

FORMER RITE AID

WAUSEON, OH
RETAIL SPACE FOR SALE OR LEASE



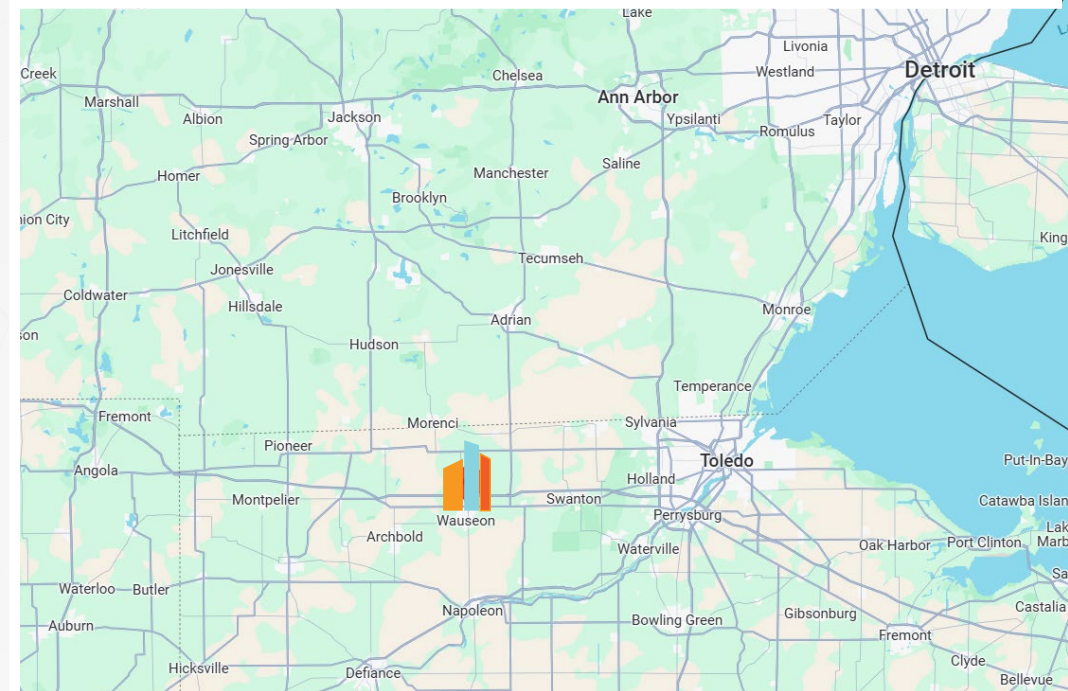
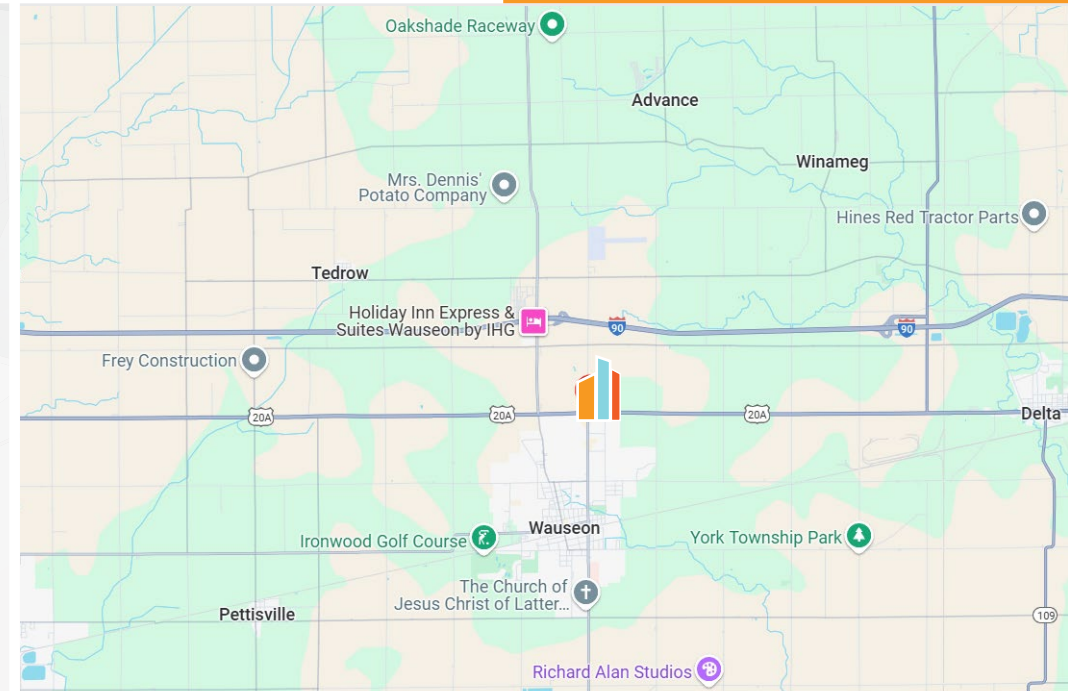
PROPERTY ADDRESS:

