



7777 County Rd. 236

Findlay, Ohio 45840

Property Highlights

- Excellent location
- Highly visible
- Easy access
- Located in Findlay's top retail district
- Walmart, Walgreens and Menards are within one block of the property
- Fully equipped, move-in ready restaurant
- Excellent condition and ready for new operator

Property Overview

4905 SF former IHOP building for lease. Building is in good condition and comes with all necessary equipment needed to start business. Property located in top retail sector of Findlay, Ohio.

Offering Summary

Lease Rate:	\$6,667.00 SF/month (Ground)
Building Size:	4,905 SF
Lot Size:	34,848 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,193	18,984	33,110
Total Population	2,662	43,291	78,697
Average HH Income	\$67,978	\$58,629	\$59,502

For More Information



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Lease Rate	\$6,667.00 SF/Month
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Location Information

Building Name	IHOP
Street Address	7777 County Rd 236
City, State, Zip	Findlay, OH 45840
County	Hancock
Cross-Streets	Tiffin Ave. and County Rd 236
Parcel No	630001020792

Building Information

Year Built	2003
Number of Floors	1
Restrooms	2
Delivery Doors	1
Ceiling Height	16 ft
Roof	Flat
Floor Coverings	Concrete

Lease Specifications

Utilities/Heat	Tenant
Electricity	Tenant
Water	Tenant
Real Estate Taxes	Tenant
Insurance (Fire & Hazard)	Tenant
Content, Liability Insurance	Tenant
Janitorial	Tenant
Roof	Tenant
Structure	Tenant
CAM	Tenant
Improvements	Tenant
Lease Term	5 year minimum

Utilities & Amenities

Gas	Columbia Gas
Water	City of Findlay
Storm Sewer	City of Findlay
Sanitary Sewer	City of Findlay
Electric	Hancock Wood Electric Cooperative

Taxes & Valuation

Real Estate Tax Year	2021
General Taxes	\$8,269.62
Special Taxes	-
Total Annual Taxes	\$8,269.62



