

**Asking Price:**

# \$2.4M

(\$161.29/SF)

**Lease Rate:**

# \$9/SF NNN

FOR SALE OR LEASE

## 1111 Scott Street Napoleon, OH

14,880 SF of Retail Available

**Property Highlights**

- 14,880 SF
- Prime Intersection
- Located on a Hard Signalized Corner
- Newer Construction
- Excellent Visibility

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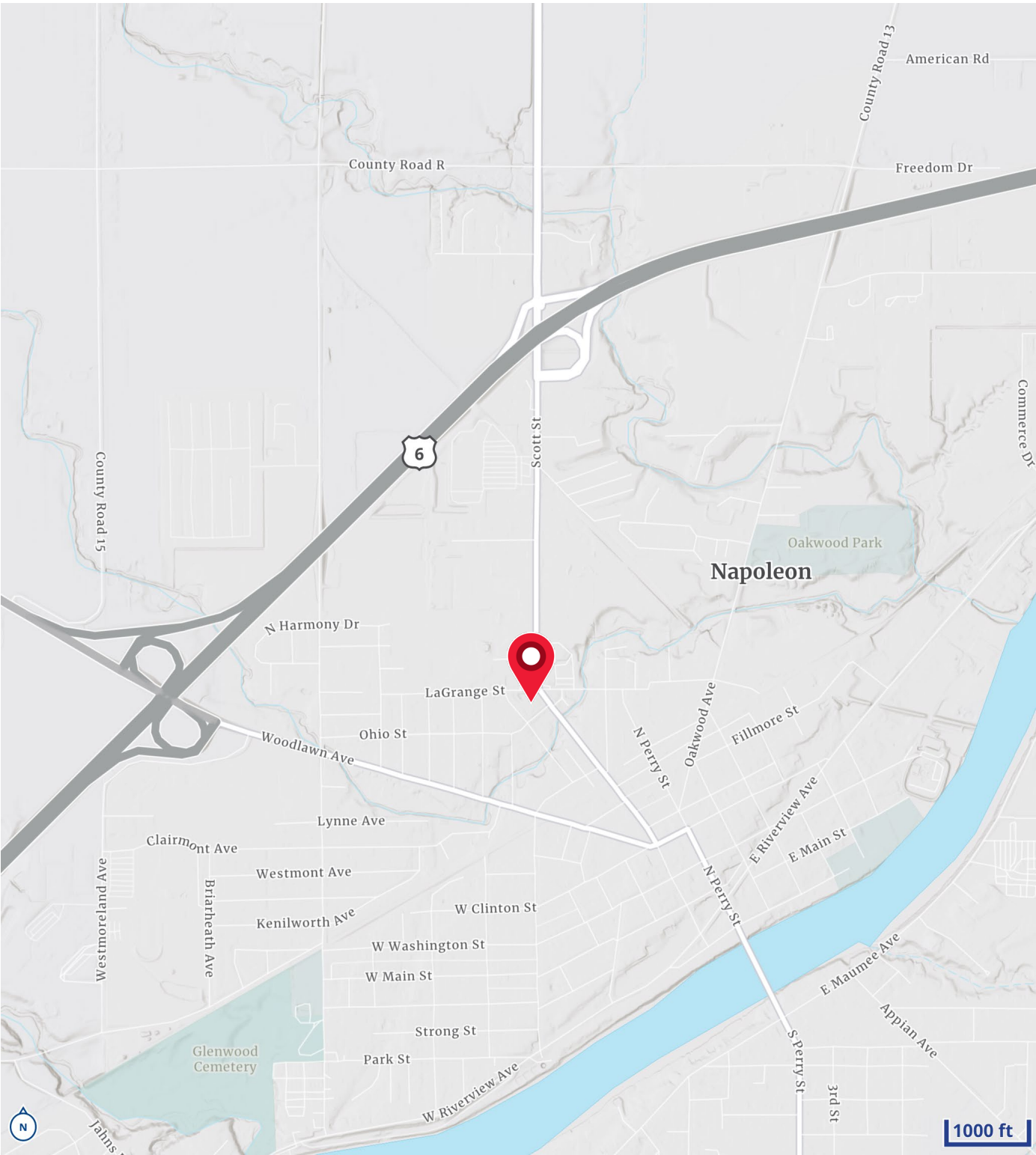
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14,880 SF RETAIL SPACE FOR SALE OR LEASE