1496 N Shoop Avenue
Wauseon, OH 43567

- Offered For Sale or For Lease
- Former Rite Aid
- Approx. 14,400 SF / 87,000 SF Lot Size
- Contact Broker for Pricing Details

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	1,789	9,064	11,719
Households	750	3,686	4,731
Employees	947	4,479	5,162
Median Household Income	\$85,234	\$98,750	\$100,910
Total Businesses	94	370	437

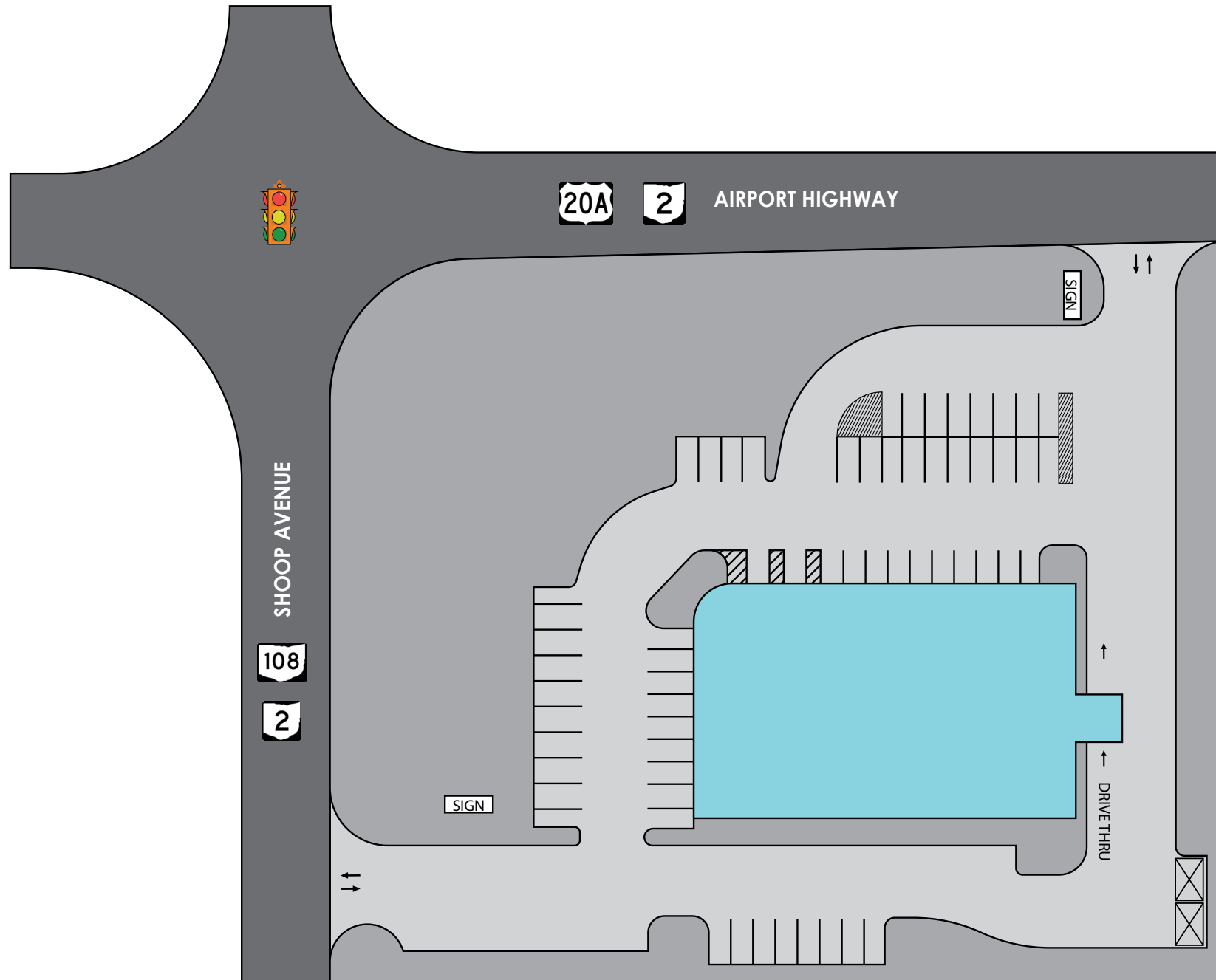
PROPERTY OVERVIEW





EXTERIOR PHOTOS

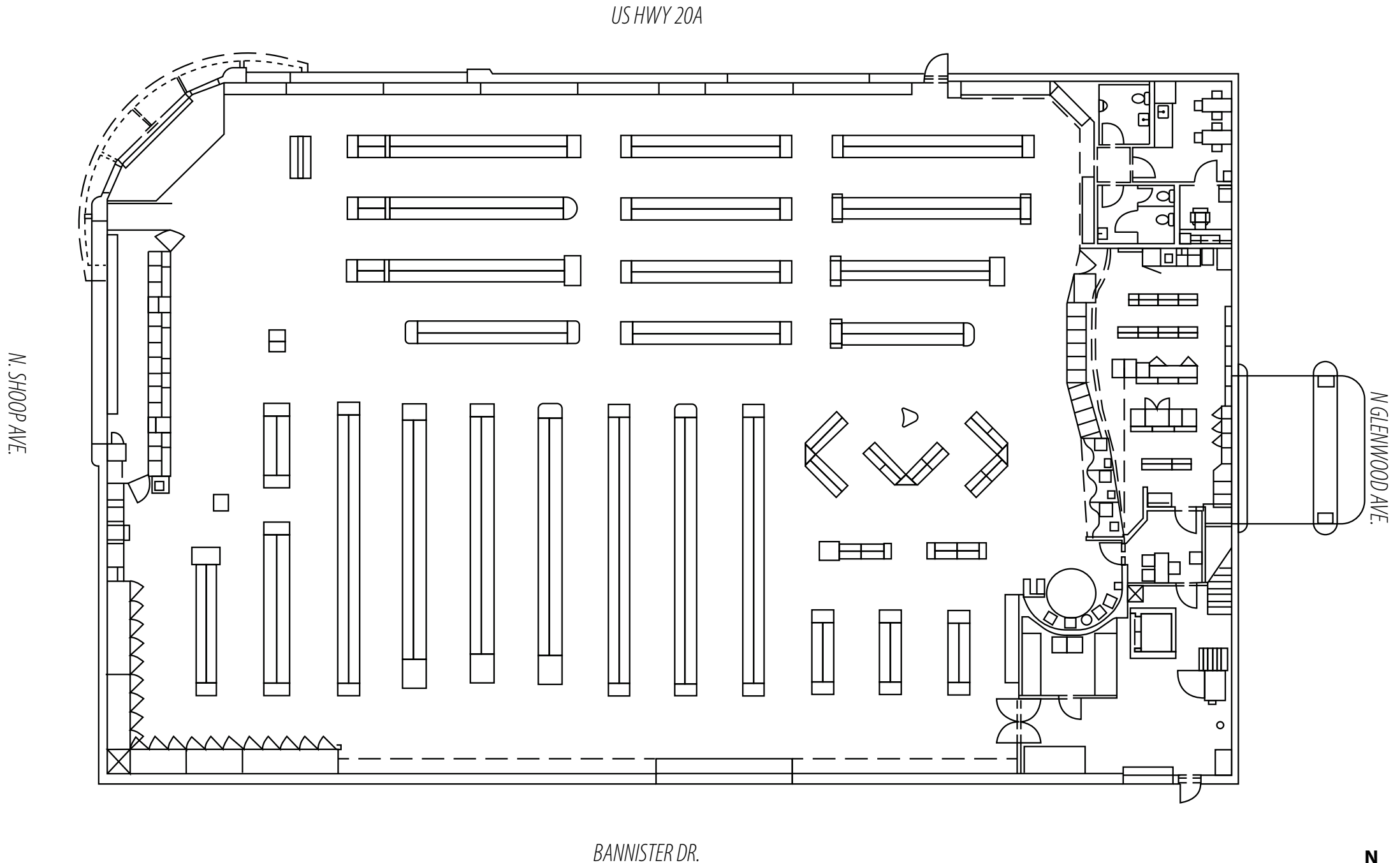




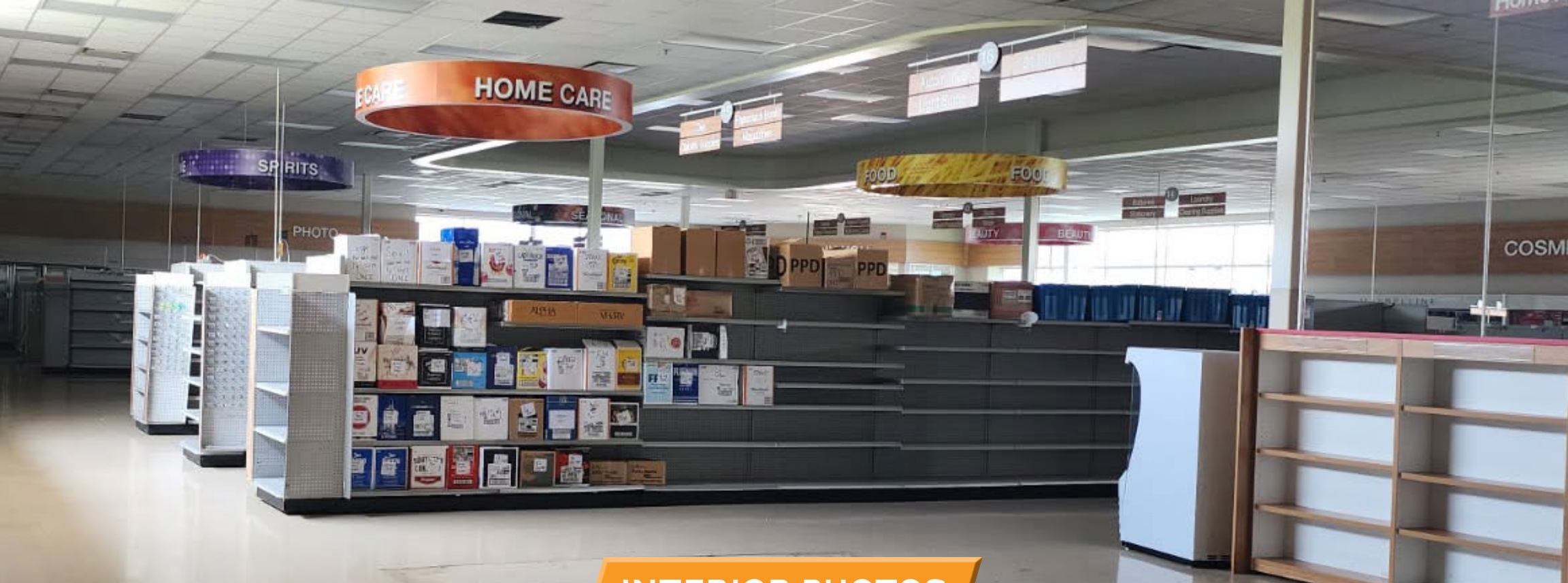
 AVAILABLE

APN: 06-015348-01.000









INTERIOR PHOTOS



WAUSEON, OHIO

Wauseon, Ohio is a strategically located small city serving as the county seat of Fulton County in northwestern Ohio. With a population of approximately 7,500 residents, the city plays a key role in regional manufacturing, agriculture, and public services. Wauseon