



## 57 Stadium Drive

Defiance, Ohio 43512

### Property Highlights

- Curb Cut Approved – City-approved curb cut mirrors 100 Stadium Dr., ideal for drive-thru/QSR flow.
- High-Traffic Location – Just off N. Clinton St. (OH-66), one of Defiance's busiest commercial roads.
- Retail Power Center – Surrounded by Walmart, Lowe's, Aldi, Menards, Buffalo Wild Wings & more.
- Drive-Thru Ready – Perfect for QSR, coffee shop, or fast casual with flexible access and layout.
- Near US-24 – Less than 1 mile to expressway for strong commuter and regional access.
- Strong Visibility – Great signage potential and exposure from Stadium Dr. and nearby retail traffic.
- 0.35 ± Acre Site | Zoned B-3 – Commercial zoning allows a wide range of food service and retail uses.

### Offering Summary

Sale Price:	\$225,000
Lot Size:	0.35 +/- Acres

### For More Information



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**57 Stadium Drive  
0.35 +/- Acres  
Curb Cut Approved**



### **Location Description**

QSR/Retail Location Description – 57 Stadium Dr., Defiance, OH

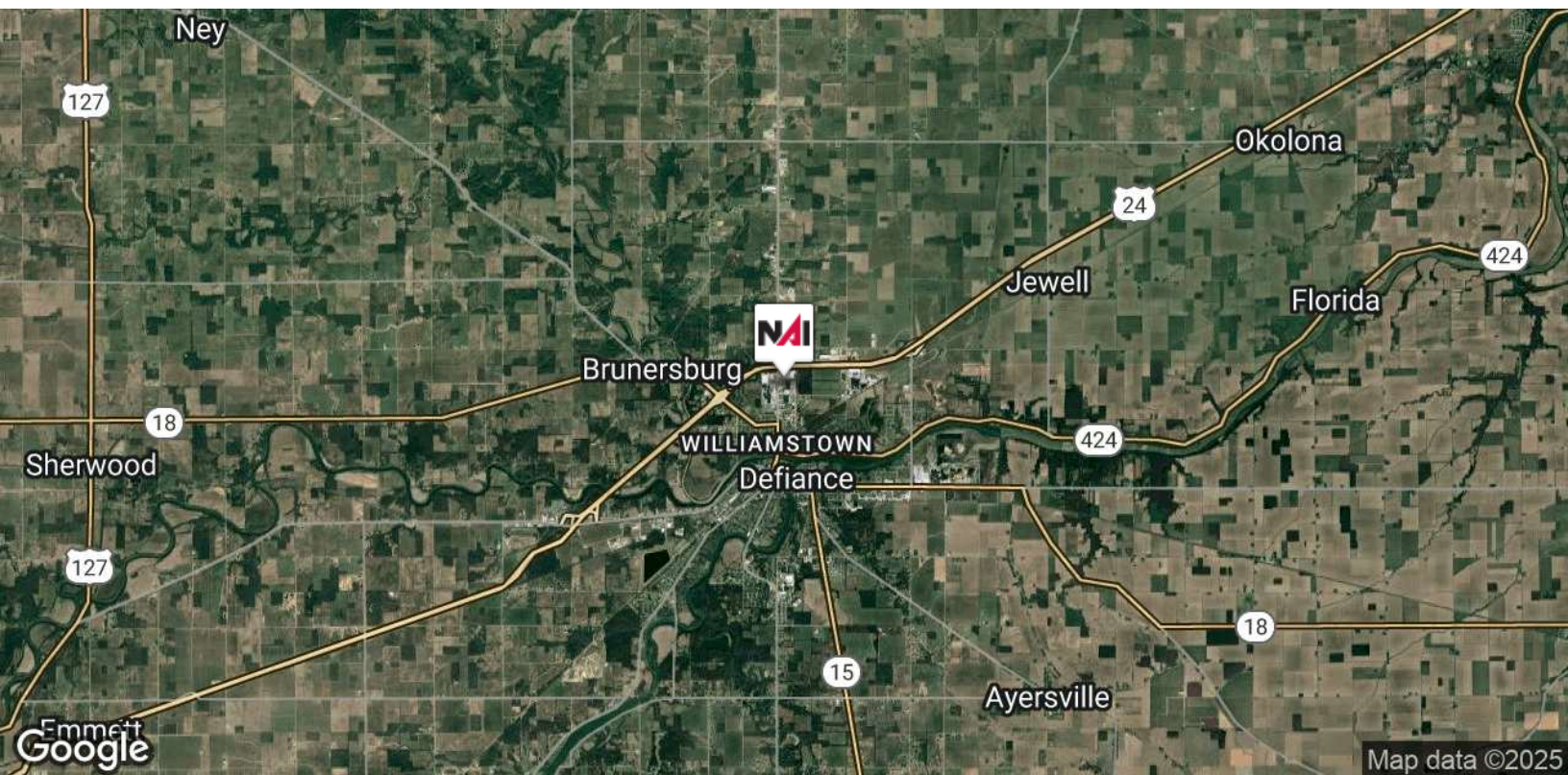
57 Stadium Dr. offers a prime opportunity for QSRs, coffee shops, and drive-thru concepts in one of Defiance's busiest commercial corridors. The site features a City-approved curb cut that mirrors the access point at 100 Stadium Dr., allowing for efficient traffic flow and easy drive-thru configuration—a major asset for quick-service operations.

