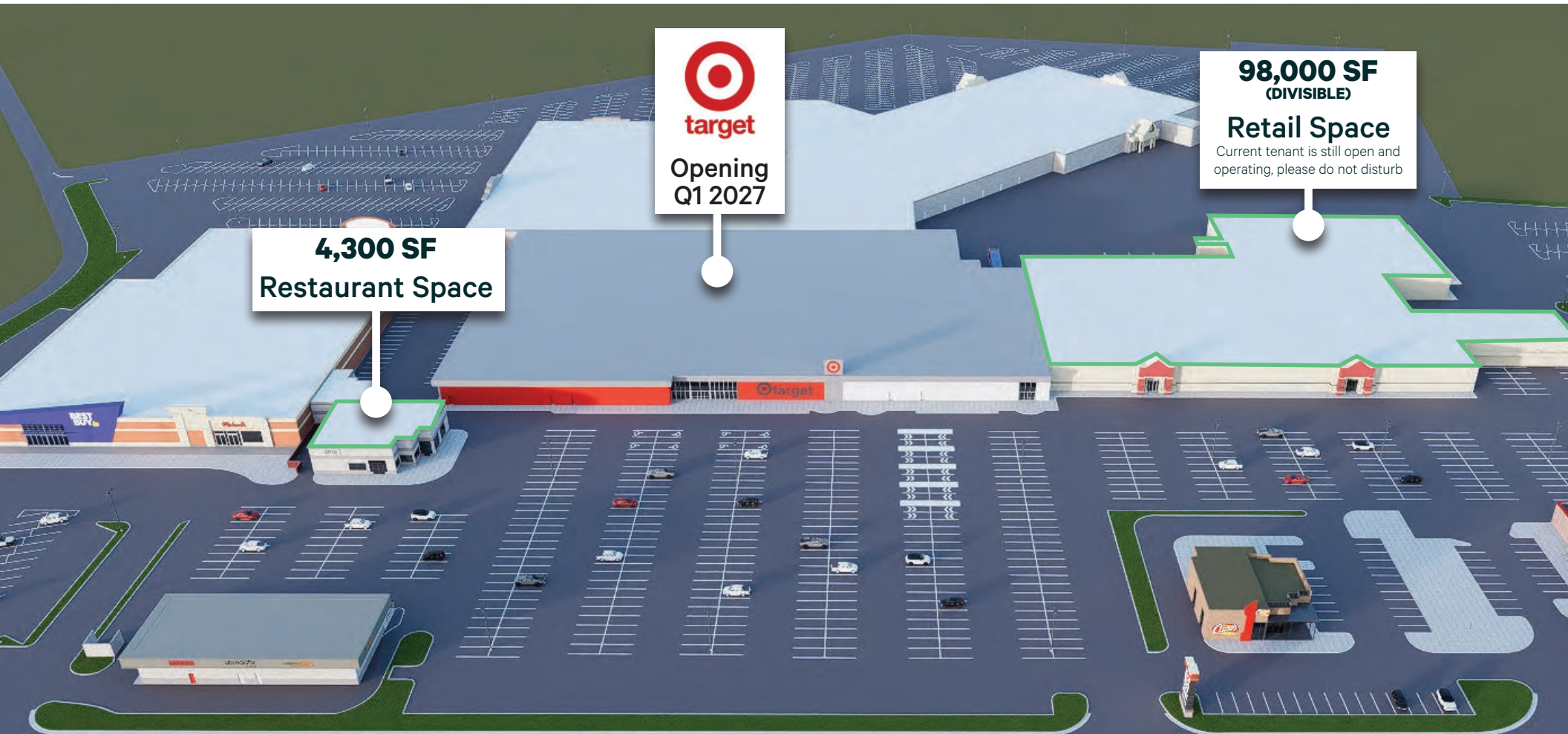



Findlay Towne Center

1800 Tiffin Avenue, Findlay, Ohio 45840



4,300 SF
Restaurant Space


target
Opening
Q1 2027

98,000 SF
(DIVISIBLE)
Retail Space
Current tenant is still open and
operating, please do not disturb

Opportunity Overview

This Findlay redevelopment at 1800 Tiffin Avenue in Findlay, Ohio offers flexible space from 4,300 - 98,000 sq. ft. for warehouse, retail, or mixed-use concepts. Situated on Findlay's main retail corridor, the property boasts high visibility with over 400 feet of frontage and traffic exceeding 20,000 vehicles per day. The redevelopment will be anchored by a new Target store, which will attract significant traffic to the shopping center.

