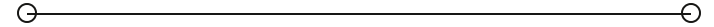


LEASE

8959 State Route 66 N

DEFIANCE, OH 43512



PRESENTED BY:

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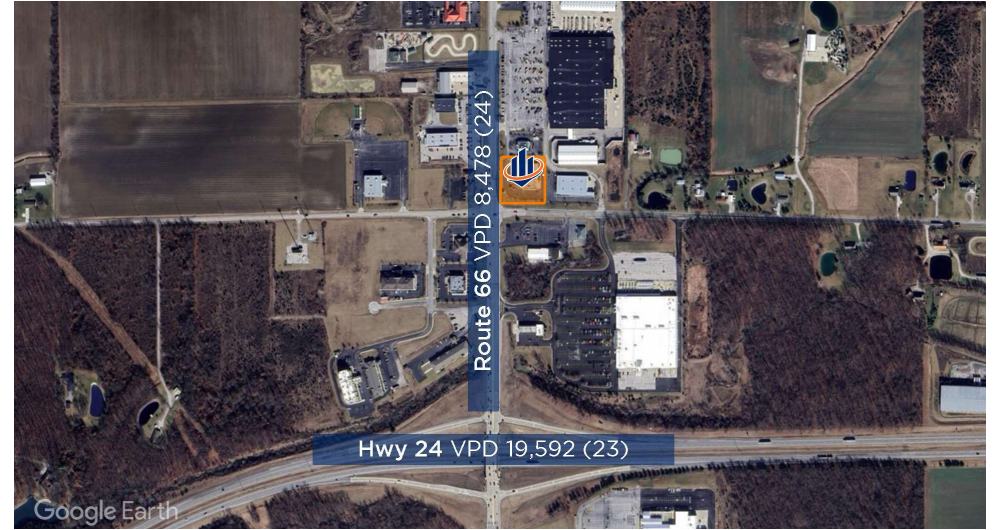
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	12,850 SF
AVAILABLE SF:	3,150 SF
LOT SIZE:	1.74 Acres
YEAR BUILT:	2007
ZONING:	Neighborhood Shopping Center
APN:	I060012A00300

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PROPERTY OVERVIEW

3,150 SF space 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. Located in a prime retail corridor with close proximity to Walmart, Meijer, Kohls, and Menards. Only a 1/2 mile north of the Hwy 24 interchange.

PROPERTY HIGHLIGHTS

- Excellent visibility with 147 ft of frontage along State Route 66
- Marquee signage opportunity
- Ample paved parking
- Easily devisable into separate units
- Neighboring tenants include: Jersey Mikes, Asian Grill Buffet, and Superior Credit Union

8959 STATE ROUTE 66 N | Defiance, OH 43512

SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

LEASE RATE	\$20.00 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	8959 State Route 66 N
CITY, STATE, ZIP	Defiance, OH 43512
COUNTY	Defiance

PROPERTY + EXPENSE INFORMATION

PROPERTY TYPE	Retail
ZONING	Neighborhood Shopping Center
LOT SIZE	1.74 Acres
APN #	I060012A00300
CORNER PROPERTY	Yes
PROPERTY TAXES (ANNUAL)	\$1.01/SF
PROPERTY INSURANCE	\$0.33/SF
ANNUAL CAM EXPENSES	\$1.35/SF

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BUILDING INFORMATION

BUILDING SIZE	12,850 SF
TENANCY	Multiple
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	2007
CEILINGS	Drop Ceiling
FLOOR COVERINGS	Carpet, VCT
PARKING	122 Spots
HVAC	GFA, Central Air

NNN LEASE INFORMATION

LEASE TERM	3 Years
SECURITY DEPOSIT	1st Month's Rent
OPTIONS	Negotiable
IMPROVEMENT ALLOWANCE	Available
TENANT RESPONSIBILITIES	Utilities, Taxes, Insurance, CAM

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SVN | ASCENSION COMMERCIAL REALTY 3

