



ST. MARYS
SQUARE
business complex

REGIONAL SHOPPING CENTER SPACE
& OUTLOT
NOW LEASING!

- MAJOR TENANTS INCLUDE:
 - HOBBY LOBBY, DOLLAR TREE, TRACTOR SUPPLY, OLLIE'S AND GOODWILL
- PYLON SIGNAGE ON US-33 & OH-29 (INDIANA AVE)
- NATIONAL RETAILERS:
 - MAURICES, BATH & BODY WORKS, SHOE SENSATION
- VOTED ONE OF THE TOP 35 LAKE TOWNS FOR A WEEKEND ADVENTURE



1170-1300
INDIANA AVE. (OH-29)

STEVE SPERANZA
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ASCENT
REAL ESTATE ADVISORS



ST. MARYS
SQUARE
business complex

**.90 ACRE +/- OUTLOT
AVAILABLE**

- ▲ FOR SALE OR BUILD
TO SUIT LEASE
- ▲ 195' OF FRONTAGE
ALONG OH-29
- ▲ ZONED C-2 WITH DUAL
TRAFFIC SIGNAL ENTRY
- ▲ ON A.M. SIDE OF OH-29
TOWARD US-33
- ▲ LOCATED AT ST. MARYS
SQUARE MAIN ENTRANCE

LOCATED ON OH-29, 1/2 A MILE FROM US-33.
SITE IS LOCATED AT THE MAIN ENTRANCE TO
ST. MARYS SQUARE WITH ANCHOR TENANTS:
HOBBY LOBBY, OLLIE'S BARGAIN OUTLET,
TRACTOR SUPPLY COMPANY, DOLLAR TREE
AND GOODWILL. HIGH VISIBILITY, US-33
PYLON SIGN REACH.

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DEMOGRAPHICS	2 Mile	4 Mile	6 Mile
Population			
2024 Pop	9,581	12,302	15,805
2024 Median Age	38.6	40.0	41.1
Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$353.02M	\$456.3M	\$600.45M
Income			
2023 Avg. Household Income	\$97,351	\$95,466	\$98,403
% of Households Earning over \$100,000 Ann.	30.8%	30.5%	31.5%



Major tenants in complex include: Hobby Lobby, Ollie's Bargain Outlet, Tractor Supply Co., Dollar Tree and Goodwill. Outlots include McDonald's, Shell, Arby's, Advance Auto Parts, Taco Bell & Beer Barrel.

Centrally located to capture St. Mary's, Celina & Wapakoneta Markets. Located at interchange of State Route 33 and State Route 29.

Average Household income of \$98,403 within 6 miles.

Strong tourism with 750,000 visitors annually to Grand Lake St. Mary's. \$34 Million annually injected into retail trade through tourism.

Major Employer community partners nearby such as; Grand Lake Health Systems, Setex, Cosei, Crown Equipment, Aluminum Precision Technology, Reynolds & Reynolds, Wright State University-Lake Campus and Celina Tent.