Located just off N. Clinton St. (OH-66), the property sits in the middle of a high-traffic retail zone anchored by Walmart, Lowe's, Buffalo Wild Wings, Menards, Aldi, and Tractor Supply Co. These neighboring retailers generate consistent all-day foot and vehicle traffic, creating a strong customer base for food and beverage businesses.

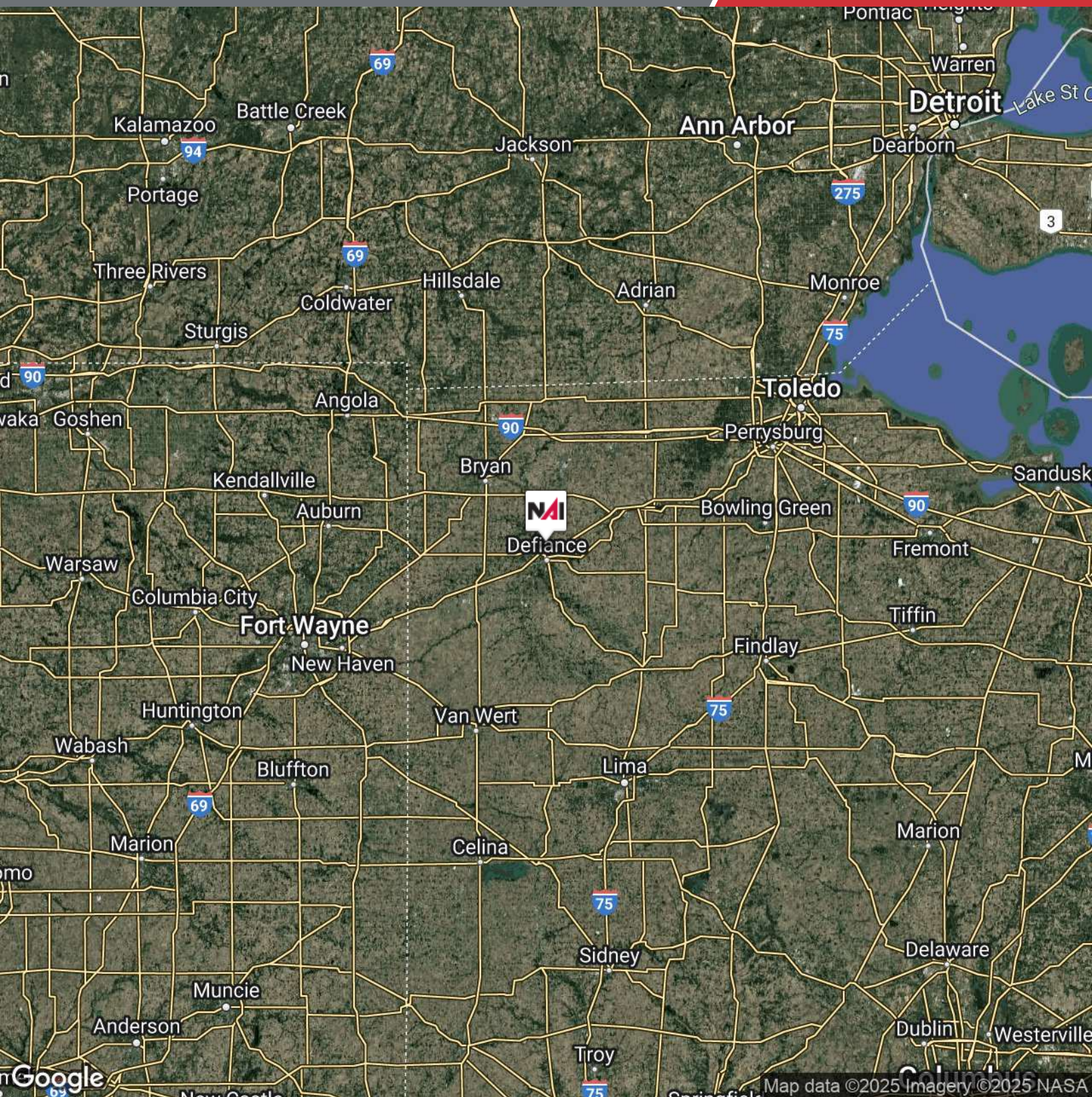
This site has excellent visibility and exposure from Stadium Dr., with signage potential. Additionally, it is located less than one mile from U.S. Route 24, providing quick expressway access and expanding the reach to commuters and regional travelers.

