

LIBERTY PLAZA

15033-15085 Flag City Drive, Findlay, OH 45840

RK



Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	21,603 SF
Available SF:	Up to 6,000 SF
Lot Size:	2.606 Acres
Year Built:	2005
Zoning:	425 Neighborhood Shopping Center
Submarket:	Outside Metro Area

Property Overview

- Well-maintained strip center shadow anchored by Menards
- Immediately available suites range from 1,626 SF - 6,000 SF
- Located on the Tiffin Avenue commercial corridor proximal to the Findlay Mall and many nearby national retailers.
- 19,956 vehicles per day on Tiffin Avenue & 8,331 vehicles per day on County Road 236.
- \$69,480 household income within 5 miles
- Nearby retailers include: Menards, Walmart, Meijer, Kohl's, Lowes, Hobby Lobby, Gabes, Aldi, Best Buy, Chipotle, Chick-fil-A, Olive Garden, and more.

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Lease Rate	\$15.00 SF/Yr
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Lease Details

Available SF	Up to 6,000 SF
Lease Type	NNN

Building Information

Building Size	21,603 SF
Year Built	2005
Tenancy	Multiple
Center Type	Neighborhood Center
Exterior Signage	Building
Delivery Area	Rear
Lighting	Multiple
Climate Controlled	Yes
Heat System Description	GFA
Security	Alarm System

Property Details

Zoning	425 Neighborhood Shopping Center
Acreage	2.606 Acres
Annual Real Estate Taxes	\$7,541.78
Annual Real Estate Taxes Per SF	\$0.35
Parcel / APN Numbers	630001022694
# Parking Spaces	138

Location Information

Building Name	Liberty Plaza
City, State & Zip	Findlay, OH 45840
County	Hancock
Nearest Highway	US 224 / I-75

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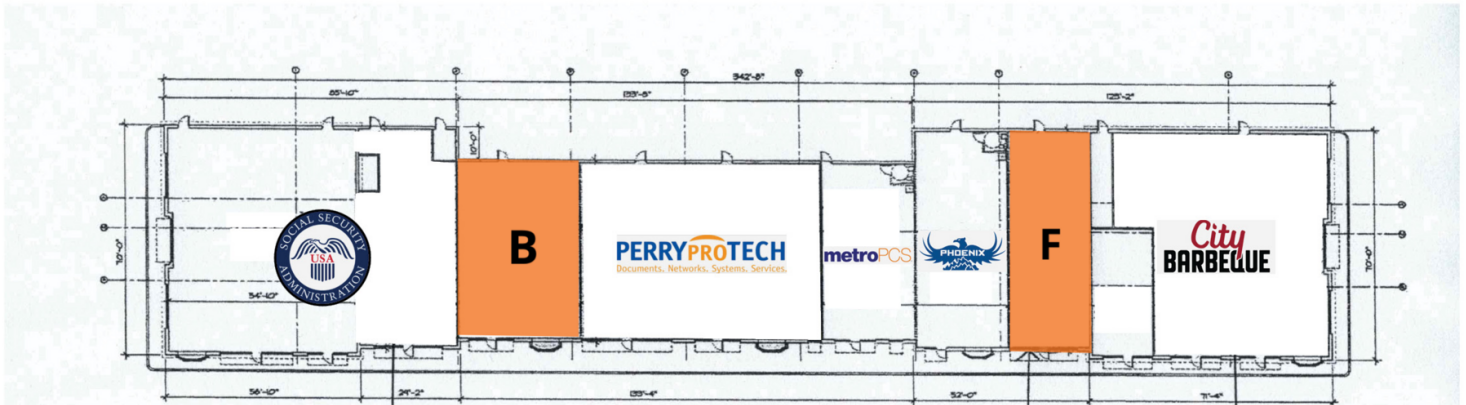
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Legend

Available

Lease Information

Lease Type: NNN
 Total Space: 1,626 - 2,042 SF

Lease Term: Negotiable
 Lease Rate: \$15.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
B	Available	2,042 SF	NNN	\$15.00 SF/yr
F	Available	1,626 SF	NNN	\$15.00 SF/yr