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ADDITIONAL PHOTOS



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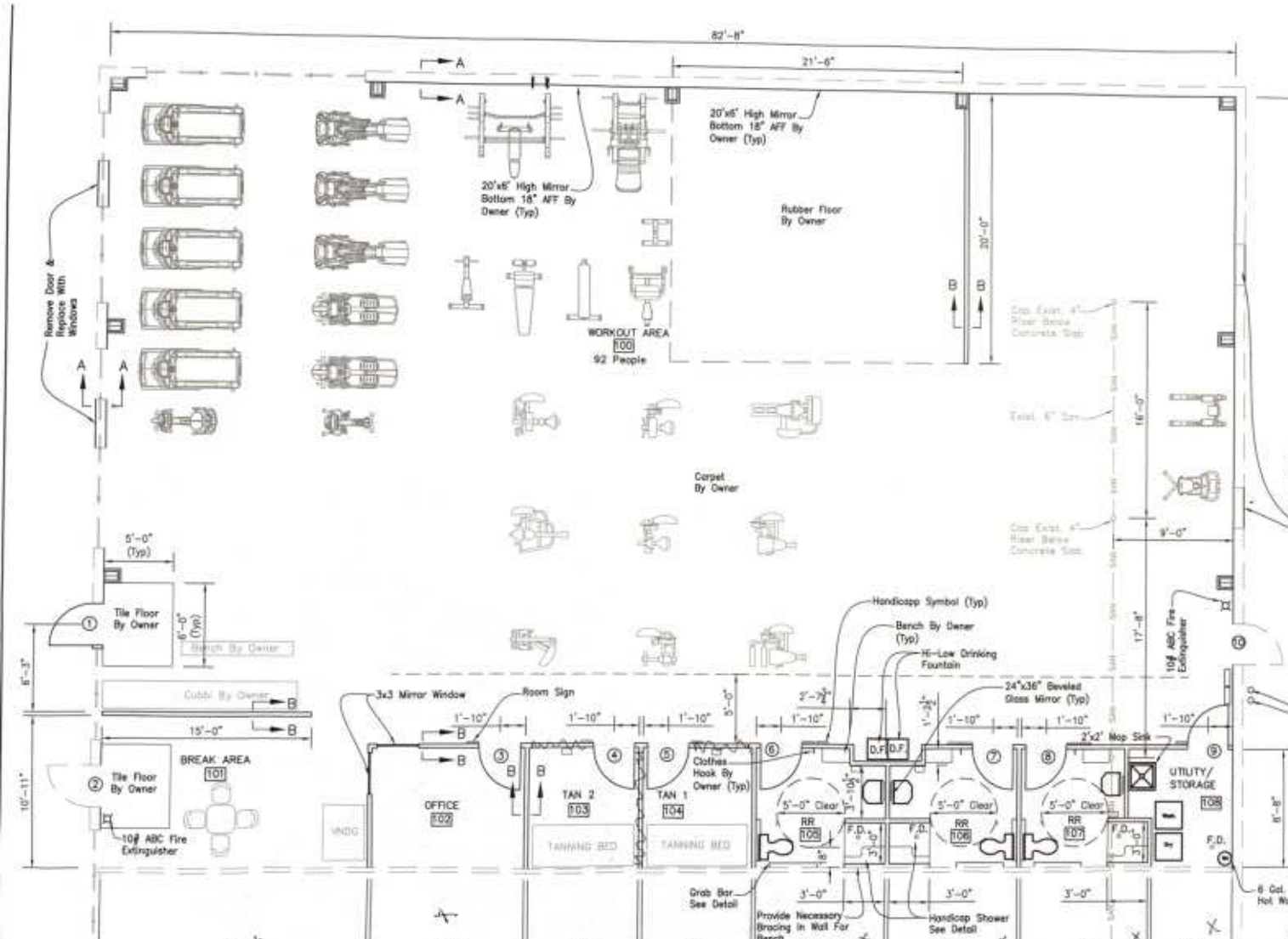
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SVN | ASCENSION COMMERCIAL REALTY 4

