



1016 Tiffin Ave

Findlay, Ohio 45840

Property Highlights

- Rare retail center opportunity for investors
- Established center with some long term tenants
- High visibility and high traffic location
- Value add opportunity with lease up and lease renewals
- Redevelopment opportunity

Property Overview

Carriage House Plaza is an established retail center on a major corridor with high visibility. The property contains two adjacent smaller centers with a strong tenant mix, and two freestanding buildings in front. One front building has a popular local donut shop as a long term tenant. The other larger front building (Red Barn) has been a convenience store and car lot. The high traffic location (25,000vpd) and strong demographics drive the demand for the center.

Offering Summary

Sale Price:	\$1,900,000
Building Size:	26,116 SF
Lot Size:	2.823 Acres

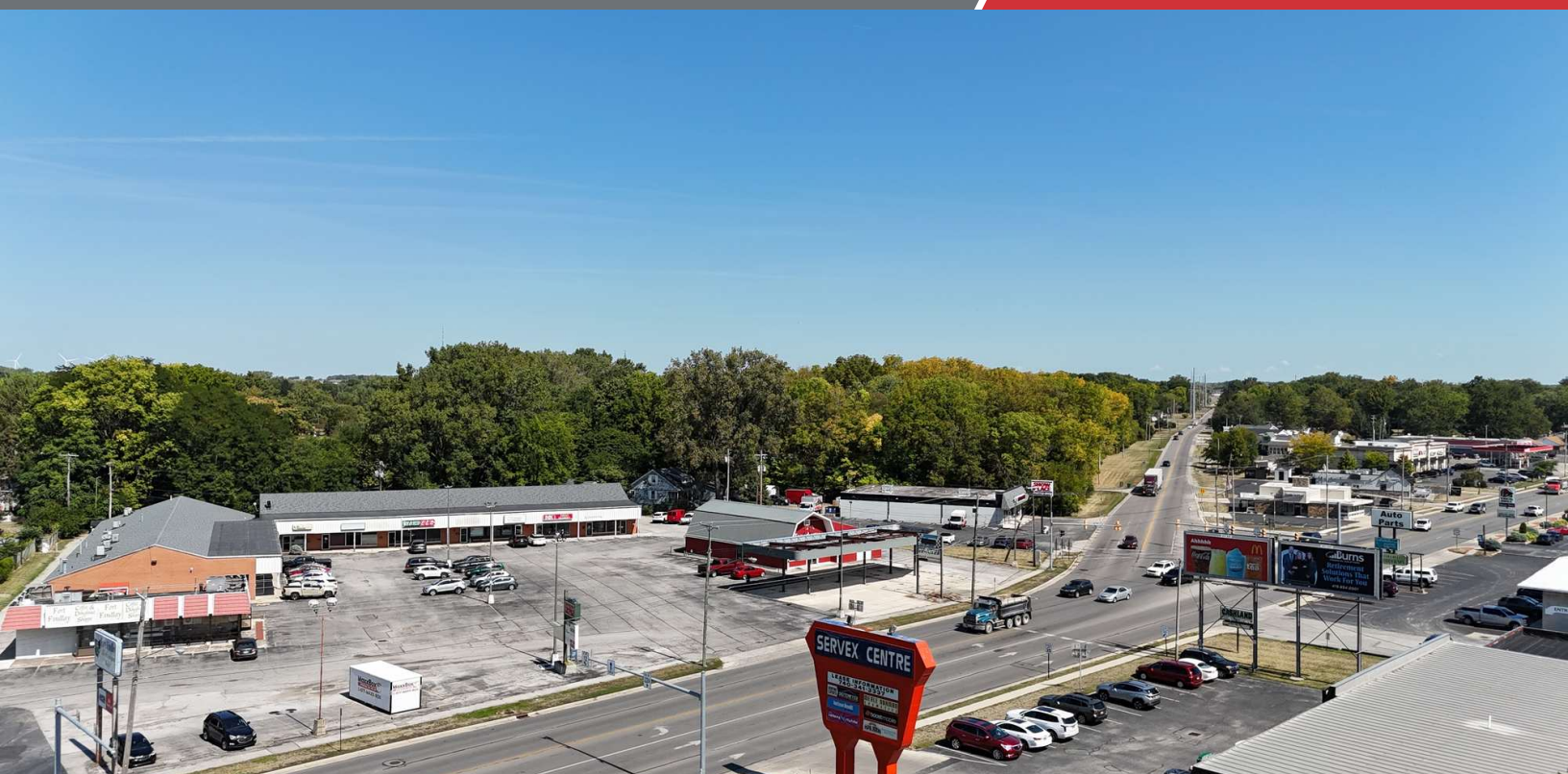
Demographics	3 Miles	10 Miles	20 Miles
Total Households	19,018	26,198	52,758
Total Population	43,735	61,940	129,178
Average HH Income	\$97,276	\$100,554	\$92,519

For More Information

Mark Baringer

O: 419 438 5839

mbaringer@naitoledo.com



Property Description

Carriage House Plaza is an established retail center on a major corridor with high visibility. The property contains two adjacent smaller centers with a strong tenant mix, and two freestanding buildings in front. One front building has a popular local donut shop. The other front building (Red Barn) has been a convenience store and car lot. The high traffic location (25,000+ vpd) drives the demand for this center. Financials available with signed NDA.