With strong demographics, steady traffic, a proven retail draw, and approved site access, 57 Stadium Dr. is a plug-and-play location for national or regional QSR brands, coffee concepts, and fast casual restaurants looking to establish or expand in the Defiance market.





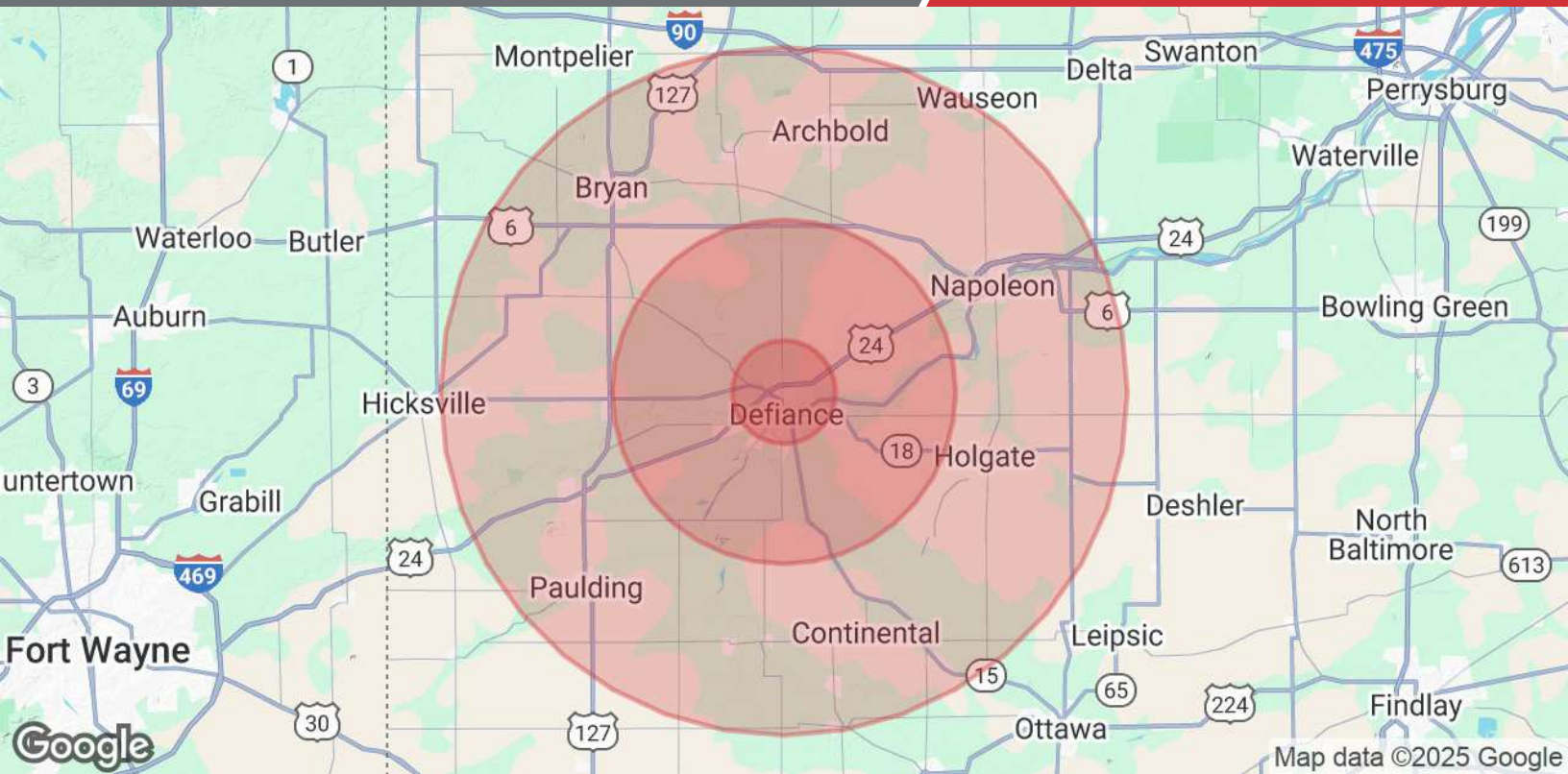












Population	3 Miles	10 Miles	20 Miles
Total Population	16,513	32,763	95,238
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	6,927	13,366	38,958
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$91,022	\$96,368	\$92,115
Average House Value	\$180,027	\$188,907	\$186,379

Demographics data derived from AlphaMap