Side View From Parking Lot



Opposite Side View From Lot



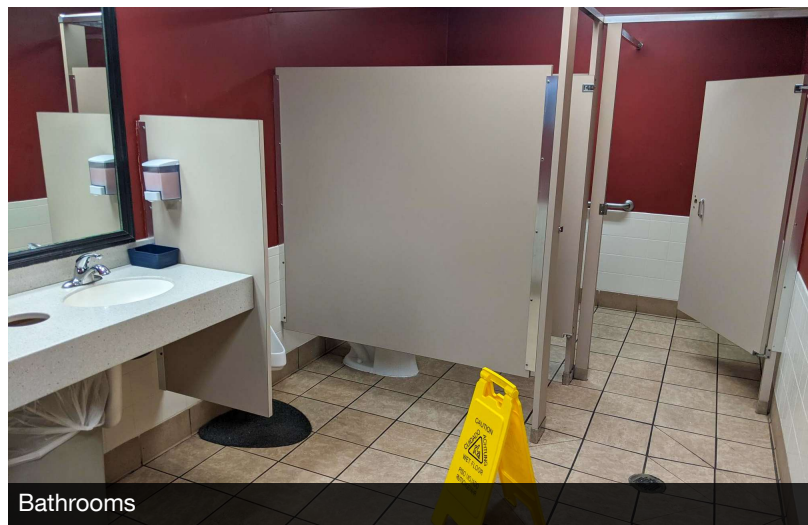
Coffee And Beverage Station



Serving Station



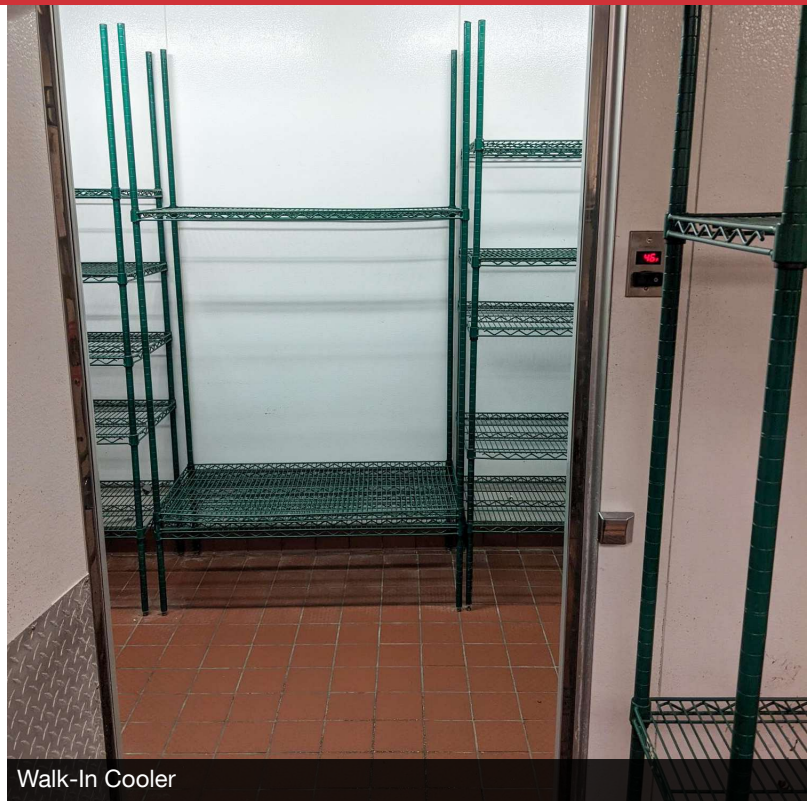
Fully Equipped Kitchen



Bathrooms



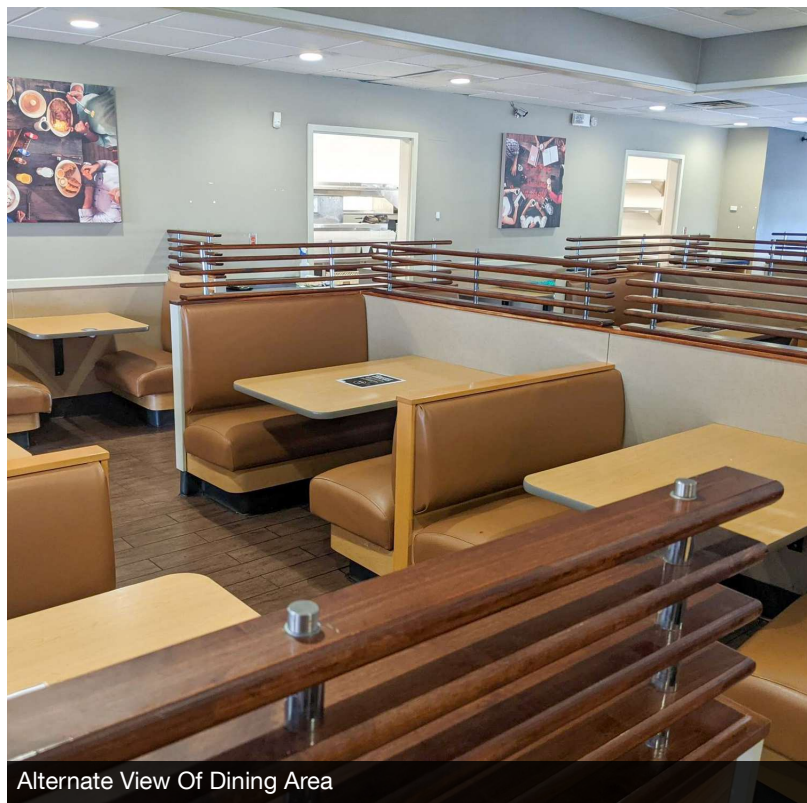
Additional Storage Space



