



LEASE

8959 State Route 66 N

DEFIANCE, OH 43512

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	12,850 SF
AVAILABLE SF:	1,995 - 4,850 SF
LOT SIZE:	1.74 Acres
YEAR BUILT:	2007
ZONING:	Neighborhood Shopping Center
TRAFFIC COUNT:	13,662

PROPERTY OVERVIEW

4,850 SF endcap unit available for lease within a well designed and maintained 12,850 SF retail strip center. Situated at the signalized intersection of State Route 66 and Elliott Rd. Only a 1/2 mile north of the Hwy 24 interchange.

PROPERTY HIGHLIGHTS

- Excellent visibility with 147 ft of frontage along State Route 66, 13,662 VPD (22), with marquee signage opportunity
- Easily devisable into separate units
- Possibility for drive through window
- Located in a prime retail corridor with close proximity to Walmart, Meijer, Kohls, and Menards
- Neighboring tenants include: Asian Grill Buffet and Superior Credit Union

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PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR
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BUILDING & LOCATION INFORMATION

STREET ADDRESS	8959 State Route 66 N
CITY, STATE, ZIP	Defiance, OH 43512
COUNTY	Defiance
NEAREST INTERSECTION	Elliot Rd.
BUILDING SF	12,850 SF
AVAILABLE SF	4,850 SF
CEILING HEIGHT	10 ft
YEAR BUILT	2007
CEILINGS	10' Drop Ceiling/14'9 slope 16'7 to bottom of Perlins (clear)
FLOOR COVERINGS	Carpet, VCT
HVAC	Gas Forced Air/Central Air
GAS/PROPANE	Yes
RESTROOMS	3
PARKING	122 undefined, surface

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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	Neighborhood Shopping Center
LOT SIZE	1.74 Acres
APN #	I060012A00300
CORNER PROPERTY	Yes
TRAFFIC COUNT	13662
TRAFFIC COUNT STREET	N. Clinton St. (State Route 66)

LEASE DETAILS & EXPENSES

LEASE TERM	3 Year Minimum
SECURITY DEPOSIT	1st Month Rent
OPTIONS/ALLOWANCE	Negotiable
TENANT RESPONSIBILITIES	Utilities, Taxes, Insurance, CAM
PROPERTY TAXES	\$1.01/SF
PROPERTY INSURANCE	\$0.33/SF
ANNUAL CAM	\$1.35/SF

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ADDITIONAL PHOTOS



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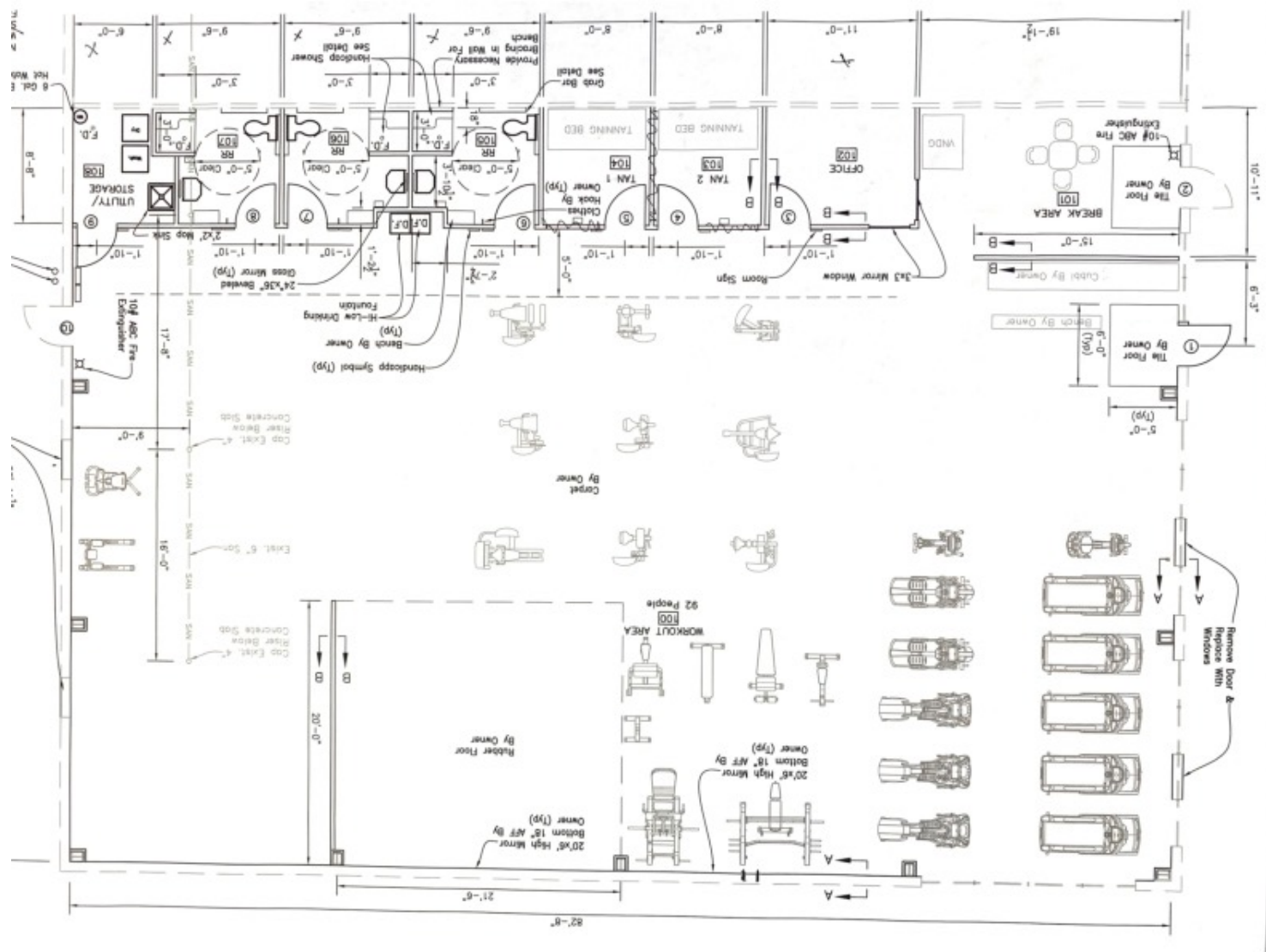
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FLOOR PLANS



