

Class A Free Standing Corner Location

Defiance, OH

Immediate market entry opportunity in a highly desirable trade area.
Prime location adjacent to Defiance College

Contact Broker for Pricing



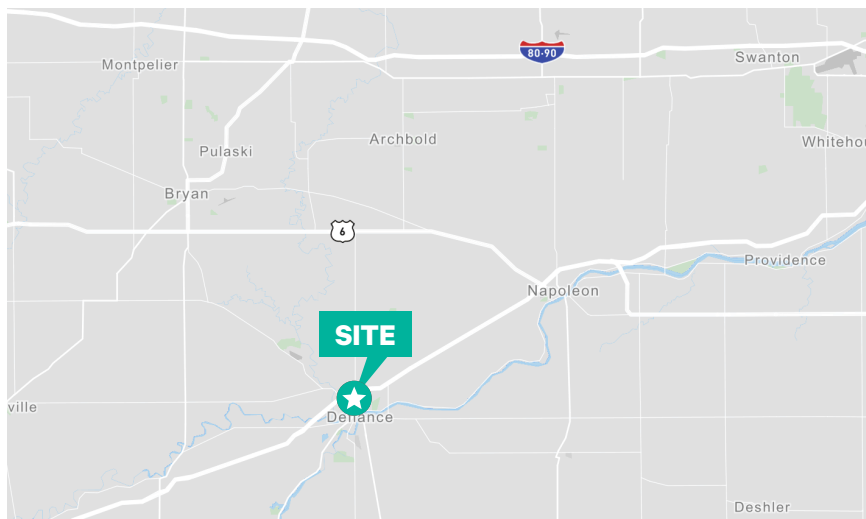
Property Highlights

- + Free Standing Building Constructed in 2005
- + 14,564 SF with 825 +/- SF Mezzanine w/Freight Elevator
- + Signalized intersection
- + Zoned B-3 – Highway and General Business District
- + Corner Parcel 1.79 Acres, 50 parking spaces
- + Outstanding Street Exposure
- + 13'6" Interior Clear Height; 18' to Truss, 8' by 6' Roll Up Loading Door
- + Configured with Drive Up Window

Area Demographics

5 MILE RADIUS DEMOGRAPHICS

BUSINESSES	1,037
EMPLOYEES	13,262
POPULATION	21,678
HOUSEHOLDS	9,063
AVERAGE HH INCOME	\$83,796
PER CAPITA INCOME	\$35,033
EMPLOYED POP-16+	10,552



Contact Us

Dave Long

First Vice President

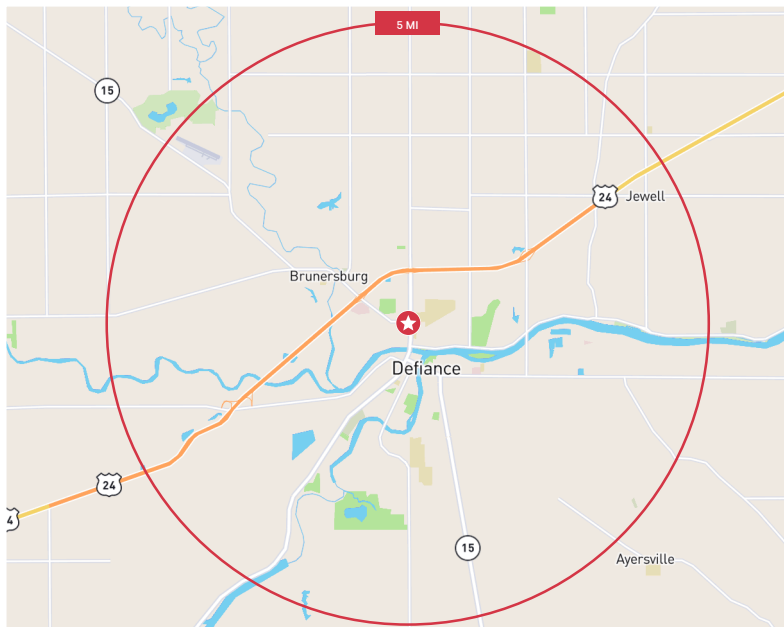
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Trade Area & Parcel Aerial



- + Strong regional location with convenient access to recently improved, limited access highway US 24.
- + Strategically located along Defiance County's primary retail and commercial corridor.
- + Home to multiple major retail anchors, wide array of dining and QSR's, and regional hotels.
- + Adjacent to 150-Acre Defiance College Campus; 19 buildings, approximately 650 students, 65% live on campus.
- + Zoned B-3 – Highway and General Business District. That zoning classification allows for a wide variety of uses. Ideal for multiple uses



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