



LOCATION DESCRIPTION

Located in a lively retail setting, this medical office is located at the intersection of SR 18 and US 224, less than two miles from Tiffin University and downtown Tiffin. Heidelberg University and Tiffin University provide an active student population.

PROPERTY HIGHLIGHTS

- NNN lease
- Utilities (prorated), janitorial services, and interior maintenance are tenant responsibilities
- Exterior maintenance is the responsibility of the landlord
- Excellent exposure and high visibility
- Immediately adjacent to Medical Service Company

OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Number of Units:	4
Available SF:	2,600 SF
Lot Size:	1.003 Acres
Building Size:	15,300 SF
Zoning:	C-2 General Commercial

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

CHRIS MURPHY

803.477.2809

cmurphy@millerdiversified.com



LOCATION INFORMATION

Building Name	West Market Street Medical Office
County	Seneca
Market	Tiffin
Cross-Streets	West Market and Tiffin-Fostoria Road
Road Type	Paved
Nearest Highway	SR - 18
Nearest Airport	Seneca County

BUILDING INFORMATION

Building Size	15,300 SF
Building Class	B
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1990
Year Last Renovated	2023
Gross Leasable Area	2,600 SF
Condition	Good
Roof	Metal
Walls	Drywall
Ceilings	8 ft in primary office areas
Floor Coverings	Carpet over concrete slab
Exterior Walls	Metal
Restrooms	2

Lease Rate

\$12.75 SF/YR

Security Deposit

ONE MONTH'S RENT

PROPERTY INFORMATION

Property Type	Office
Zoning	C-2 General Commercial
Property Subtype	Office Building
Lot Size	1.003 Acres
Traffic Count	18022
Traffic Count Street	West Market

PARKING

Parking Type	Surface
Number of Parking Spaces	32

UTILITIES

HVAC	Central AC in office
Gas / Propane	Columbia Gas
Sanitary Sewer	City of Tiffin
Storm Sewer	City of Tiffin
Water	Ohio American Water
Electric	American Electric Power
Power Description	200a / 2020V

CHRIS MURPHY

803.477.2809

cmurphy@millerdiversified.com





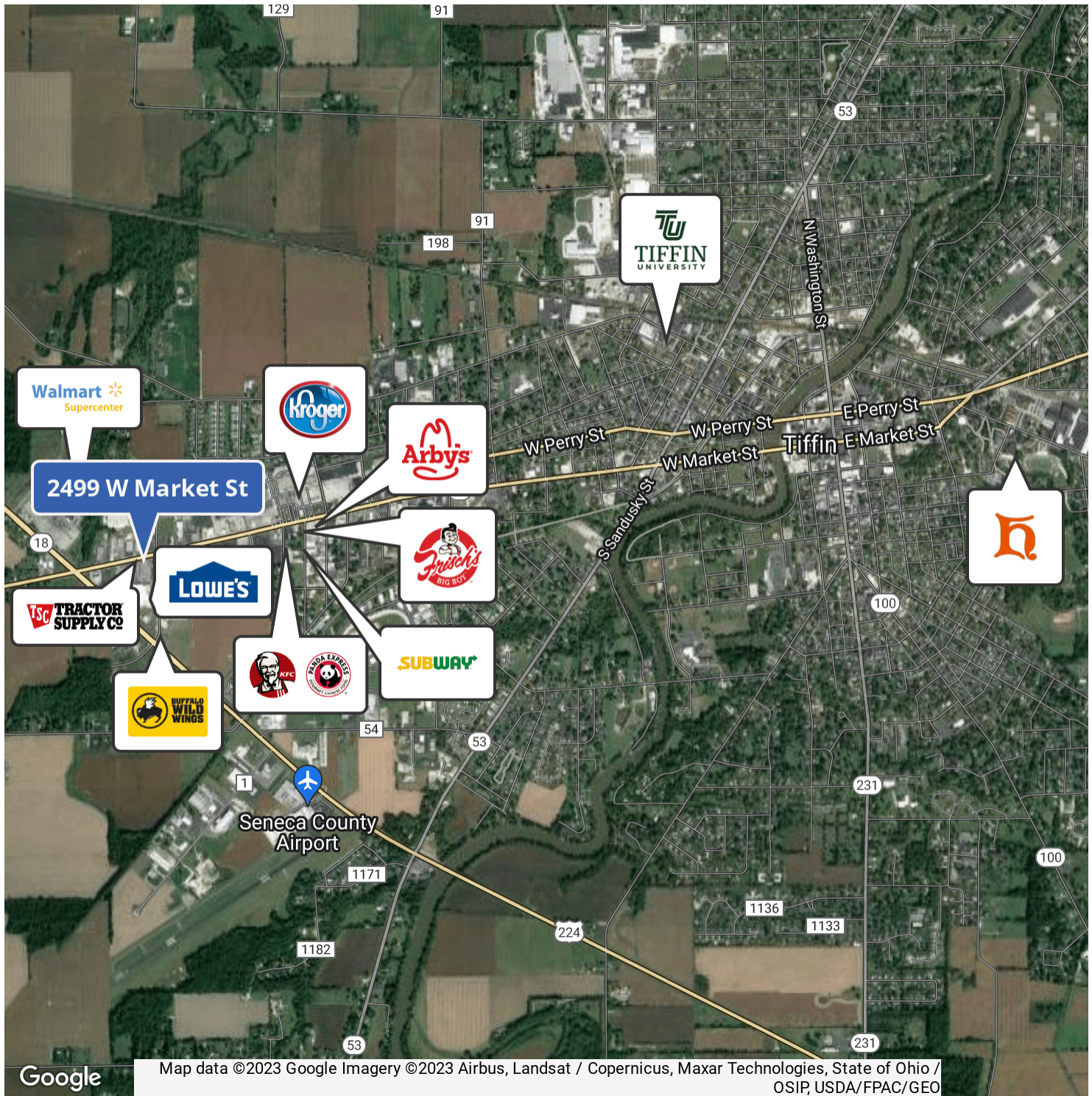
CHRIS MURPHY
803.477.2809
cmurphy@millerdiversified.com





