



1018 Ralston Avenue Suite 108

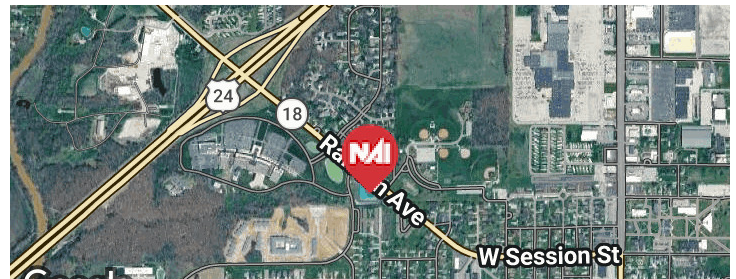
Defiance, Ohio 43512

Property Highlights

- Located in the heart of Defiance, which is the regional economic hub between Toledo and Fort Wayne, IN
- Immediately located off highly traveled highway US 24, accessible and convenient for clientele
- Adjacent to ProMedica Defiance Regional Hospital campus, and Diehl Park across the street
- Scheduled construction project in the local area to include a Dunkin' Donuts and a \$29 Million senior development project
- Close proximity to a newer residential development just north and outside of this immediate area

Property Overview

This brick retail and office building is an excellent location for your business. It has great curb and market appeal, and is located in a busy area with new development around it. Suite 108 is a 1,800SF office suite. Priced at \$2,500 per month plus additional CAM charges.



Offering Summary

Lease Rate:	\$2,500 per month (NN)
Building Size:	1,800 SF
Available SF:	1,800 SF