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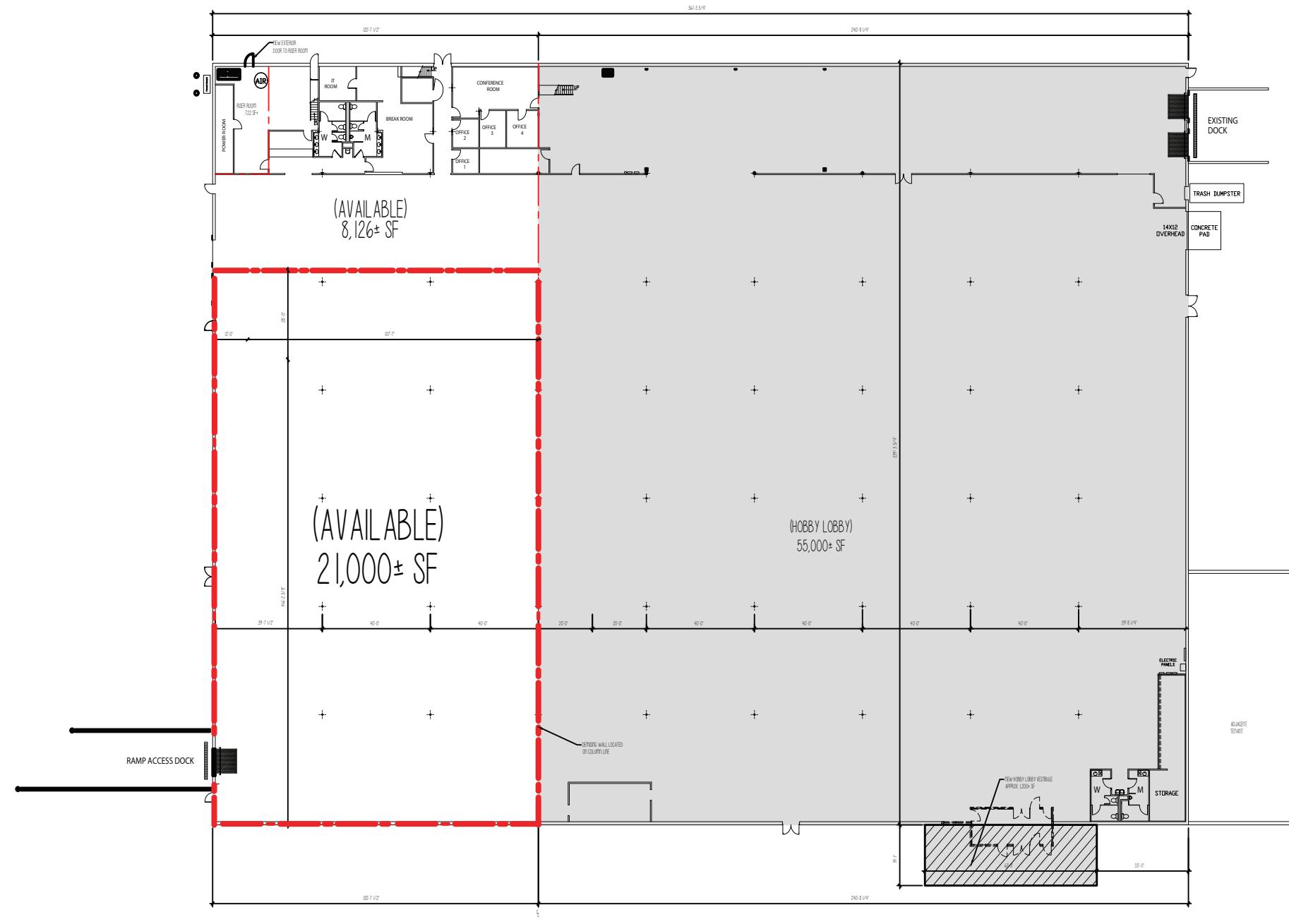
ST. MARYS SQUARE