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LOCATION MAP



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RETAILER MAP



Map data ©2023

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DEMOGRAPHICS MAP & REPORT

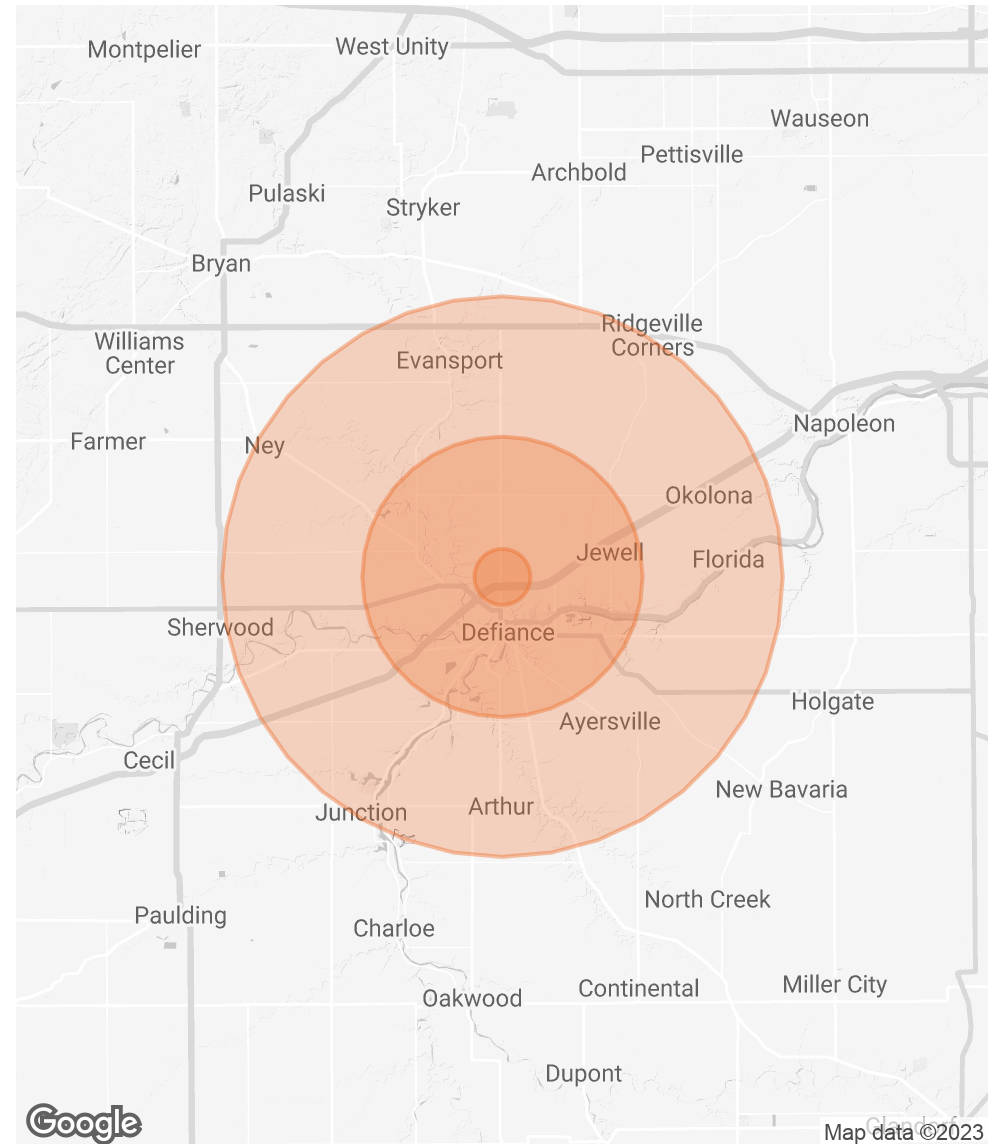
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	831	21,042	37,462
AVERAGE AGE	38.3	38.3	38.6
AVERAGE AGE (MALE)	33.9	34.9	36.6
AVERAGE AGE (FEMALE)	43.0	41.0	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	299	8,341	14,618
# OF PERSONS PER HH	2.8	2.5	2.6
AVERAGE HH INCOME	\$64,475	\$54,160	\$56,066
AVERAGE HOUSE VALUE	\$147,799	\$118,597	\$119,725

* Demographic data derived from 2020 ACS - US Census



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