FLOOR PLANS



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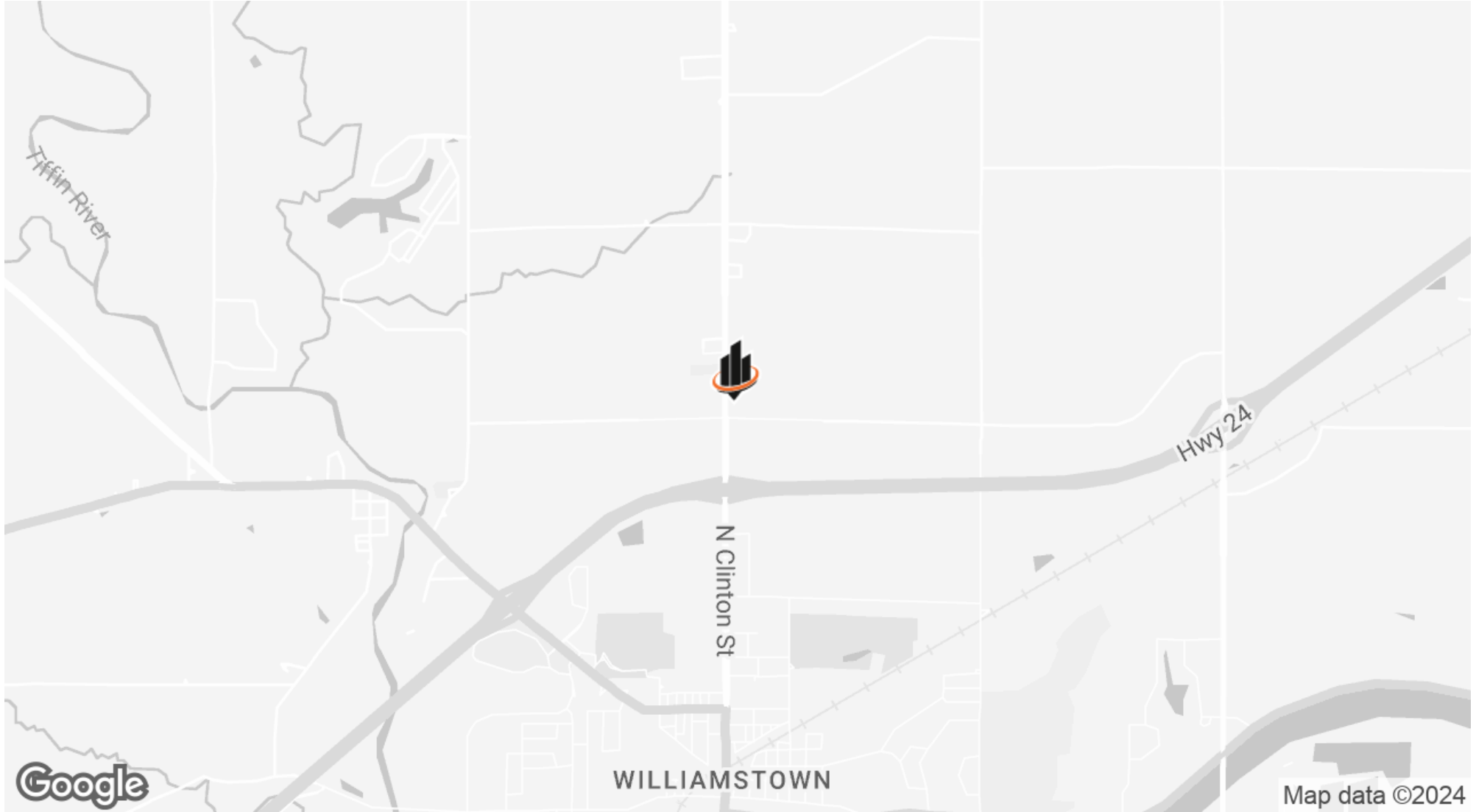
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SVN | ASCENSION COMMERCIAL REALTY 5