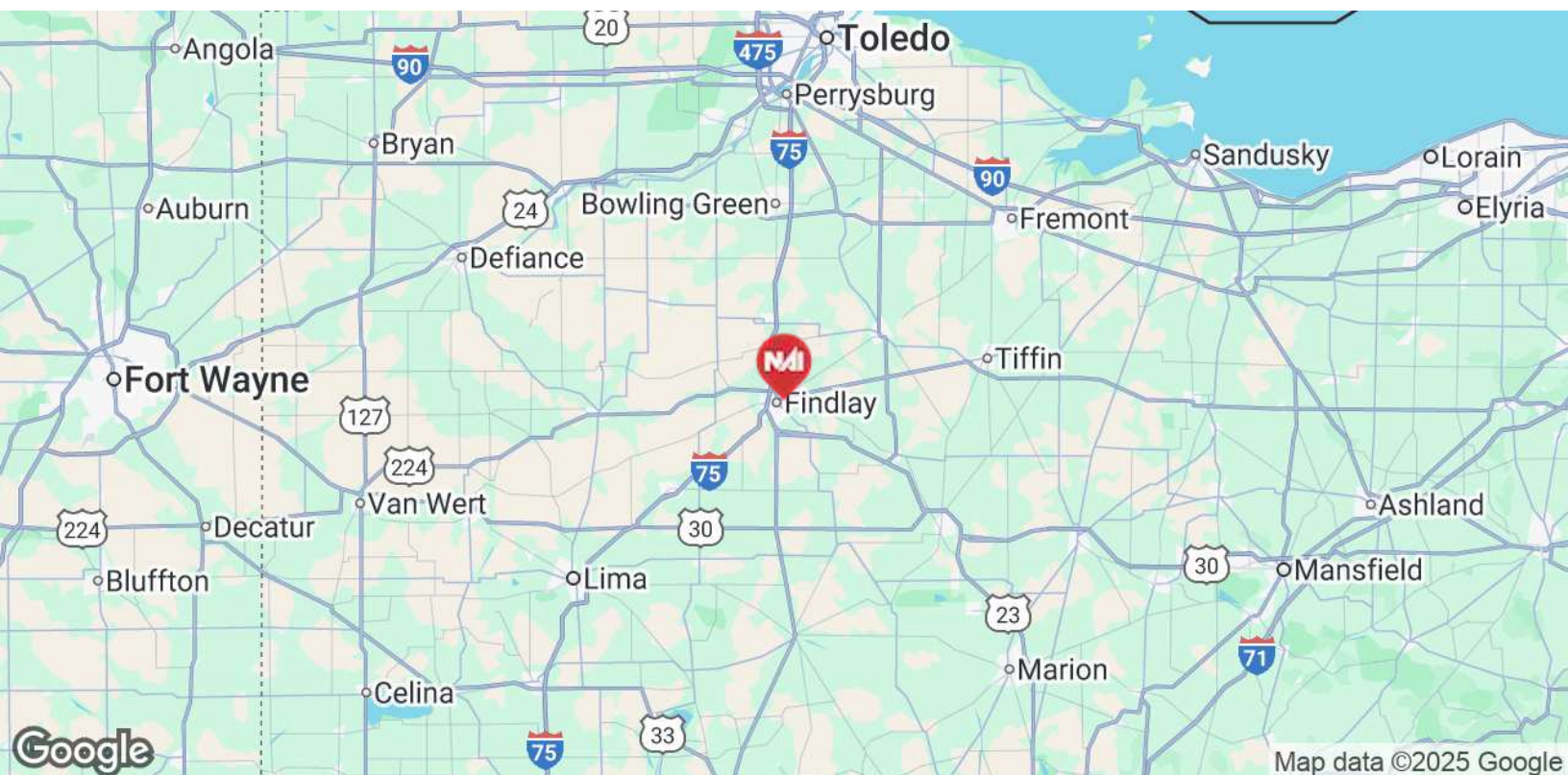