CHRIS MURPHY
803.477.2809
cmurphy@millerdiversified.com



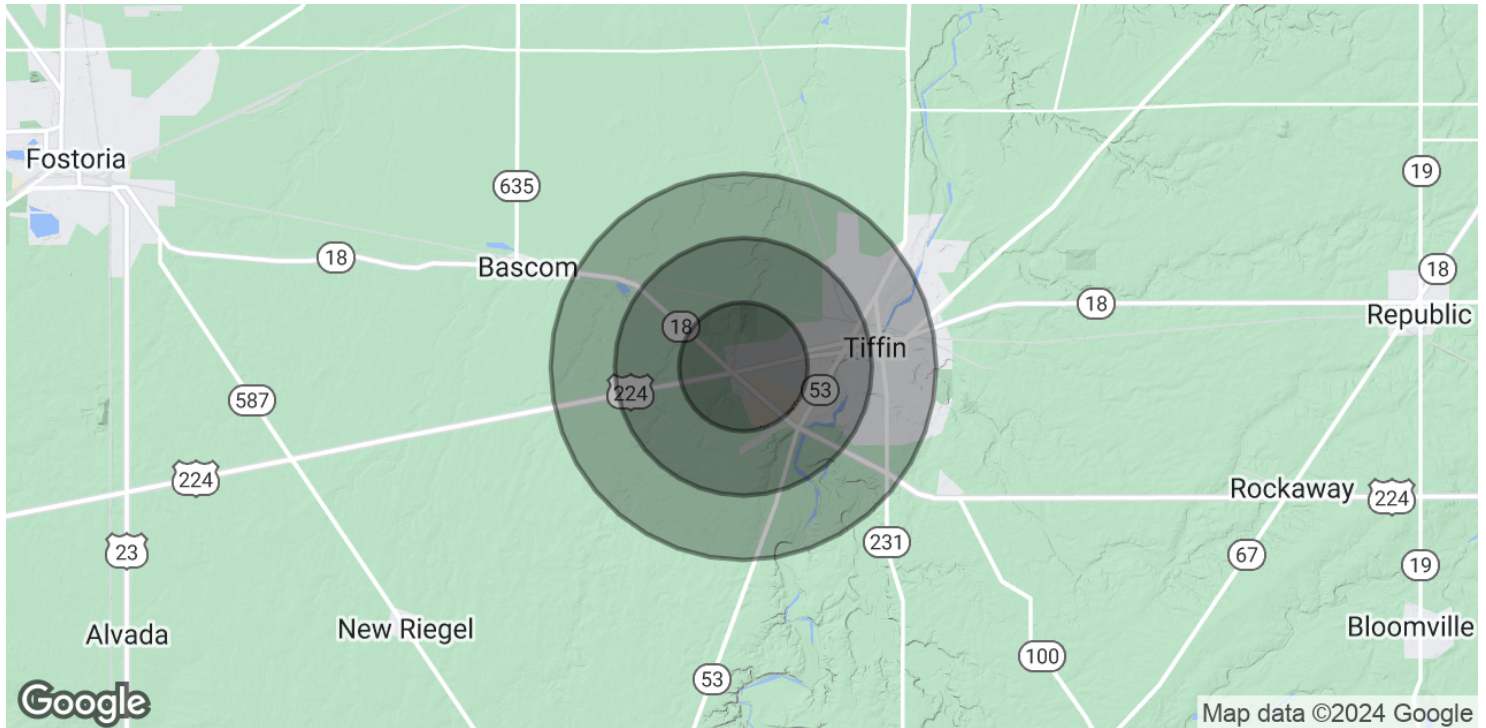


CHRIS MURPHY

803.477.2809

cmurphy@millerdiversified.com





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,210	6,613	17,273
Average Age	50.8	38.5	37.8
Average Age (Male)	51.4	37.2	36.8
Average Age (Female)	50.4	39.4	39.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	715	2,950	7,732
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$48,267	\$49,503	\$51,939
Average House Value	\$126,920	\$112,205	\$111,123

* Demographic data derived from 2020 ACS - US Census

CHRIS MURPHY

803.477.2809

cmurphy@millerdiversified.com

