

# VAN WERT TOWNE CENTER

## RETAIL FOR LEASE

303-353 TOWNE CENTER BOULEVARD, VAN WERT, OHIO



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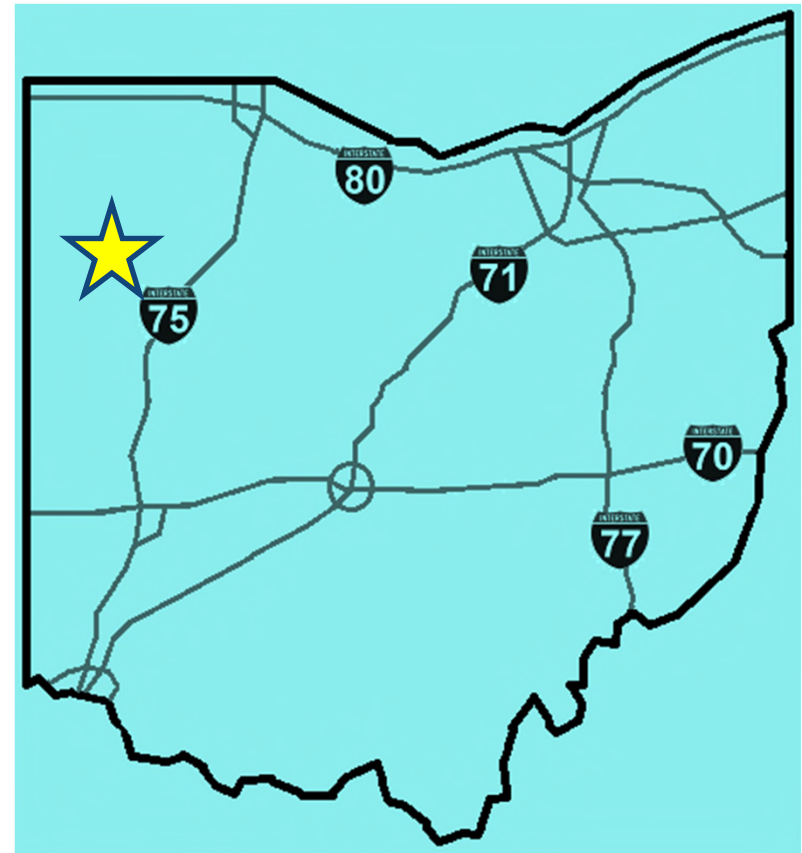
# PROPERTY HIGHLIGHTS