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LOCATION MAP



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SVN | ASCENSION COMMERCIAL REALTY 6

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RETAILER MAP



Map
data
©2024
Google

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SVN | ASCENSION COMMERCIAL REALTY 7

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DEMOGRAPHICS MAP & REPORT

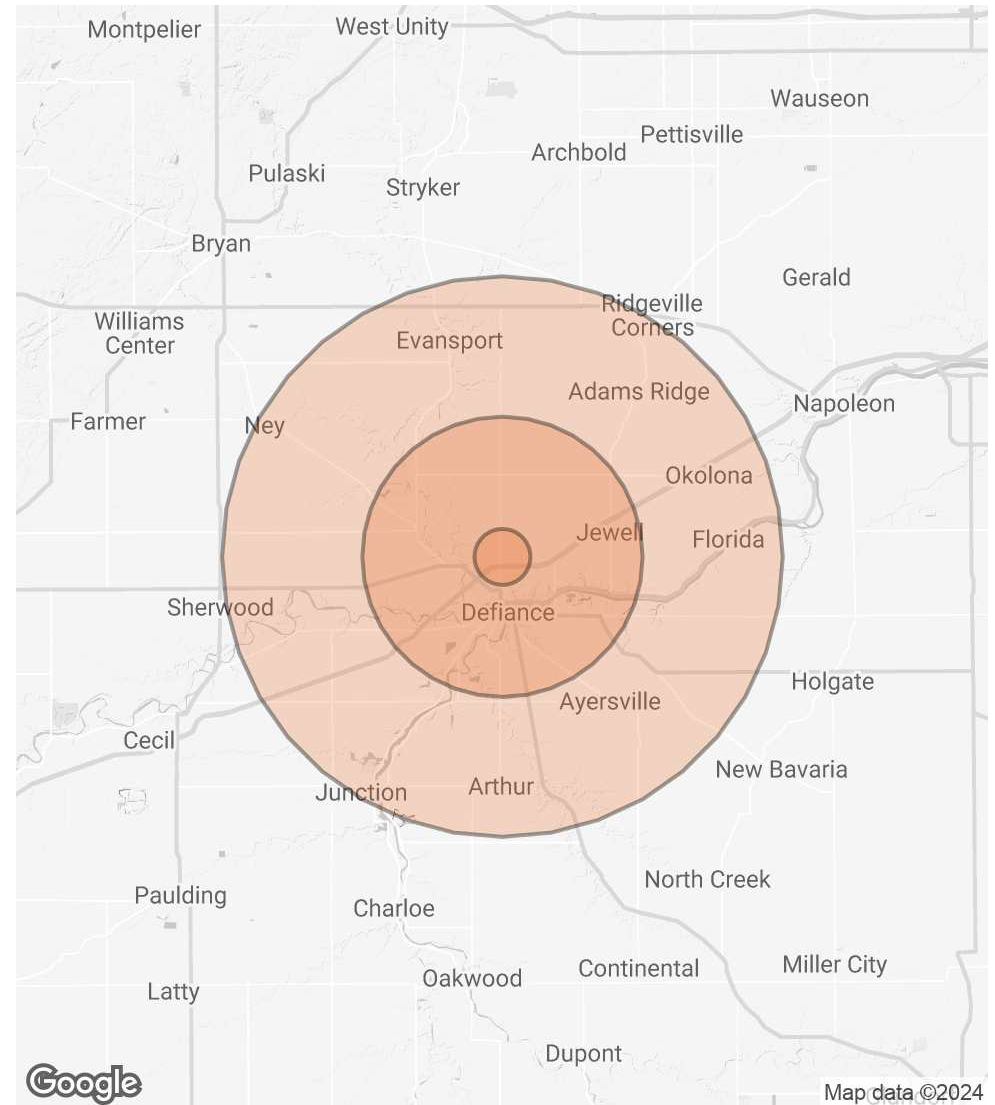
POPULATION

	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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