# Location Map





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## Aerial Map

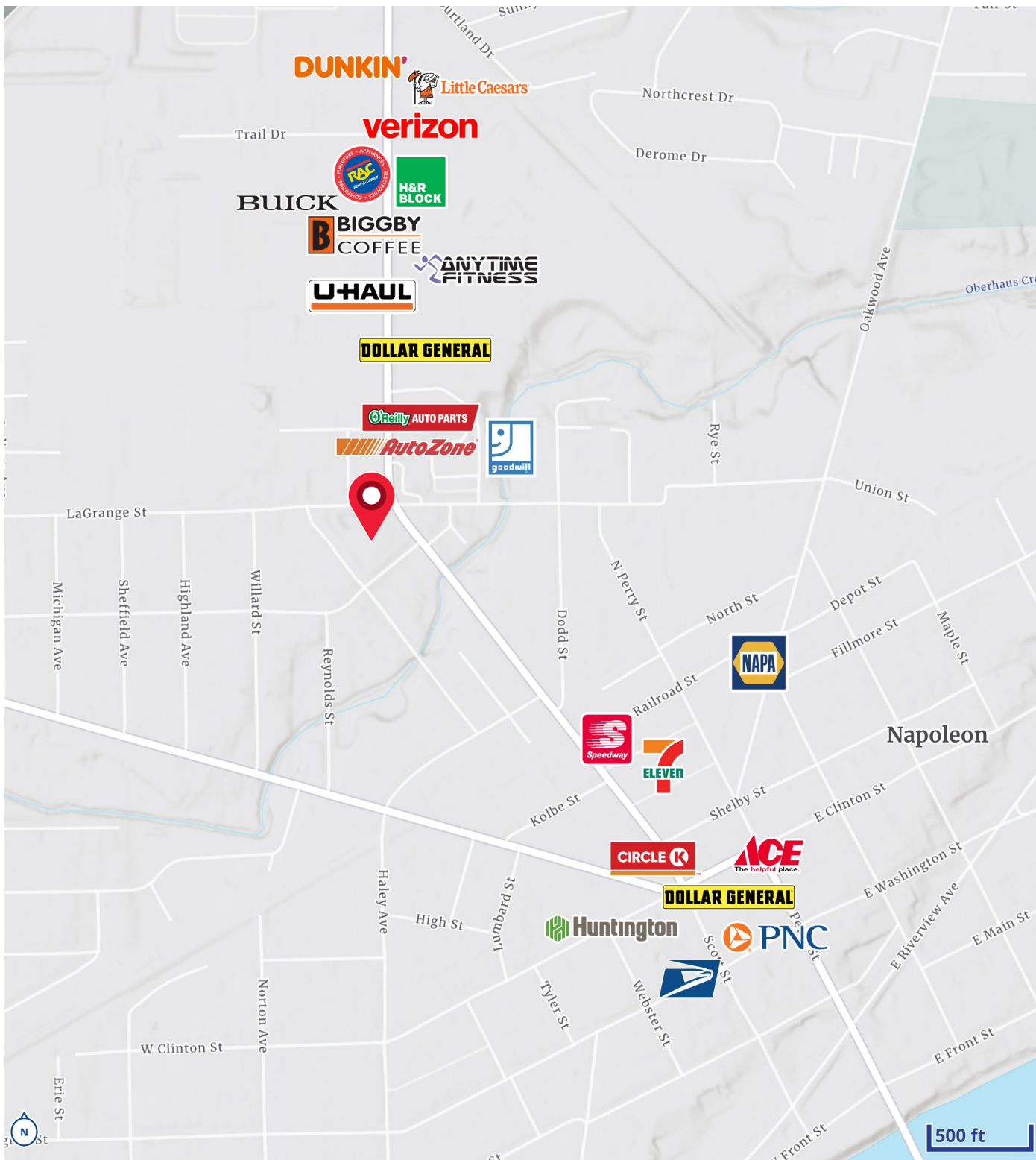




14,880 SF RETAIL SPACE FOR SALE OR LEASE

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# Merchant Map



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# Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	5,618	9,832	11,651
Total Households	2,457	4,261	4,976
Total Family Households	1,410	2,481	2,985
Average Household Size	2.25	2.26	2.30
Median Age	39.6	42.4	42.7
Population Age 25+	3,868	6,951	8,223
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.05%	-0.02%	-0.06%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.43%	-0.19%	-0.30%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.25%	-0.19%	-0.22%
Households	0.16%	0.17%	0.14%
Families	-0.07%	-0.09%	-0.12%
Median Household Income	3.02%	2.24%	1.87%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,779 / 49.5%	4,857 / 49.4%	5,798 / 49.8%
Female Population / % Female	2,839 / 50.5%	4,975 / 50.6%	5,853 / 50.2%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$67,404	\$71,482	\$74,446
Average Household Income	\$88,635	\$87,756	\$91,730
Per Capita Income	\$39,093	\$38,087	\$38,761
SUMMARY BUSINESS DATA			
Total Businesses	321	517	559
Total Daytime Population	5,609	12,304	13,431
Daytime Population: Workers	2,789	7,157	7,335
Daytime Population: Residents	2,820	5,147	6,096

## Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.  
All information should be verified prior to purchase and/or lease.*