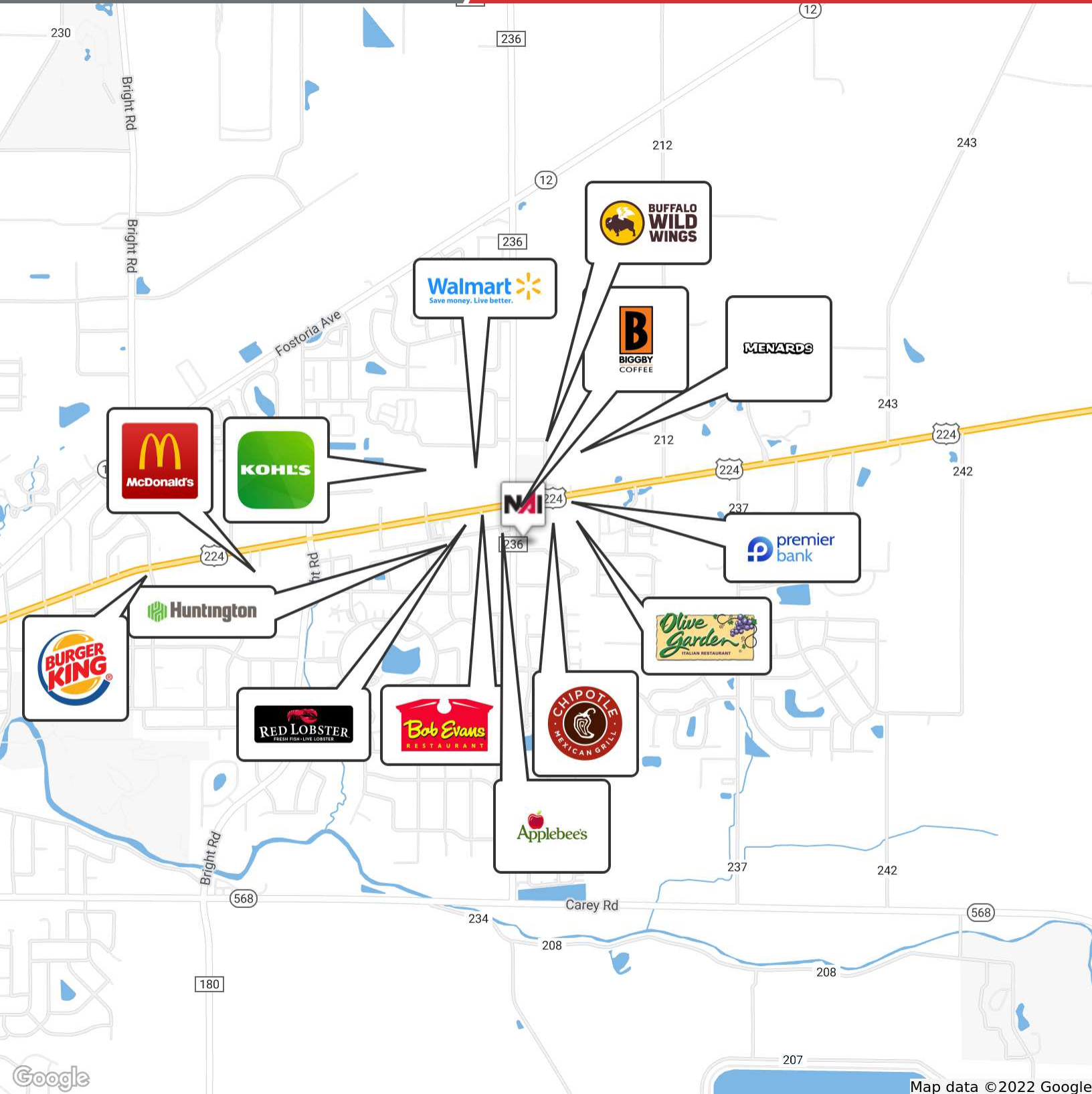
Walk-In Cooler

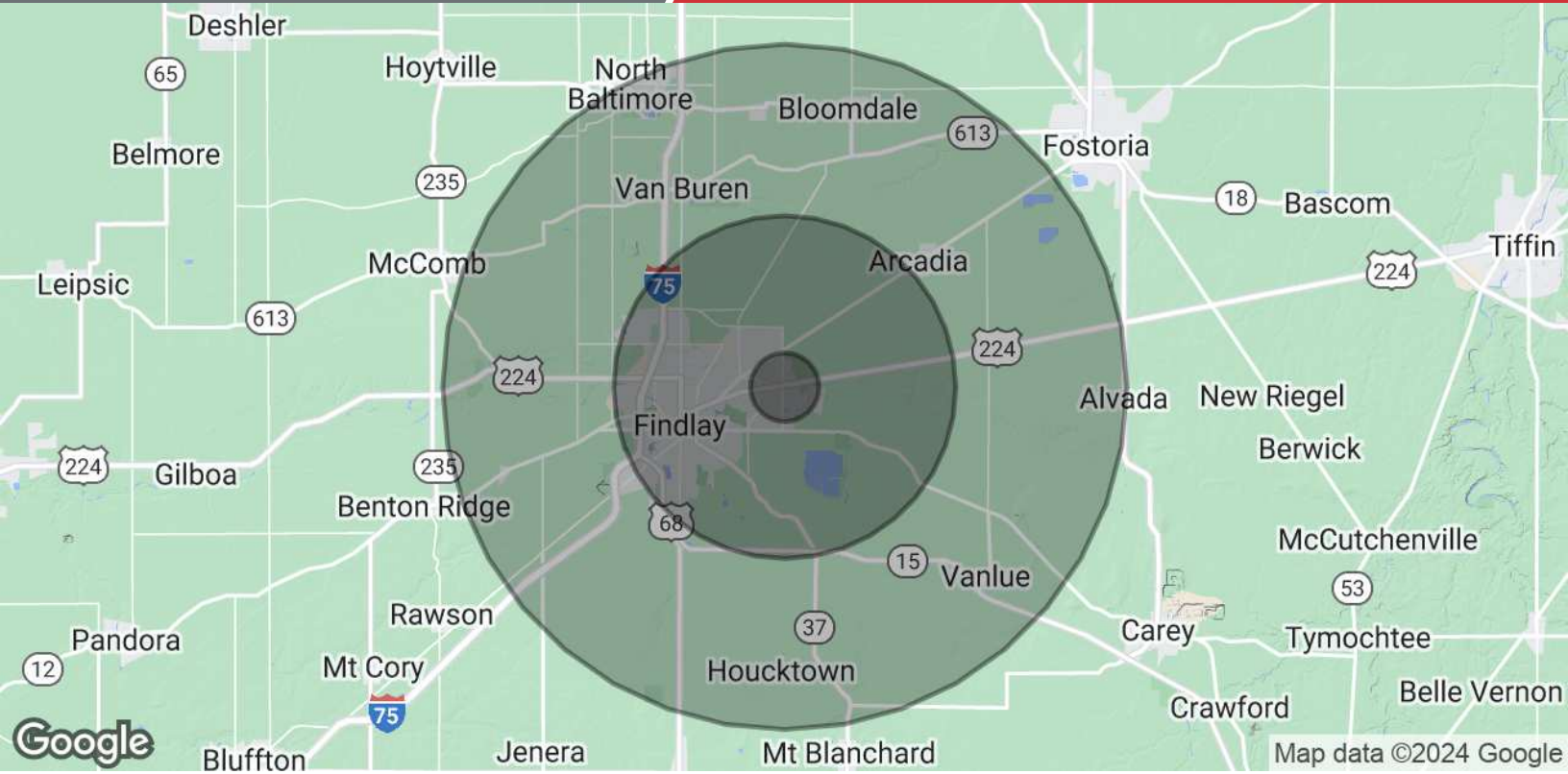


View Of Dining Area



Alternate View Of Dining Area





Population	1 Mile	5 Miles	10 Miles
Total Population	2,662	43,291	78,697
Average Age	42.6	37.4	37.3
Average Age (Male)	39.1	36.1	36.3
Average Age (Female)	44.1	38.3	38.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,193	18,984	33,110
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$67,978	\$58,629	\$59,502
Average House Value	\$165,025	\$153,428	\$146,882

* Demographic data derived from 2020 ACS - US Census