



1836 East 2nd Street

Defiance, Ohio 43512

Property Overview

The subject is the former Carpet Mart building in the Kroger Shopping Plaza. This space has been the location of Big Lots and Family Farm and Home. It has excellent visibility along the main east-west corridor with strong traffic counts.

Kroger, Dollar General and a recently opened Dollar Tree are nearby. McDonalds, Taco Bell and a recently renovated Wendys are adjacent or across the street.

Offering Summary

Lease Rate:	\$4.25 SF/yr (NN)
Building Size:	23,000 SF
Available SF:	23,000 SF

Demographics	3 Miles	10 Miles	20 Miles
Total Households	5,904	13,047	40,028
Total Population	13,583	31,209	97,505
Average HH Income	\$81,505	\$88,435	\$89,921

For More Information

Mark Baringer

O: 419 438 5839

mbaringer@naitoledo.com



Property Description

The subject is the former Carpet Mart building in the Kroger Shopping Plaza. This space has been the location of Big Lots and Family Farm and Home in the past. It has excellent visibility along the main east-west corridor with strong traffic counts. Kroger, Dollar General and a recently opened Dollar Tree are nearby. McDonalds, Taco Bell and a recently renovated Wendys are adjacent or across the street.

Location Description

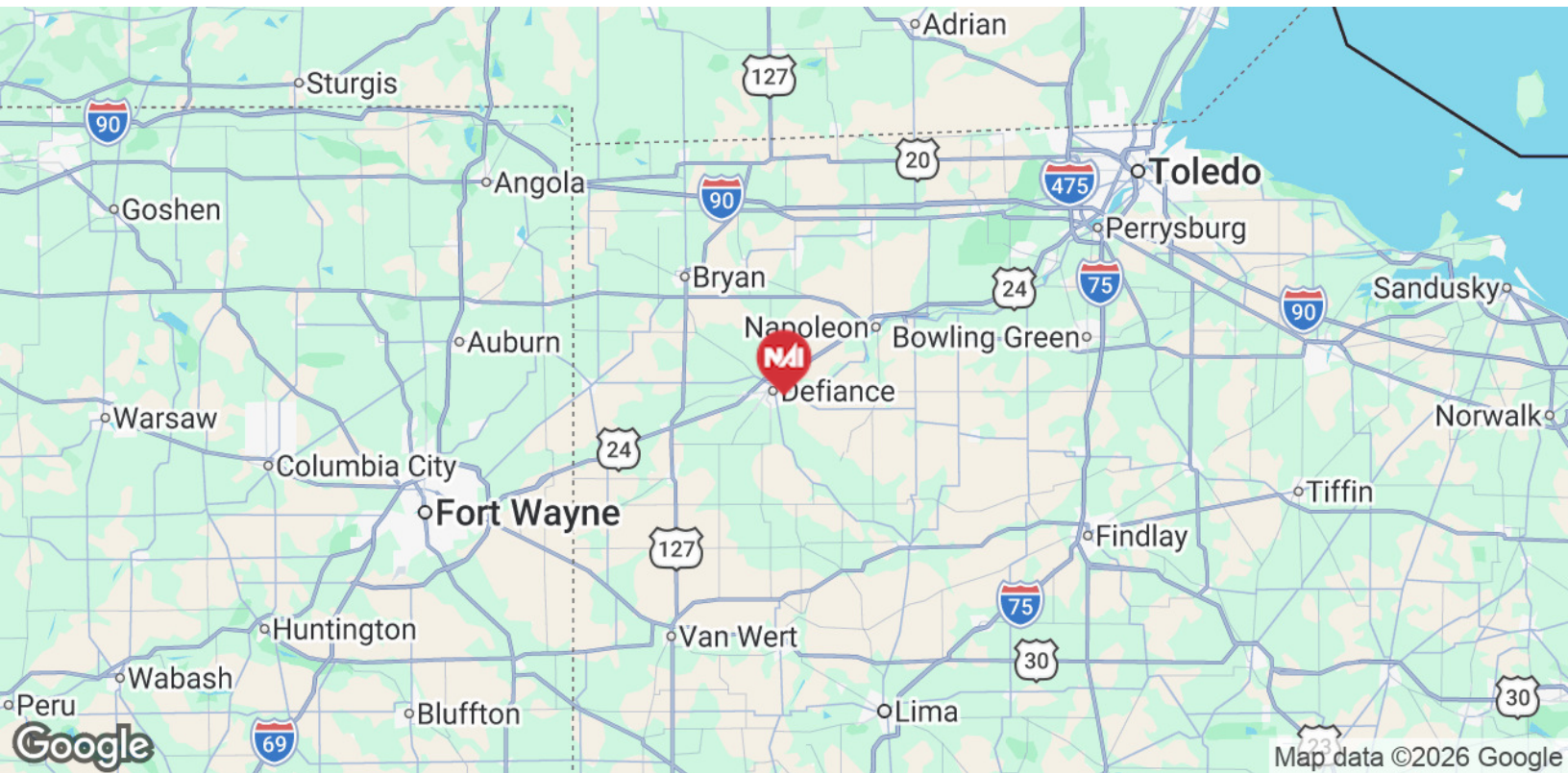
The subject is located in Defiance, which is a county seat of Defiance County. Defiance is also the economic hub for NW Ohio between Toledo and Fort Wayne, with large retail and industrial sectors. It has been the choice of many large manufacturers, both historically and recently. First Quality Paper has just started on construction of an almost \$1 billion plant. Defiance is also home to two major health system campuses and a four year college.