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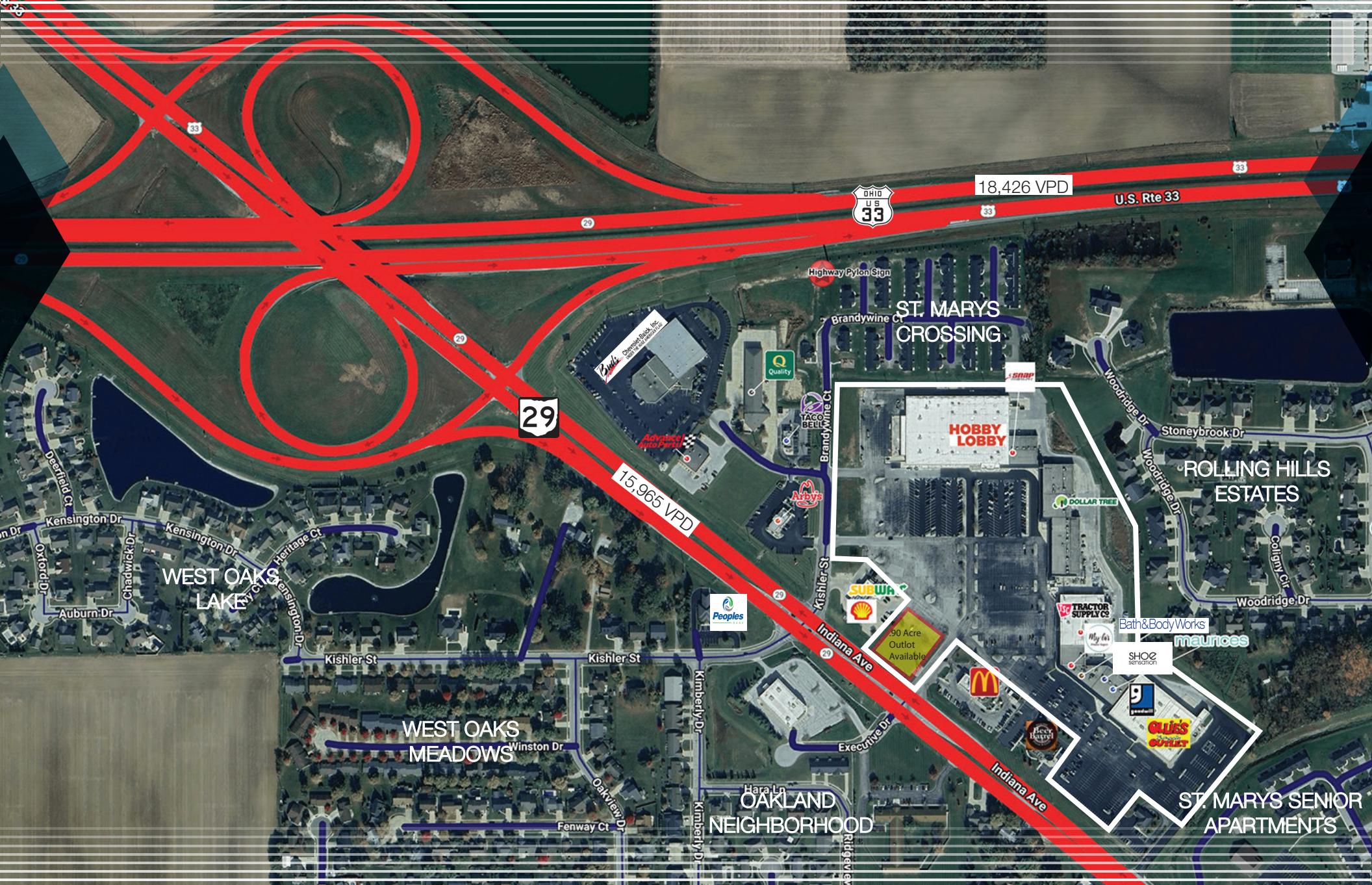
UNIT	TENANT	GLA	17	Available	5,000
1	Ollie's Bargain Outlet	35,900	18	Dollar Tree	8,018
2	Goodwill	14,400	19	KJ's Hair Salon	1,200
3	Maurices	5,000	20	Available	1,200
4	Shoe Sensation	6,208	21	Available	2,500
5	Mechanical Room		22	Ohio National Guard	1,200
6	Bath & Body Works	2,400	23	Available	4,950
7	China Wok	1,210	24	Tower	
8	Surge Staffing	920	25	Inspired Nutrition	1,900
9	MyLa's Yogurt	1,272	26	Snap Fitness	8,018
10	K9-5 Pet Care	5,549	27	Hobby Lobby	55,000
11	Tractor Supply Co	30,118	28	Available	21,000
12	Available	4,500	29	Available	8,126
13	Available	5,800	30	Available	2,250
14	Epic Vapes	1,200	○	Outlot Available	.90 AC
15	OP Nail Salon	2,000			
16	Available	2,000	Totals		238,839



Conceptual Floor Plan Revised

SCALE: 1/16" = 1'-0"





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