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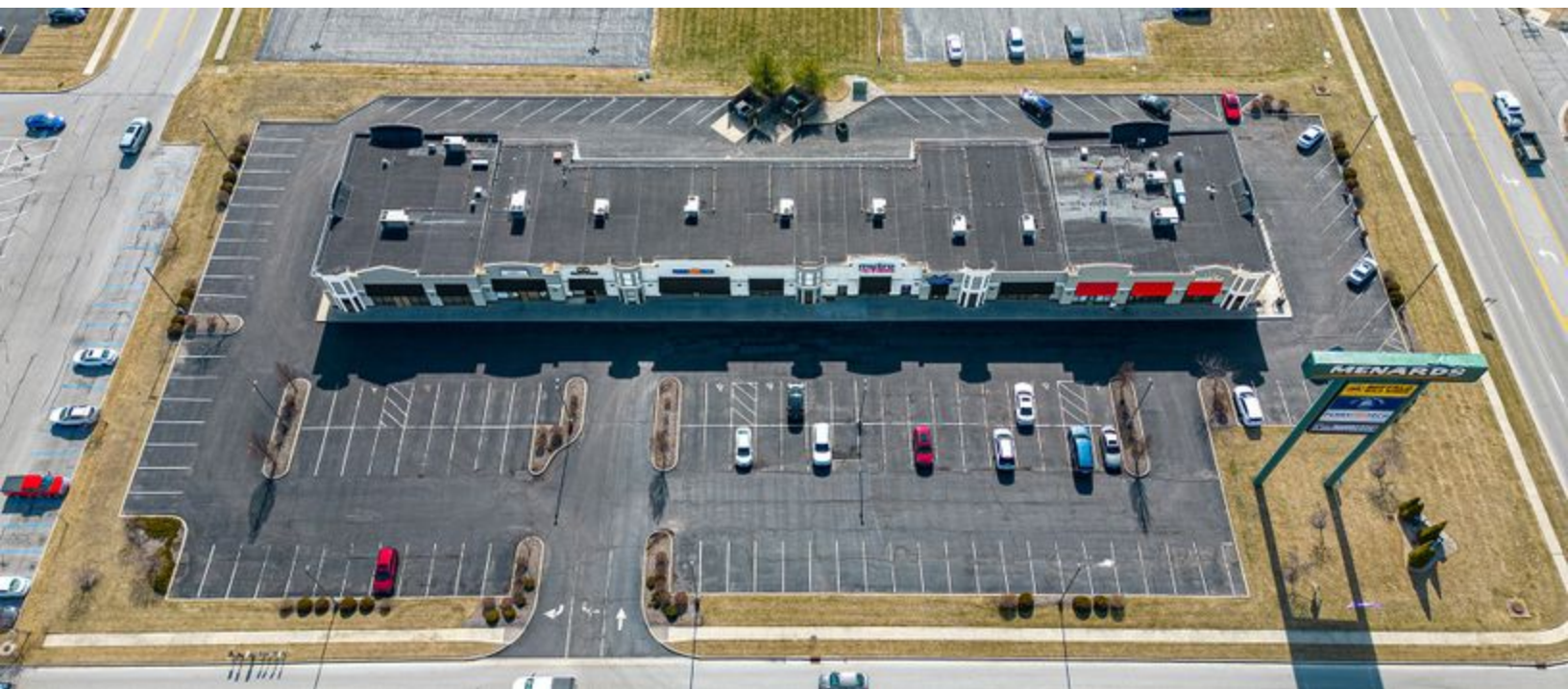
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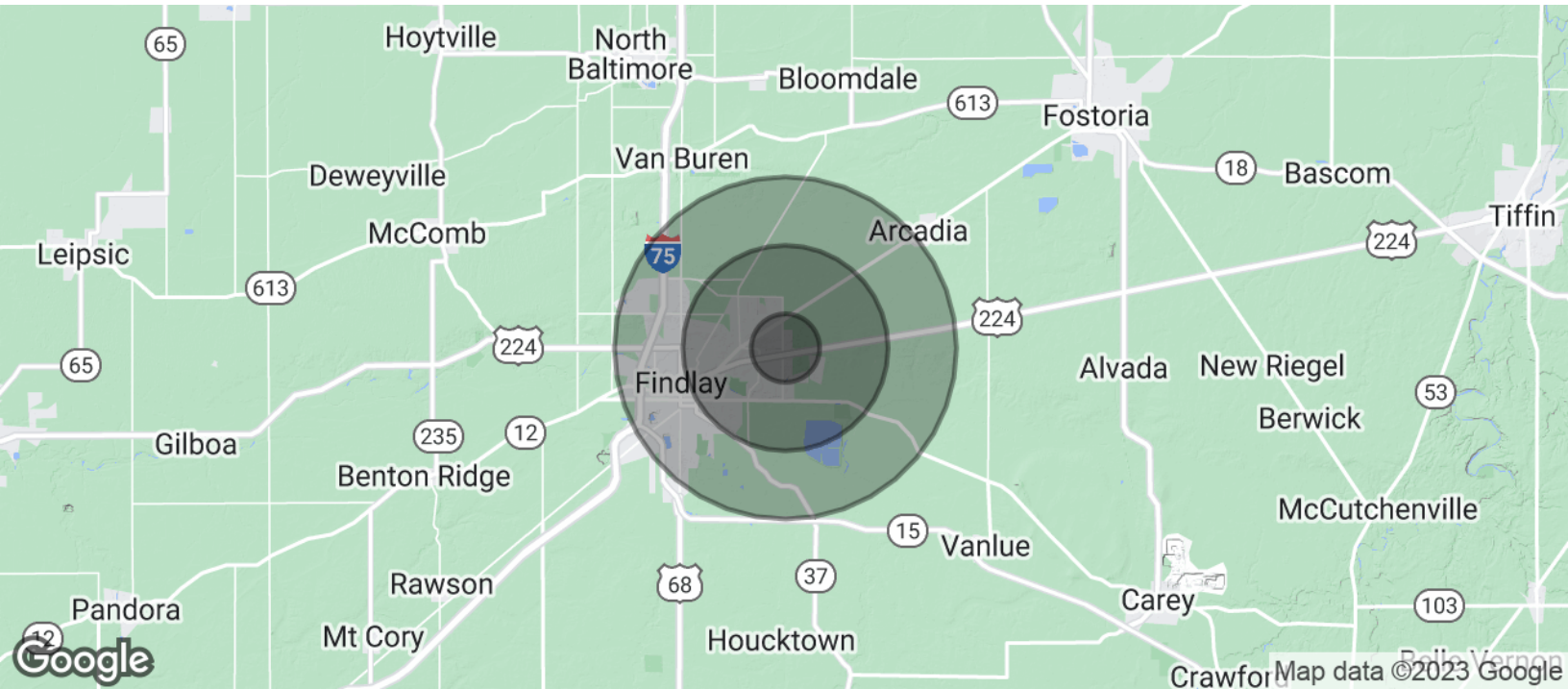
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,326	22,122	47,454
Average Age	49.5	40.1	38.7
Average Age (Male)	40.9	37.2	36.9
Average Age (Female)	53.3	42.6	40.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,177	10,351	21,834
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$91,328	\$76,292	\$69,480
Average House Value	\$195,671	\$151,666	\$144,989

* Demographic data derived from 2020 ACS - US Census

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