For More Information

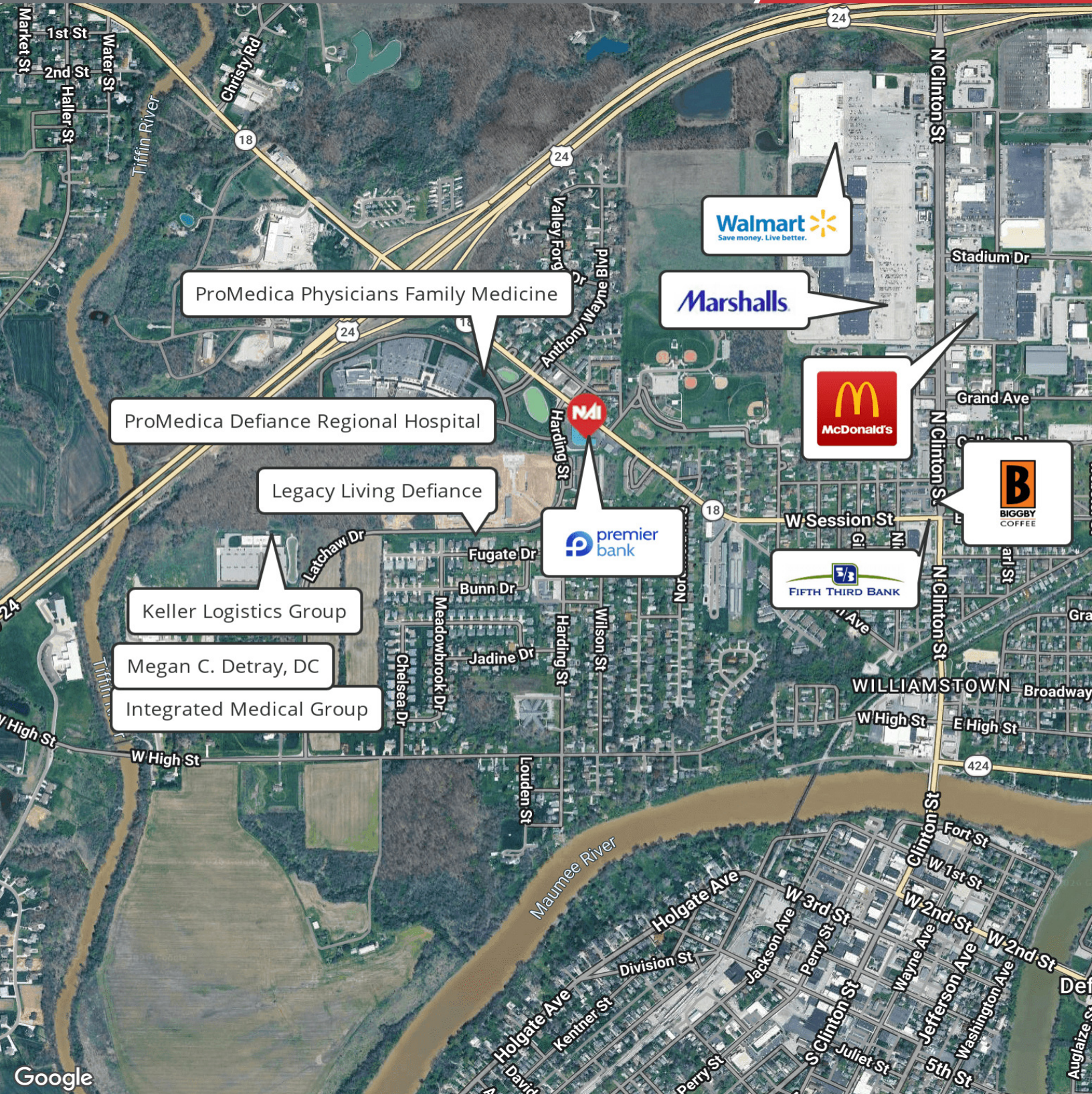


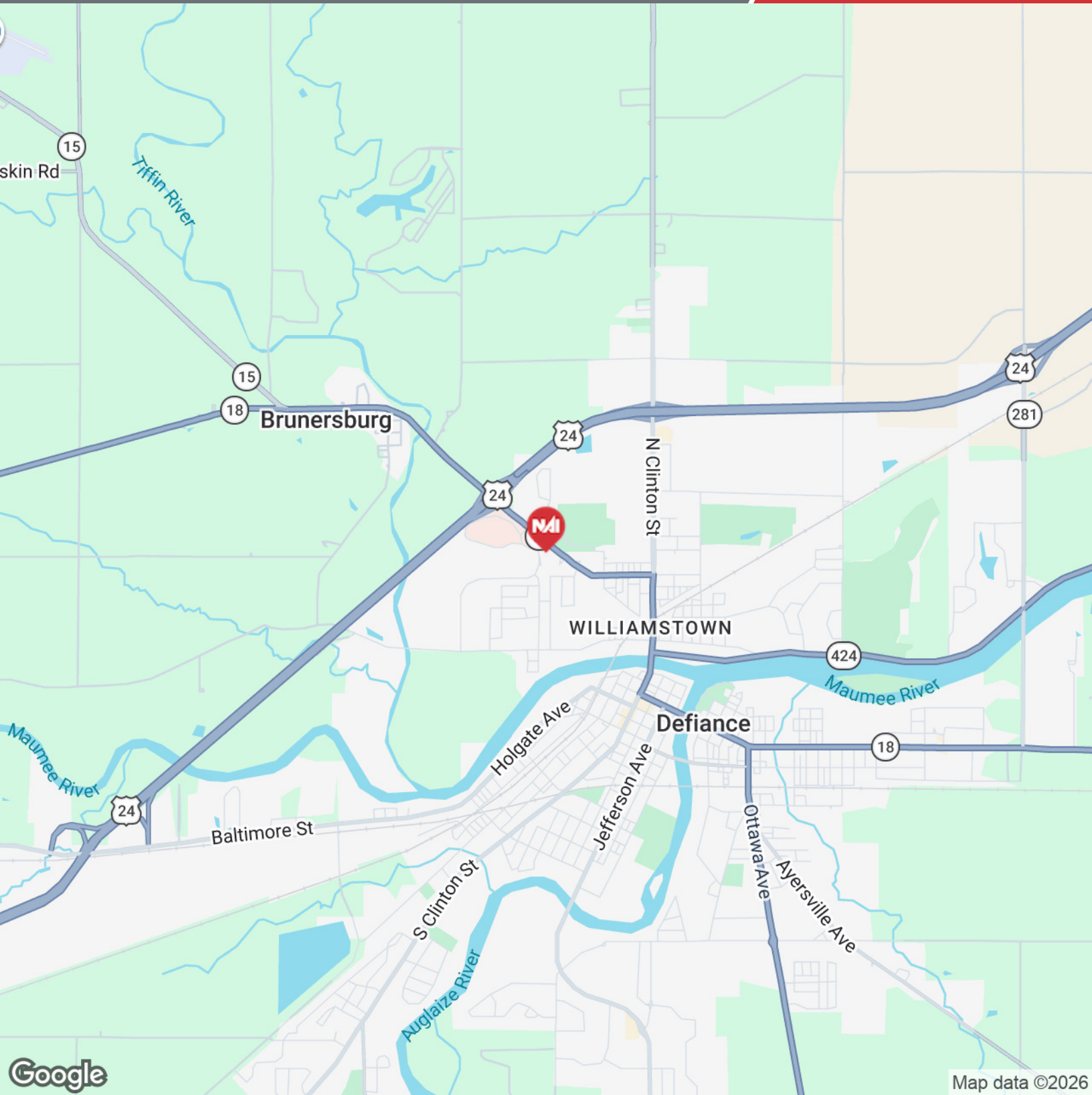
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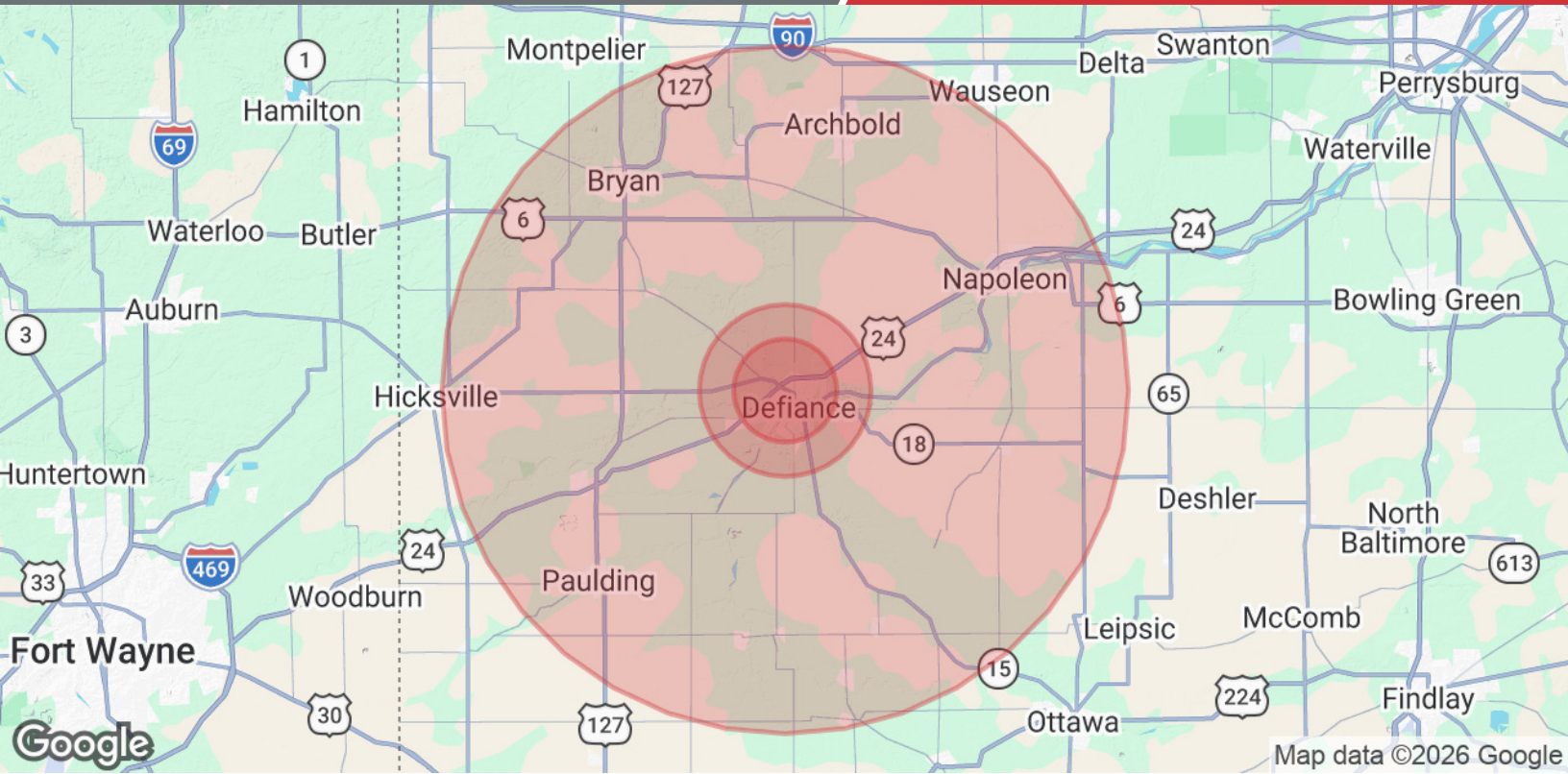






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Toledo, OH 43623
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Population	3 Miles	5 Miles	20 Miles
Total Population	14,328	20,787	99,513
Average Age	42.2	41.8	42.7
Average Age (Male)	40.2	40.4	41.5
Average Age (Female)	44.1	43.1	43.2
Households & Income	3 Miles	5 Miles	20 Miles
Total Households	6,078	8,749	40,792
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,466	\$82,993	\$89,017
Average House Value	\$153,742	\$157,199	\$170,396

2023 American Community Survey (ACS)