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

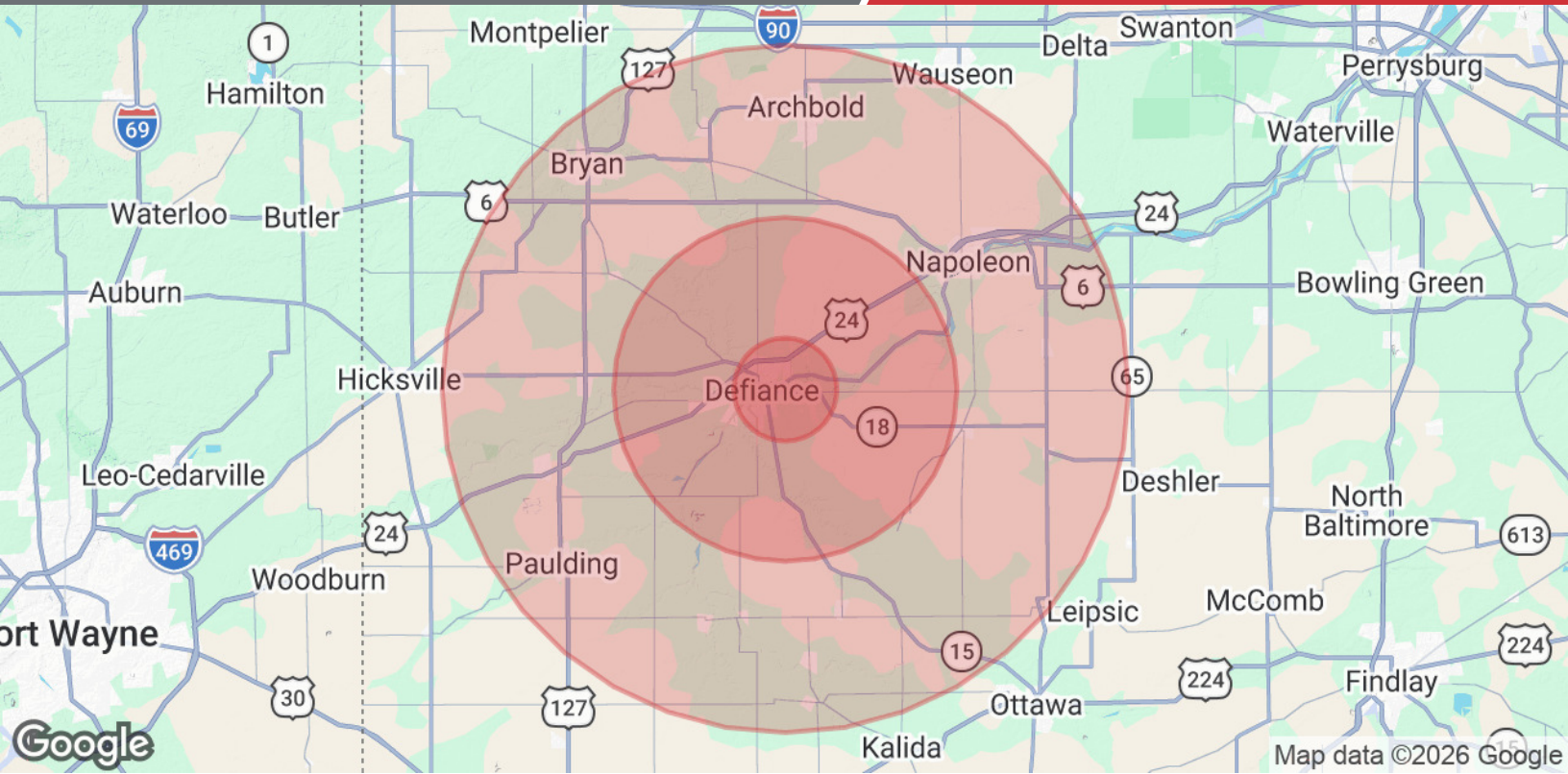
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



Population	3 Miles	10 Miles	20 Miles
Total Population	13,583	31,209	97,505
Average Age	42.8	43.3	42.9
Average Age (Male)	40.1	41.8	41.7
Average Age (Female)	45.2	44.0	43.4
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	5,904	13,047	40,028
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$81,505	\$88,435	\$89,921
Average House Value	\$151,253	\$162,083	\$172,369

2023 American Community Survey (ACS)