offers a balanced business environment supported by solid infrastructure, proximity to major highways, and a strong sense of community.

- **County:** Fulton County (Wauseon is the county seat)
- **Location:** Approximately 30 miles west of Toledo, near the Michigan state line
- **Accessibility:** Direct access via the Ohio Turnpike (I-80/90), U.S. Route 20A, and State Route 108
- **Key Employers:** Wauseon Machine & Manufacturing, Fulton Industries, North Star BlueScope Steel (Nearby in Delta, OH)
- **Sector Highlights:** Metal fabrication, precision tooling, and automotive components
- **Agriculture:** Surrounding areas produce corn, soybeans, and livestock; Supports ancillary businesses such as grain elevators, equipment dealers, and farm supply
- **Public Services & Healthcare:** Fulton County Health Center, Wauseon Exempted Village Schools, Government offices supporting employment and service delivery
- **Retail & Small Business:** Local shops, restaurants, and service providers support the economy and residents
- **Utilities & Services:** Modern water, sewer, and broadband infrastructure support business development
- **Fulton County Fairgrounds:** Hosts one of Ohio's largest county fairs, drawing regional visitors annually
- **Wauseon Depot:** Historic train station and museum, symbol of early city development
- **Biddle Park & Reighard Park:** Venues for recreation, sports leagues, and community events
- **Downtown Wauseon:** Offers unique local businesses and seasonal festivals
- **Education:** Served by a well-rated public school district; nearby community colleges and trade schools enhance workforce development



FULTON COUNTY FAIRGROUNDS



WAUSEON DEPOT HISTORIC TRAIN STATION



BIDDLE PARK SPORTS COMPLEX