



## 126 E Chestnut St

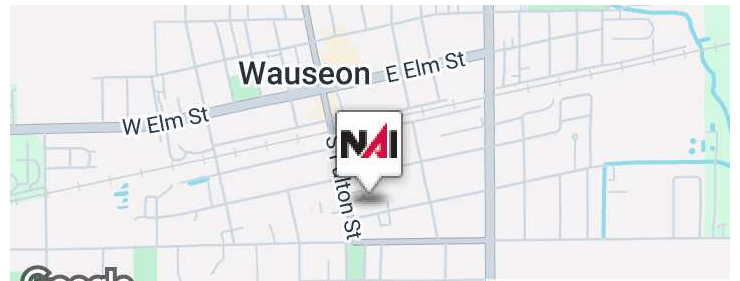
Wauseon, Ohio 43567

### Property Highlights

- 1,200 SF Brick Office Building
- Excellent Curb Appeal and Visibility
- Downtown Wauseon Location
- Good Off Street Parking

### Property Overview

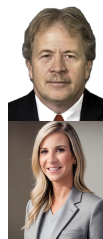
The subject is a brick office building with some flexibility. The building is in good condition and has good street appeal. It is 1,200 SF with a reception area, offices, and a restroom. It was previously an insurance office. Lease rate is \$1,800/month NNN.



### Offering Summary

Lease Rate:	\$1,800.00 per month (NNN)
Available SF:	1,200 SF
Lot Size:	14,511 SF

### For More Information



#### Mark Baringer

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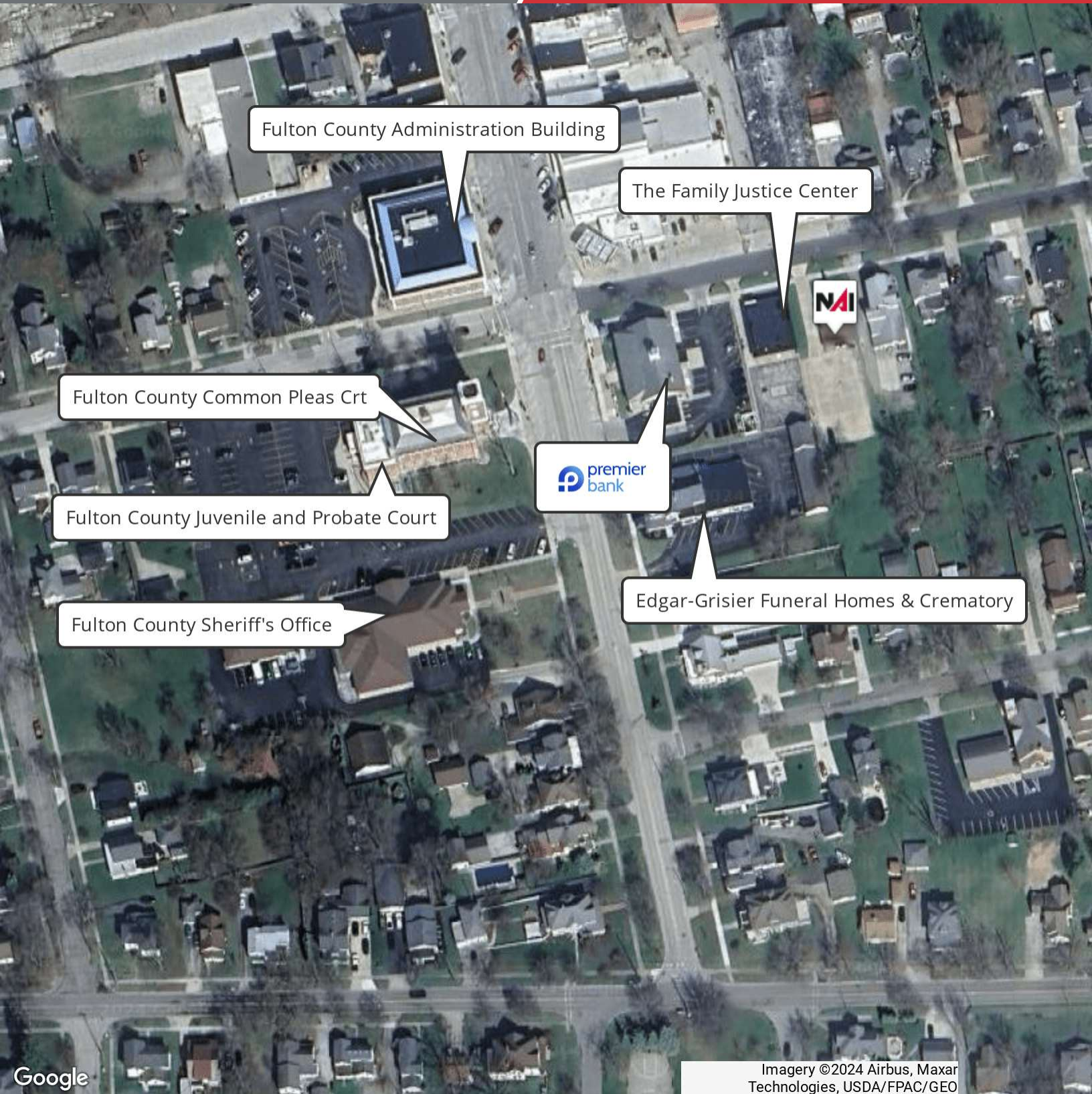
#### Becky Beck