## VAN WERT TOWNE CENTER

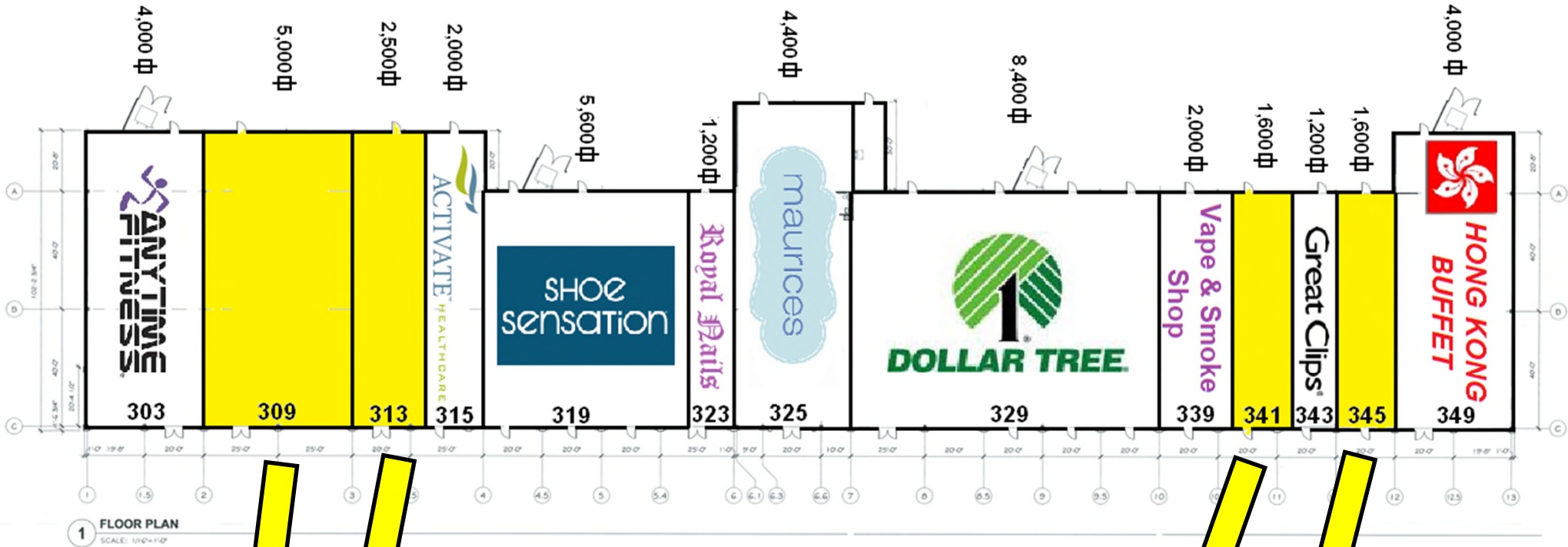
RETAIL FOR LEASE

303-353 TOWNE CENTER BOULEVARD, VAN WERT, OHIO

- Retail center anchored by 185,000 SF Super Wal-Mart
- \$12.00 NNN per SF + \$6.48 operating expenses
- 8,142 employees within a 5-mile radius
- Pylon signage on U.S. 30 and on State Route 127/224
- Signalized intersection
- Outparcel tenants include Subway, McDonald's, First Bank of Berne, Tim Hortons, Take 5 Oil & Carwash, Goodwill, Van Wert County Hospital Medical Building, Beer Barrel Pizza, Kentucky Fried Chicken, and Homestead Assisted Living
- 13,505 vehicles per day on U.S. 30
- Major employers: Easton Corp. (1,038), Fed. Mogul Corp. (720), Cooper Foods (500), Teleflex (460), Central Mutual Insurance (400), Van Wert Hospital (350), Toledo Molding & Die (399)



# SPACE PLAN



# AERIAL



Now open: new 56,000 square foot 75-bed assisted living and memory care facility



maurices SHOE sensation DOLLAR TREE

Great Clips ANYTIME FITNESS ACTIVATE HEALTHCARE HONG KONG BUFFET

# AERIAL



**Homestead**  
at TOWNE CENTER  
ASSISTED LIVING & MEMORY CARE COMMUNITY

**Now open:  
new 56,000  
square foot  
75-bed  
assisted living  
and memory  
care facility**

# AREA INFO

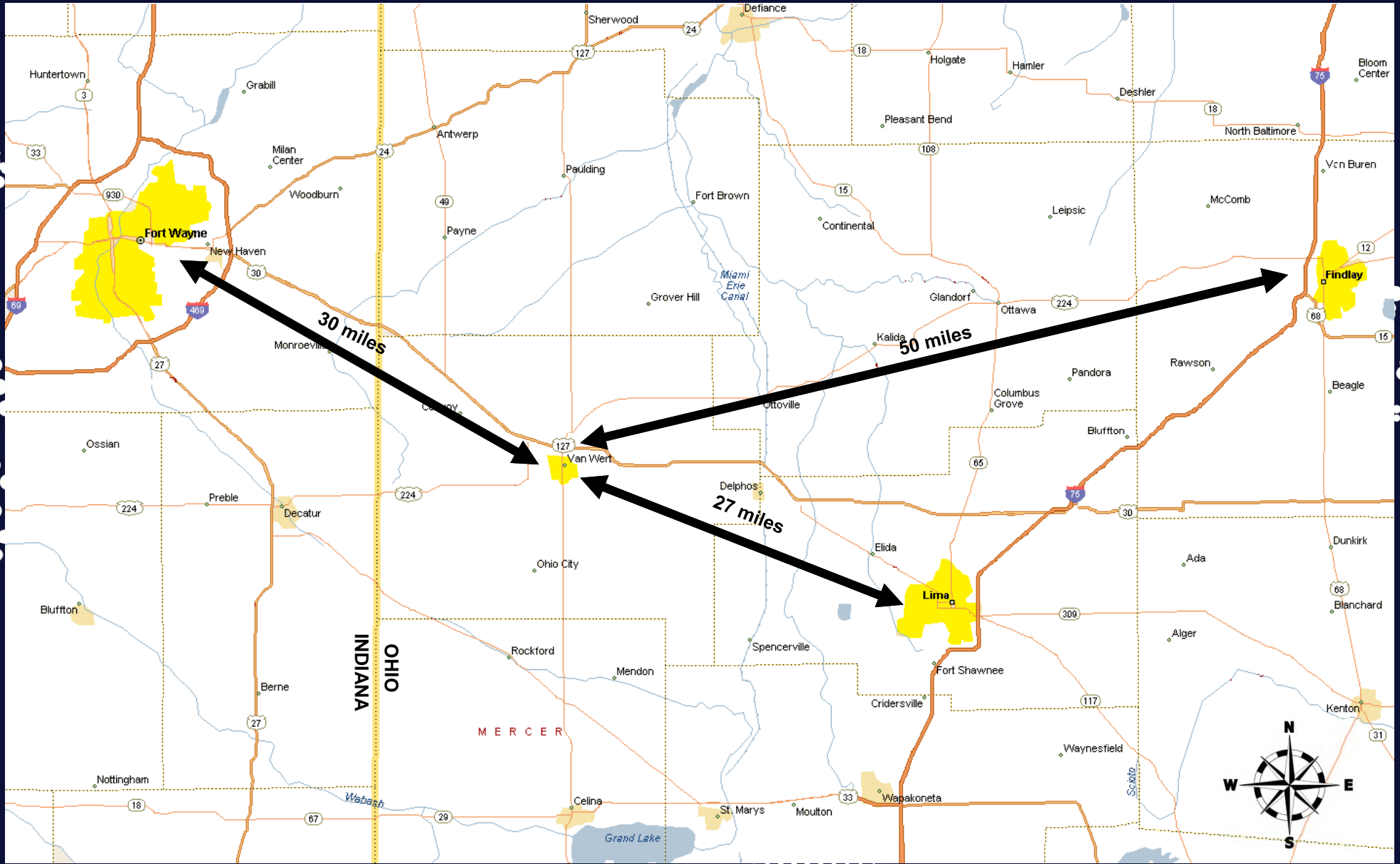
The Van Wert Towne Center is located in the city of Van Wert, Ohio. Van Wert sits approximately 30 miles from Fort Wayne Indiana to the west and 30 miles from Lima Ohio to the east. The Towne Center sits at the intersection of US 30 and SR 127/224 on the north end of Van Wert. US 30 is a major four lane divided highway traffic corridor which serves as a connector to cities such as Fort Wayne Indiana and Chicago Illinois to the west as well as Cleveland and Pittsburgh to the east while US 127/224 connects the NE Ohio Toledo markets to the southern Ohio markets such as Dayton and Cincinnati.



