

Rare pad site opportunity on Tiffin Road



Findlay, OH Overview

Findlay, Ohio is located approximately 40 miles south of Toledo and about 90 minutes from Columbus, Dayton, and Detroit. The low cost of living and central location to surrounding larger cities allow Findlay to be a sought-after location for companies. As a result, publicly traded, Fortune 500 companies such as Marathon Petroleum Company and Cooper Tire and Rubber Company have their U.S. headquarters in Findlay. Whirlpool chose Findlay, OH for their dishwasher manufacturing and distribution center. This plant is considered to be the largest dishwasher plant in the world, based on production. Findlay is home to several other distribution centers including Best Buy, Lowe's and Campbell Soup Company.



Property Highlights

- From 1/2 acre - 2+ acres
- Excellent visibility on Tiffin Road with more than 300 ft of frontage
- Main retail corridor in Findlay, Ohio
- Other retailers in the area include Walmart, Lowe's, Dick's Sporting Goods, Best Buy, Harbor Freight, Starbucks, Chase Bank, Kroger's, Meijer's, and Chick-Fil-A
- Pad site to RP Home & Harvest which just opened in 2021
- Pad site one (1) on the hard corner with stop light

Demographics 2022	1 Mile	3 Mile	5 Mile
Avg Household Income	\$81,543	\$78,359	\$82,410
Population	6,666	41,117	54,651
Traffic Count: 19,368 cars per day			

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