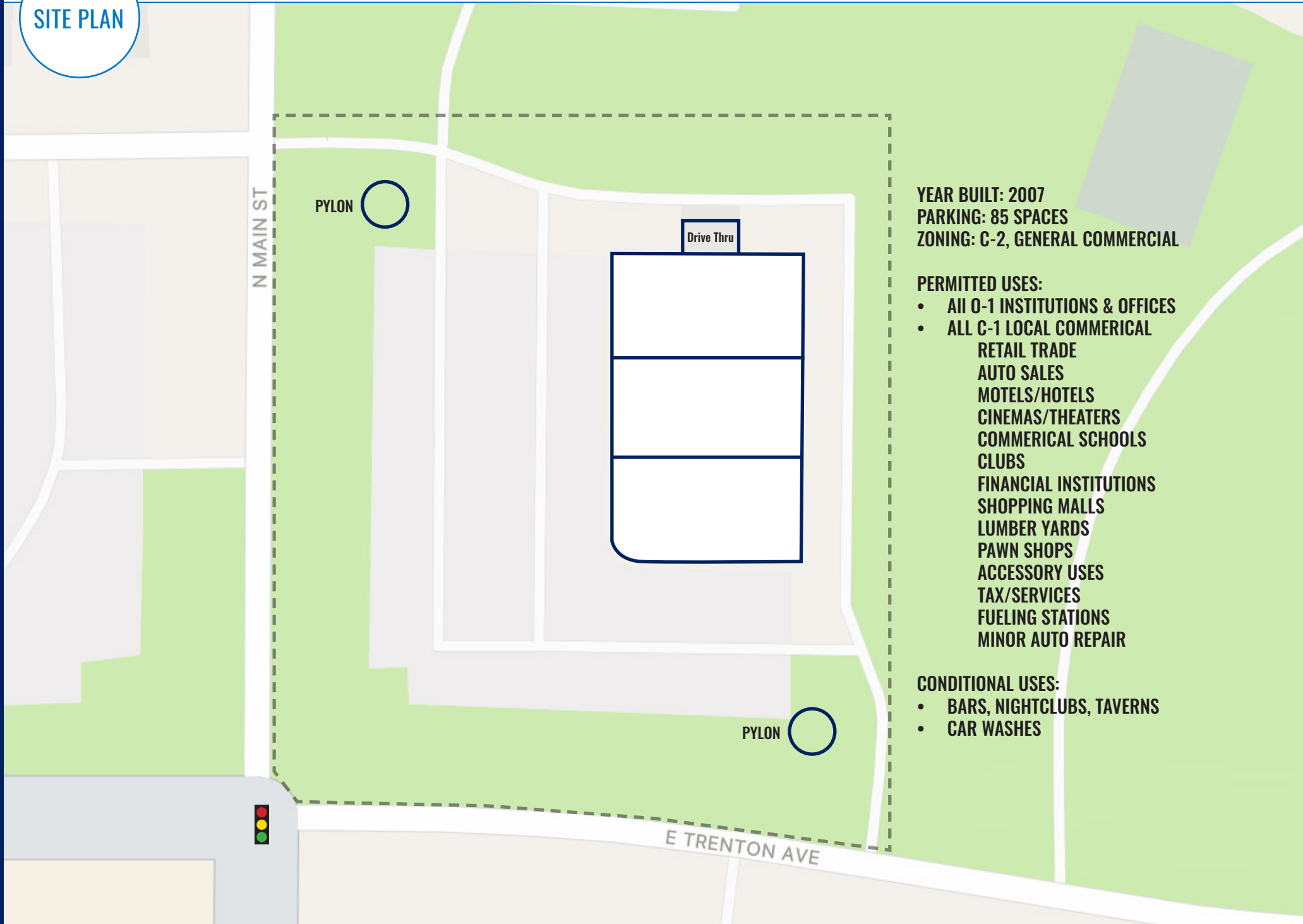
CASEY'S
GENERAL STORE

Edward Jones
MAKING SENSE OF INVESTING

UNIVERSITY
OF FINDLAY
5,057 STUDENTS

N. Main Street 13,039 ADT

SITE PLAN



YEAR BUILT: 2007
PARKING: 85 SPACES
ZONING: C-2, GENERAL COMMERCIAL

PERMITTED USES:

- All O-1 INSTITUTIONS & OFFICES
- ALL C-1 LOCAL COMMERCIAL
 - RETAIL TRADE
 - AUTO SALES
 - MOTELS/HOTELS
 - CINEMAS/THEATERS
 - COMMERCIAL SCHOOLS
 - CLUBS
 - FINANCIAL INSTITUTIONS
 - SHOPPING MALLS
 - LUMBER YARDS
 - PAWN SHOPS
 - ACCESSORY USES
 - TAX/SERVICES
 - FUELING STATIONS
 - MINOR AUTO REPAIR

CONDITIONAL USES:

- BARS, NIGHTCLUBS, TAVERNS
- CAR WASHES

FINDLAY, OHIO

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NEW YORK CITY
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WEST PALM BEACH

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