As the county seat, Van Wert serves a broad trade area of over 85,000 people much larger than the population of the immediate city limits. The city of Van Wert pulls from a trade area approximately 25 minutes and over 25 miles from the city limits due to the large rural population that live within the immediate trade area of Van Wert. The Towne Center is very accessible as it sits at the intersection of US 30 and SR 127 / 224 and allows for this broad trade area population to access the center very quickly.

As well as this captured audience within the immediate trade area (between Fort Wayne, Indiana approximately 30 miles to the west and Mansfield Ohio 105 miles to the east) there are extremely limited highway service and restaurant options along the US 30. This makes the Van Wert Towne Center a great opportunity to capture the strong transient traffic that travels along US 30 daily.

# REGIONAL MAP



# VAN WERT SUPER SITE

The City of Van Wert is one of only two sites in the state of Ohio that have been given both the opportunity and the backing in conjunction with the State of Ohio to create a “**Super Site**” development. These **Super Sites** are to be shovel-ready development sites with infrastructure in place to support massive industrial, distribution, and/or manufacturing opportunities to create jobs in Ohio.

The selection of these sites was heavily influenced by **key criteria** such as:

- ◆ **Proximity** to major highways and transportation routes
- ◆ **Good access** to regional and international airport services
- ◆ **Ample employment** workforce population from a broad area
- ◆ **Strong local support** for economic growth and investment into community (\$50 million expansion of Central Mutual Insurance headquarters and a brand new high school/middle school with a regional state of the art performing arts center)

[www.vanwerted.com/wp-content/uploads/2018/10/Van-Wert-Mega-Site-PDF](http://www.vanwerted.com/wp-content/uploads/2018/10/Van-Wert-Mega-Site-PDF)