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Fulton County Administration Building

The Family Justice Center

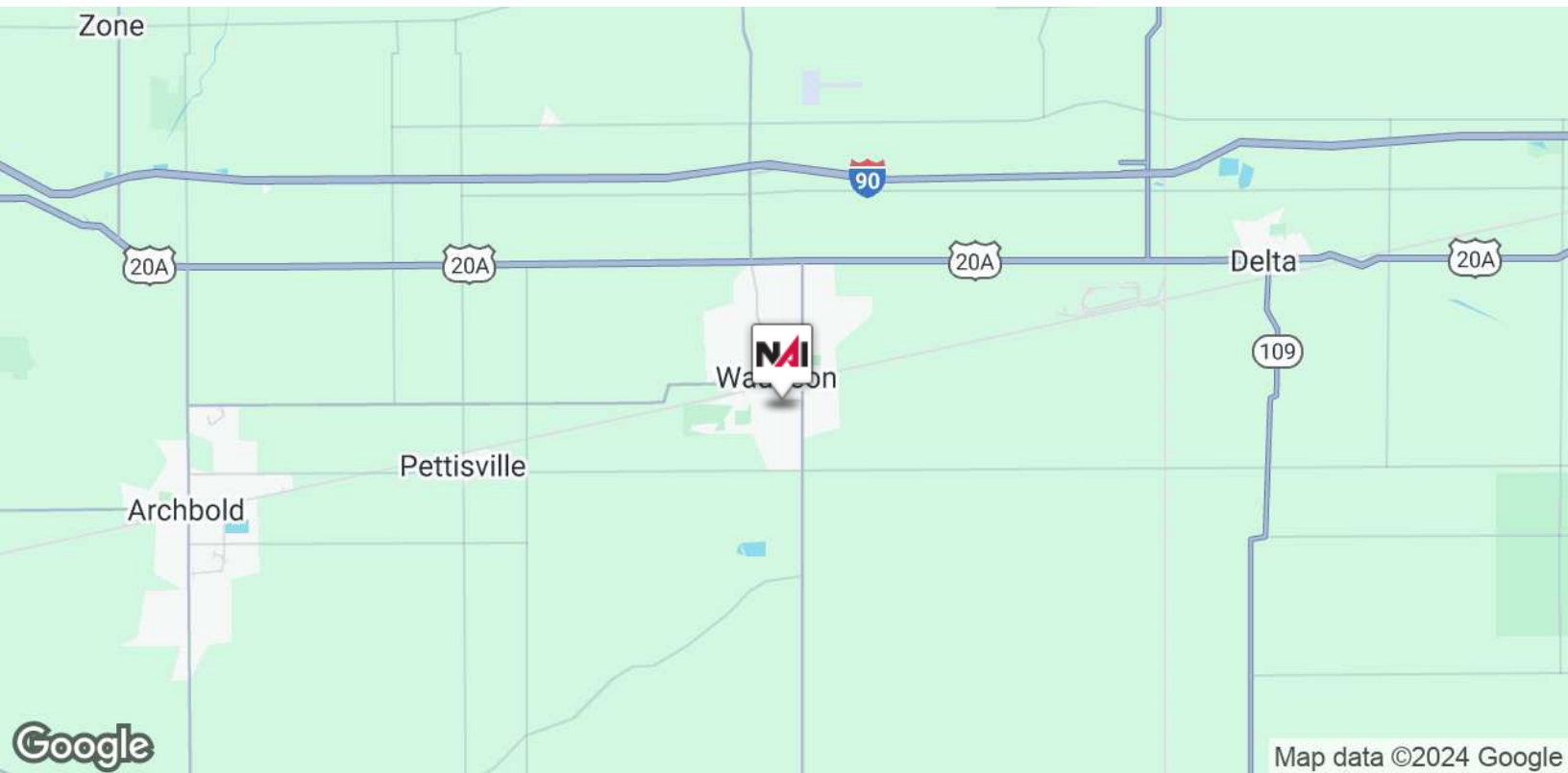
Fulton County Common Pleas Court



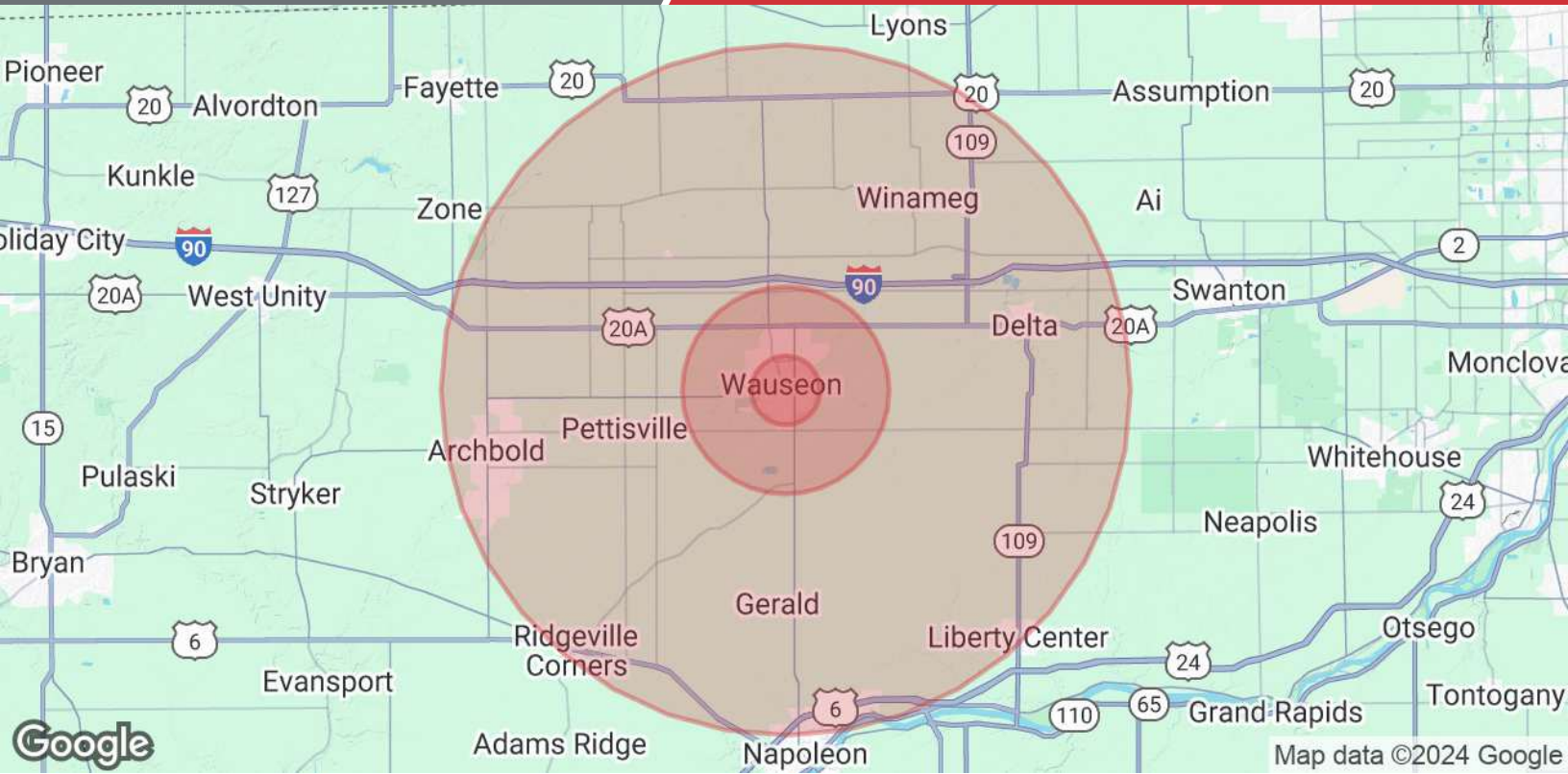
Fulton County Juvenile and Probate Court

Edgar-Grisier Funeral Homes & Crematory

Fulton County Sheriff's Office







<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>10 Miles</b>
Total Population	5,085	8,575	34,639
Average Age	39	40	41
Average Age (Male)	37	38	40
Average Age (Female)	41	41	42
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>10 Miles</b>
Total Households	2,046	3,444	14,005
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,317	\$89,402	\$95,627
Average House Value	\$200,883	\$205,663	\$205,610

Demographics data derived from AlphaMap



## Mark Baringer

Senior Advisor- Industrial/Investment/Development

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### Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, 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 owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 “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 was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.

### Education

The University of Toledo, Majoring in Real Estate

### Memberships

Northwest Ohio REALTORS® (NWOR)  
 Ohio Association of REALTORS® (OAR) and National Association of REALTORS® (NAR)  
 International Council of Shopping Centers (ICSC)  
 Lifewise Academy, Defiance/Ayersville- Leadership Council Member  
 2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker  
 2021 CoStar Power Broker - Toledo Market- Top Sales Broker  
 2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker  
 2021 and 2022 Ohio President's Sales Club Pinnacle of Performance  
 2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries