



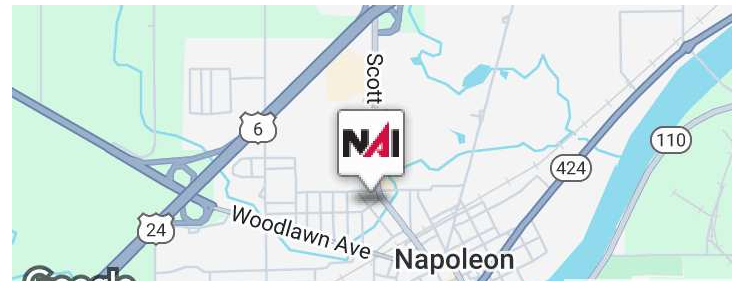
1223 N Scott St Napoleon, Ohio 43545

Property Highlights

- Attractive Brick Office Building
- High Visibility and Traffic Flow
- 2,000 SF with Full Basement
- Off-Street Parking

Property Overview

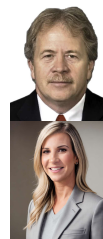
The property is a one-story, 2,000 SF brick office building with a full basement. Three large offices, conference room, break room, reception area, and supply room on main level. The property has high visibility and appeal on N Scott Street (SR 108), the main business artery in Napoleon. The basement adds flexibility and value to the office space. \$2,200/month NNN.



Offering Summary

Lease Rate:	\$2,200.00 per month (NNN)
Building Size:	2,000 SF
Available SF:	2,000 SF

For More Information



Mark Baringer

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Becky Beck

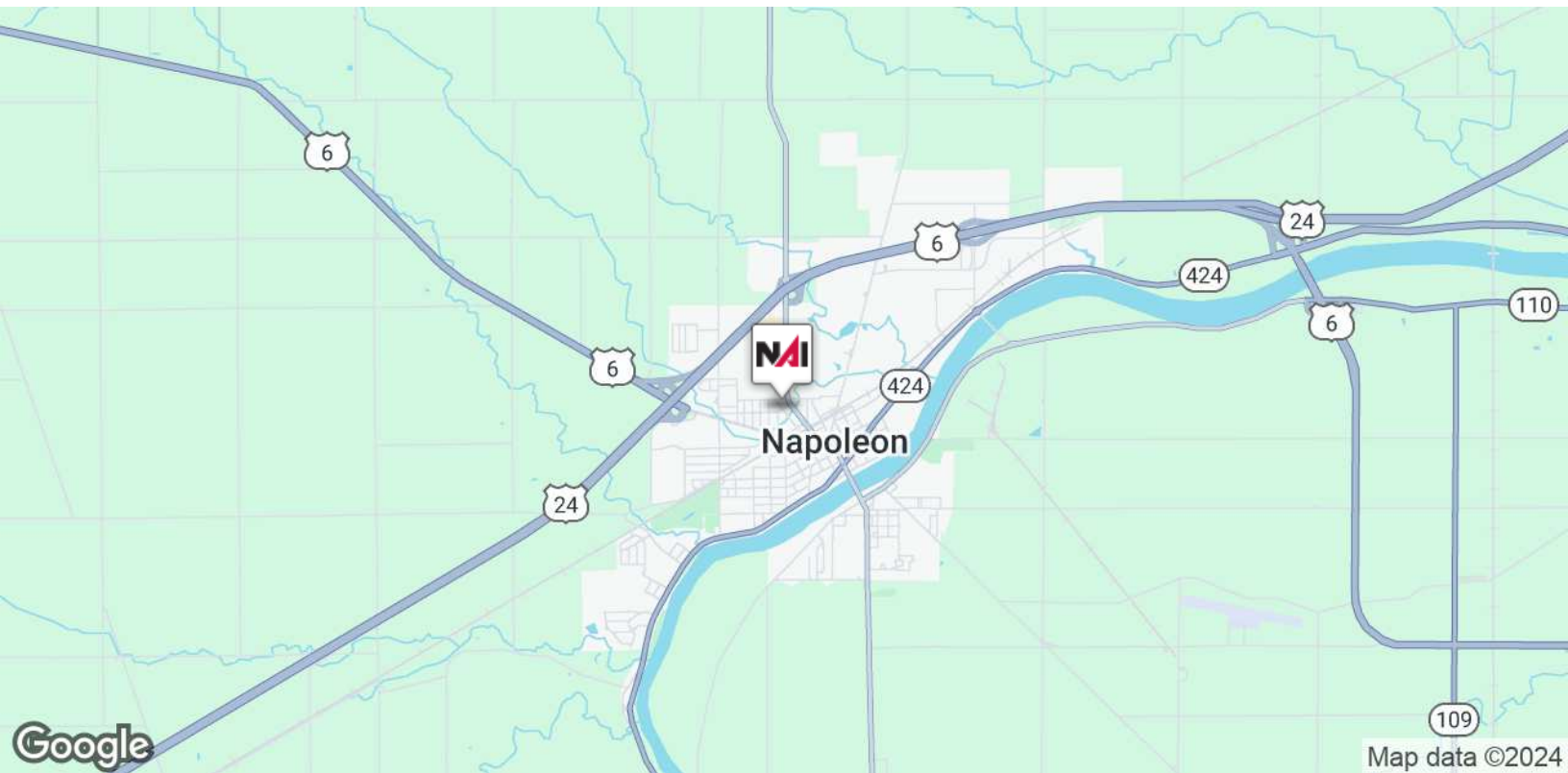
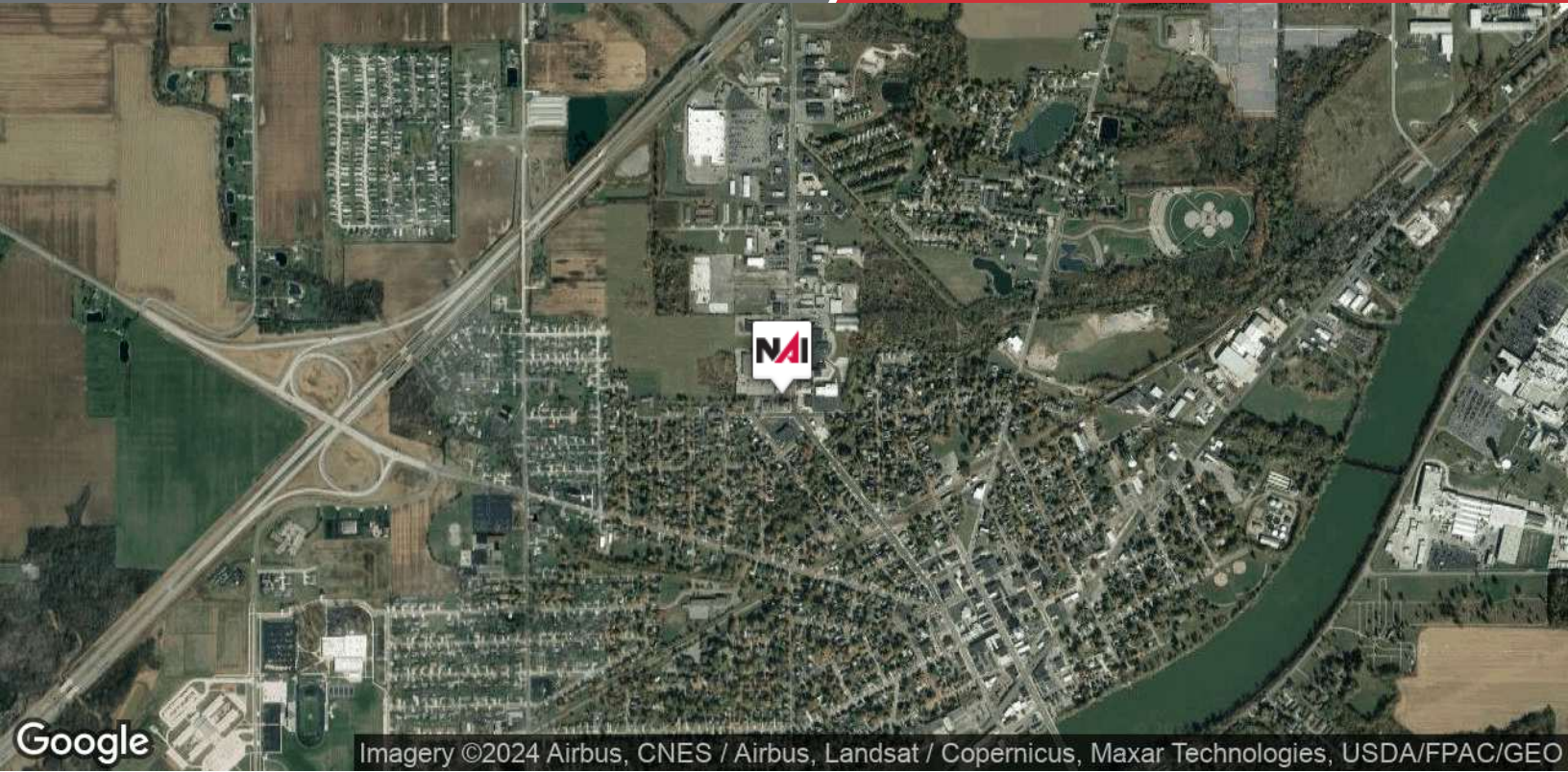
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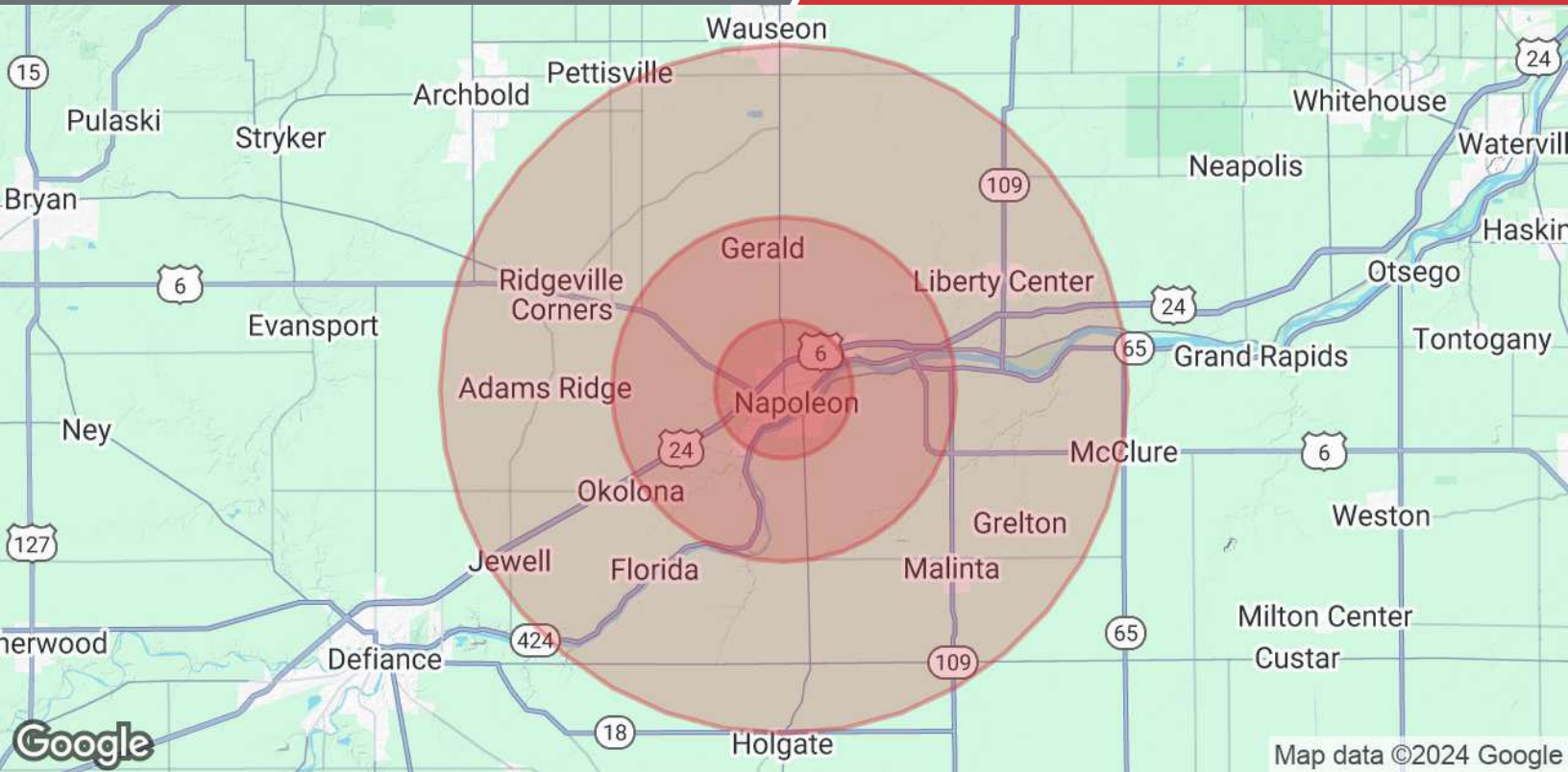




Google

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Population	2 Miles	5 Miles	10 Miles
Total Population	8,997	11,829	23,328
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	3,900	5,034	9,586
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,031	\$87,036	\$95,628
Average House Value	\$187,807	\$198,016	\$197,496

Demographics data derived from AlphaMap



Mark Baringer

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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