# SIGNAGE

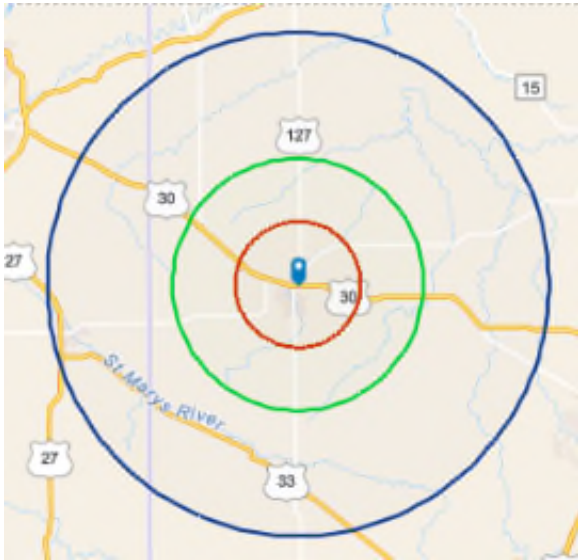


U.S. 30



Ohio 224 / 127

# 5-MILE RADIUS DEMOS



## KEY FACTS

**13,118**  
Population

**2.4**  
Average  
Household Size

**41.9**  
Median Age

**\$55,057**  
Median Household Income

## BUSINESS

**621**

Total Businesses

**8,142**

Total Employees

## EDUCATION

**7%**

No High School  
Diploma

**45%**

High School  
Graduate

**29%**

Some  
College

**19%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$30,432**  
Per Capita  
Income



**\$55,057**  
Median  
Household  
Income



**\$73,387**  
Average  
Household  
Income

## EMPLOYMENT

**50.1**  
White  
Collar %

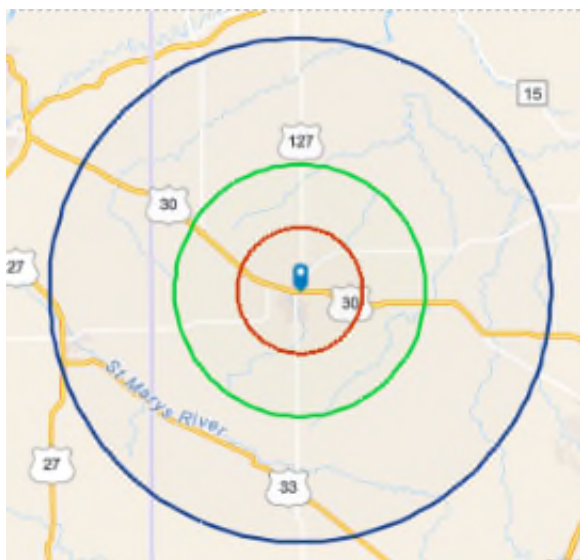
**35.4**  
Blue  
Collar %

**14.5**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

# 10-MILE RADIUS DEMOS



## KEY FACTS

**22,343**  
Population



Average  
Household Size



Median Age

**\$59,366**  
Median Household Income

## BUSINESS



**788**

Total Businesses



**9,796**

Total Employees

## EDUCATION



**6%**

No High School  
Diploma



**46%**

High School  
Graduate



**29%**

Some  
College



**18%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$31,499**

Per Capita  
Income



**\$59,366**

Median  
Household  
Income



**\$77,761**

Average  
Household  
Income

## EMPLOYMENT



**51.3**

White  
Collar %



**35.1**

Blue  
Collar %



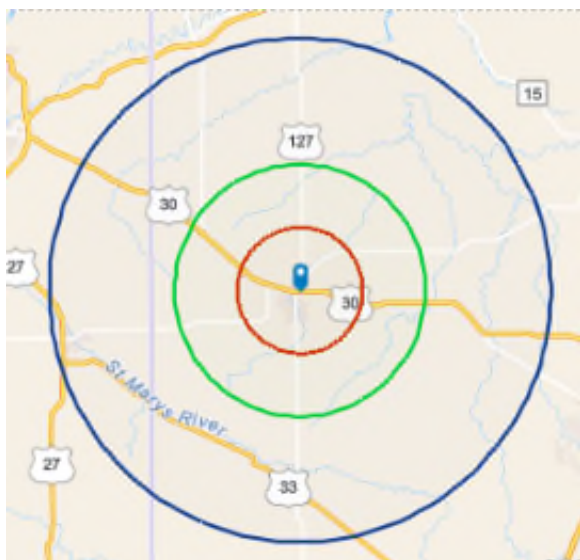
**13.7**

Services  
%

**equity** | brokerage

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# 20-MILE RADIUS DEMOS



## KEY FACTS

**81,722**

Population



Average  
Household Size



Median Age

**\$61,098**

Median Household Income

## BUSINESS



**2,679**

Total Businesses



**30,244**

Total Employees

## EDUCATION



**7%**

No High School  
Diploma



**46%**

High School  
Graduate



**29%**

Some  
College



**18%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$32,247**

Per Capita  
Income



**\$61,098**

Median  
Household  
Income



**\$80,730**

Average  
Household  
Income

## EMPLOYMENT



**49.7**

White  
Collar %



**37.0**

Blue  
Collar %



**13.3**

Services  
%

**equity** | brokerage

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