This strategically located property benefits from Findlay's robust economy and position as "Flag City USA," the #1 Micropolitan for 10 years.



Main Corridor

Excellent Visibility



Temp. Controlled Warehouses

18 - 20 Foot Ceilings



1,000+ Spaces

(3.3/1,000 of GLA) Parking



400' Frontage

22,000 VPD



337,300 SF

GLA



National Anchor Retailers

Retailers

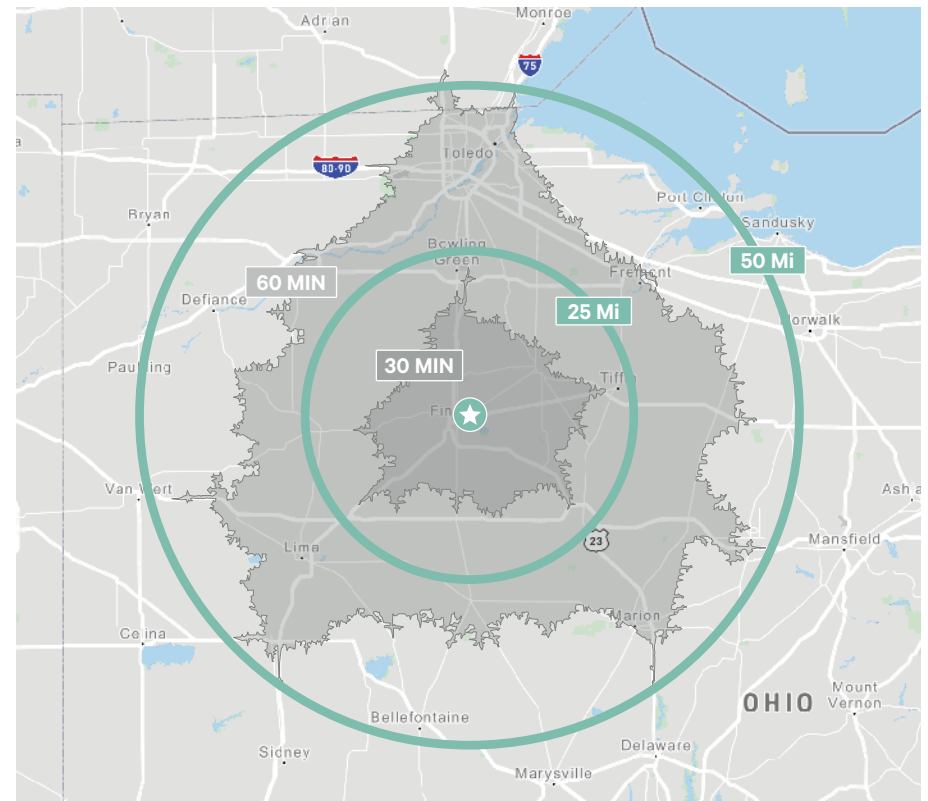


Findlay Area Overview

Findlay is located approximately 40 miles south of Toledo and about 90 minutes from Columbus, Dayton, and Detroit. The low cost of living and central location to surrounding larger cities allow Findlay to be a sought after location for companies. Findlay is a major economic hub and is home to Marathon Petroleum Corporation and Cooper Tire & Rubber Company. Findlay is also a manufacturing and distribution hub for Whirlpool, Ball Corp., Fleece Master, Campbells, Lowe's, Sheetz, McLane, R+L Carriers, Best Buy, American Petrol, Home Depot, Amazon and Kohl's.

Findlay Highlights


- + Findlay, OH ("Flag City USA," 40k+ residents), is NW Ohio's #1 Micropolitan for 10 years (Site Selection), thanks to record investment, jobs, and construction.
- + The Findlay area has high average household incomes (\$105k within a 5-mile radius) but remains affordable, leaving residents with significant discretionary income.
- + Findlay boasts a growing and diverse restaurant scene, offering high-end, chef-driven downtown spots, local pubs, and various international cuisines.
- + Findlay's growth and strong economy drives retail space demand, given its easy access off I-75. Investors can benefit from downtown revitalization and shopping center expansion.



Demographics within a 30-minute drive:


 **127,417**
2025 Population

 **4,649**
2025 Businesses

 **137,811**
2025 Daytime Population

 **83,039**
2025 Employees

 **\$92,294**
2025 Average HH Income

 **52,330**
2025 Total Households

Trade Area



Findlay Towne Center

1800 Tiffin Ave | Findlay, Ohio 45840

Retail | For Lease



Contact us!



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