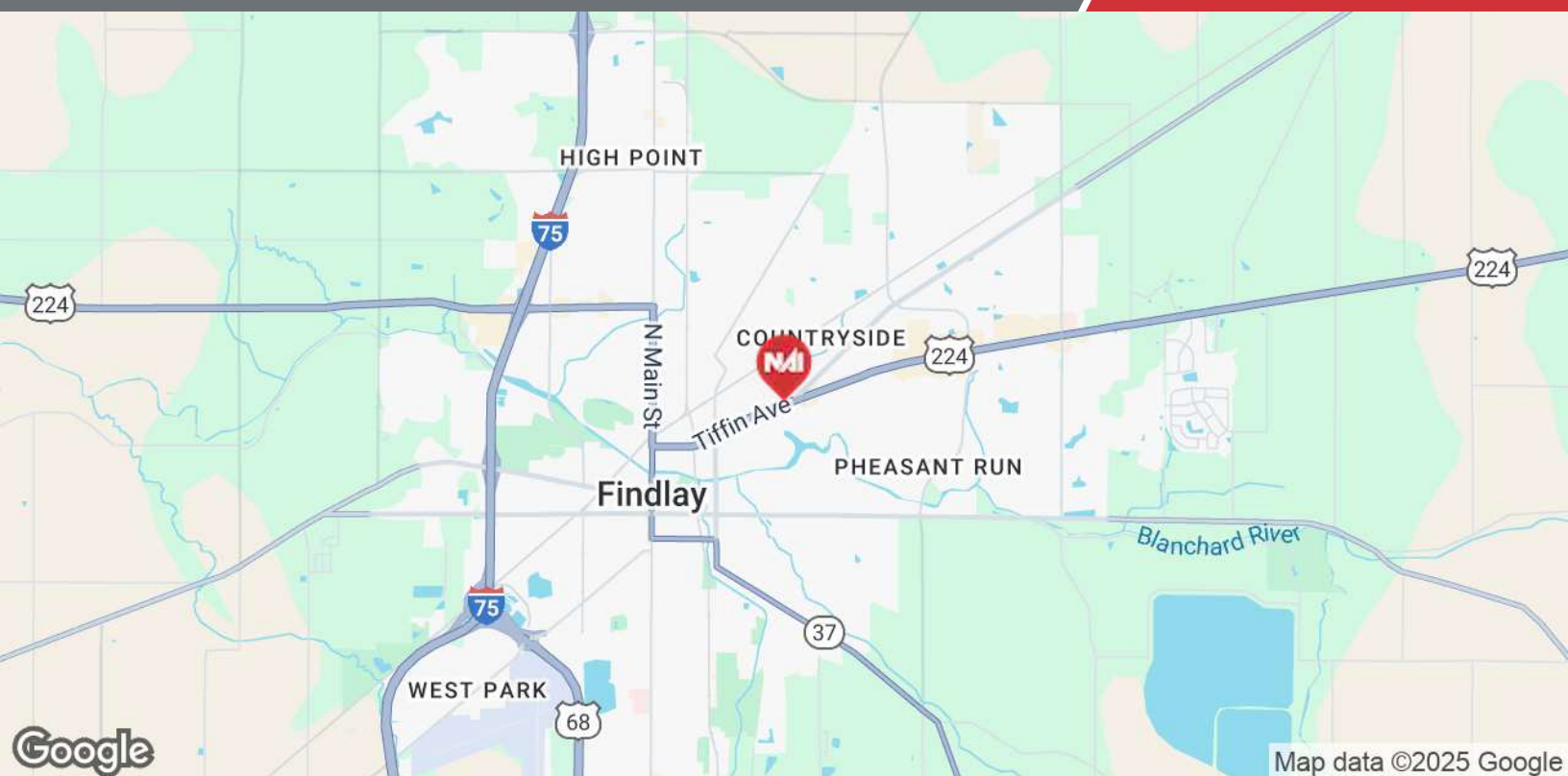
Location Description

The subject is located in Findlay, a vibrant community located along I-75 and known for its strong manufacturing and distribution base. It is the location of several international manufacturers, large distribution centers and the world headquarters of Marathon Petroleum (NYSE:MPC, Fortune 500 #29). Findlay historically ranks #1 in Site Selection magazine for Top Micropolitan Areas in the US for economic development. It is also home to the University of Findlay, a private four year liberal arts university.

The subject is located at the intersection of US 224 (Tiffin Ave) and SR 12 . Tiffin Ave is the main retail artery in Findlay, with very strong traffic counts.

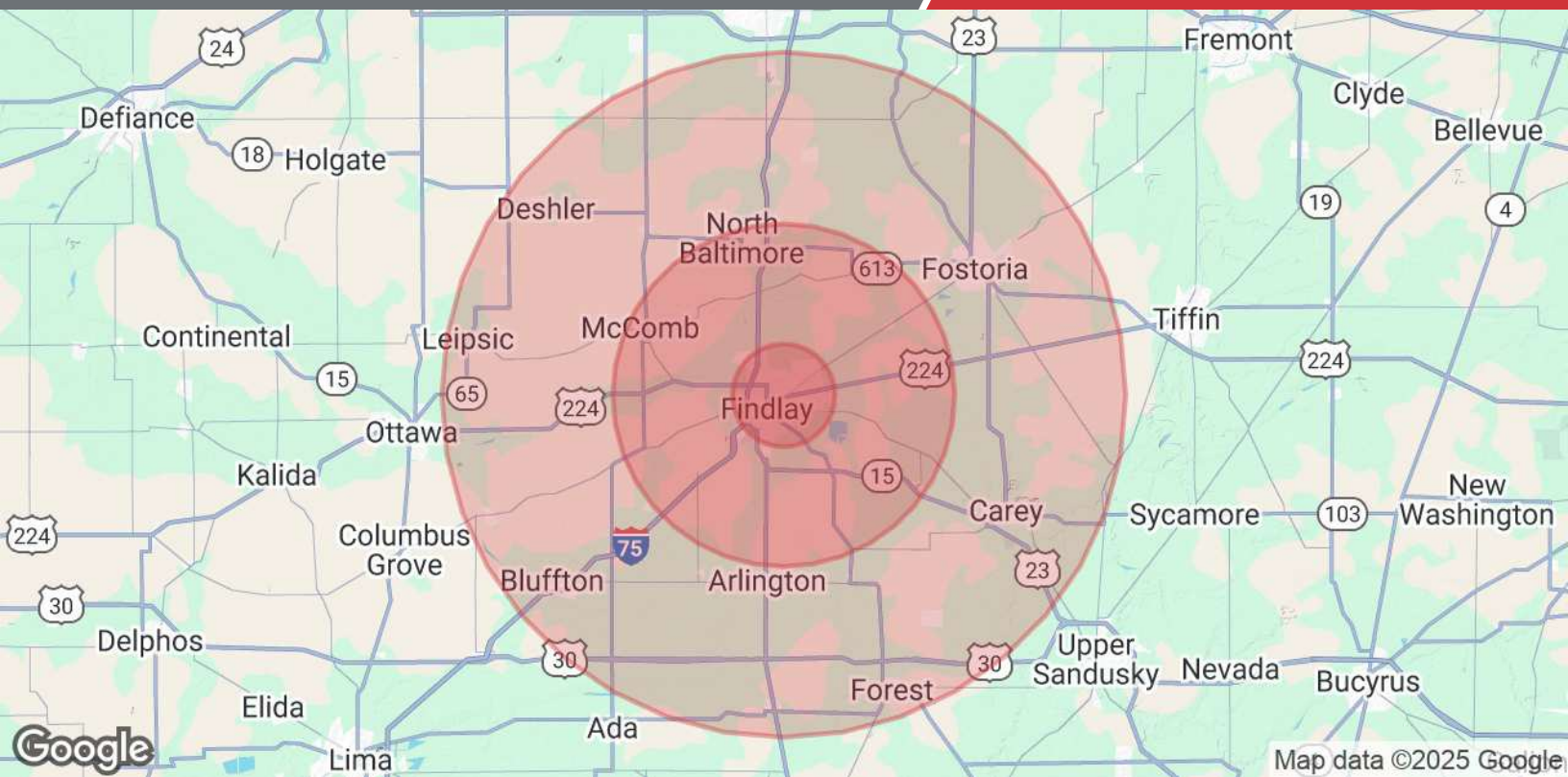








Map
data
©2025
Google



Population	3 Miles	10 Miles	20 Miles
Total Population	43,735	61,940	129,178
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	19,018	26,198	52,758
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$97,276	\$100,554	\$92,519
Average House Value	\$228,142	\$241,155	\$213,068

Demographics data derived from AlphaMap



Mark Baringer

Senior Advisor- Industrial/Investment/Development

mbaringer@naitoledo.com

Direct: 419.438.5839 | Cell: 419.438.5839

OH #SAL.0000272275

Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, regional and national investors., national and global corporations, and lending institutions. Mark also serves Toledo and outlying counties, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owned his own appraisal firm.

Mark has been recognized as a CoStar “Best of the Best” Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He has been named in both the Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer in 2022, out of 5,100 brokers in 43 countries.

Memberships

Northwest Ohio REALTORS® (NWOR)

Ohio Association of REALTORS® (OAR)

National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy, Defiance- Leadership Council

2024 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2022 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2021 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker

2021 CoStar PowerBroker-ToledoMarket-Top Sales Broker

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

2023 CoStar Lease of the Year-Toledo Market-