

VAN WERT TOWNE CENTER

RETAIL FOR LEASE

303-353 TOWNE CENTER BOULEVARD, VAN WERT, OHIO



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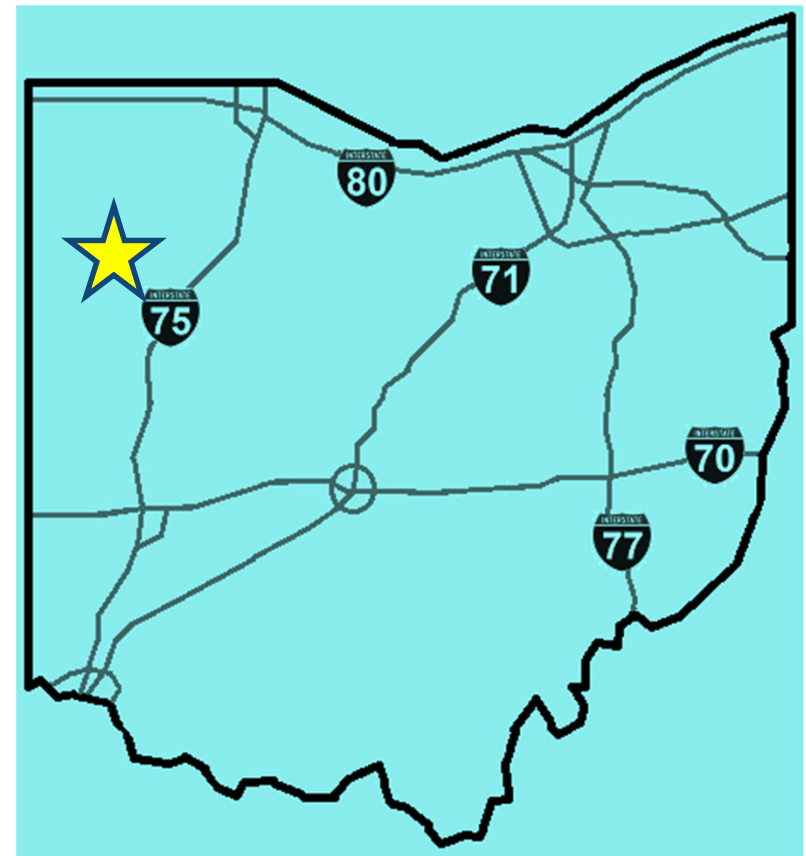
PROPERTY HIGHLIGHTS

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- Retail center anchored by 185,000 SF Super Wal-Mart
- \$12.00 NNN per SF + \$5.69 operating expenses (CAM: \$3.86, real estate taxes: \$1.50, insurance: \$0.33)
- 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)



NEWS



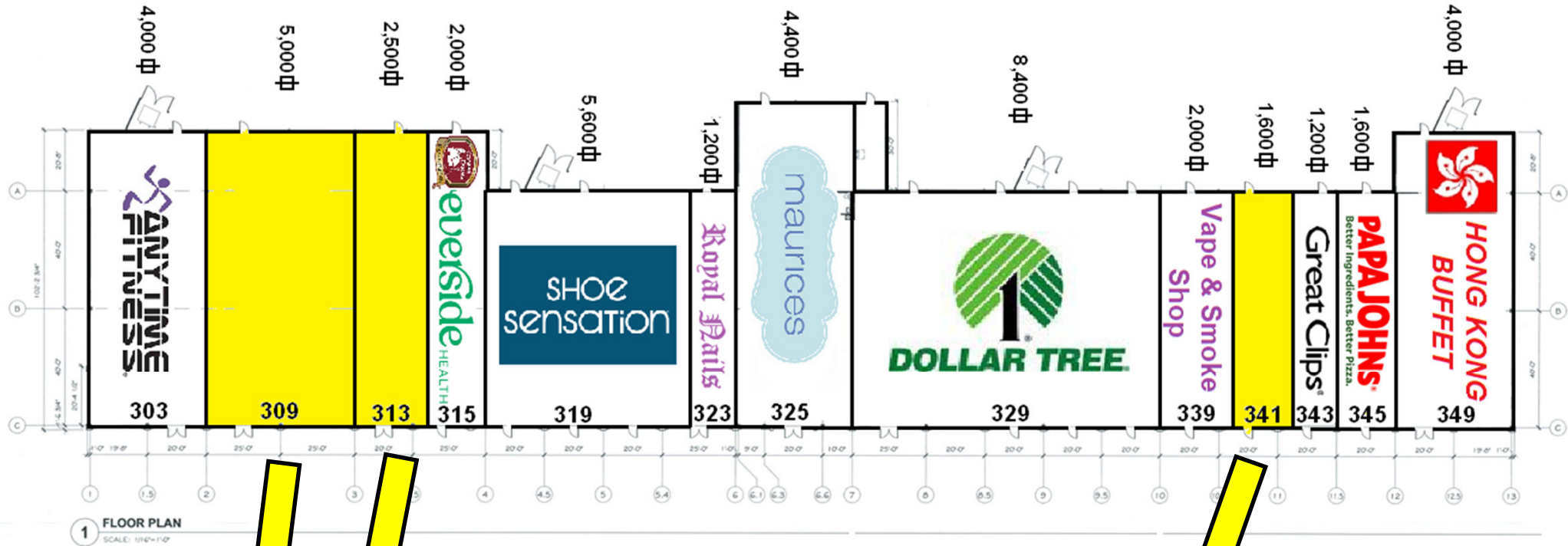
Thor Equities Targets 500MW Ohio Data Center Campus With Land Buy

August 15, 2025

The company this week announced the acquisition of a **221-acre site in Van Wert County, Ohio**, for data center development. The 221 acres is part of a larger “megasite” that is 1,475 acres northeast of the center of Van Wert and **adjacent to The Van Wert Towne Center**. Thor said the campus could deliver up to 500MW of power. The site has "potential to expand significantly" beyond the initial 221 acres, according to the firm. Timelines for development weren't shared. The data center will house and operate computing hardware such as servers, storage devices, and network equipment.

Brent Stevens, executive director of the Van Wert Area Economic Development Corp., confirmed the scope of the project: an estimated **\$2 billion to \$4 billion in investment** and **creation of about 250 jobs**.

SPACE PLAN



AERIAL



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



Van Wert, OH

Walmart



AERIAL



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

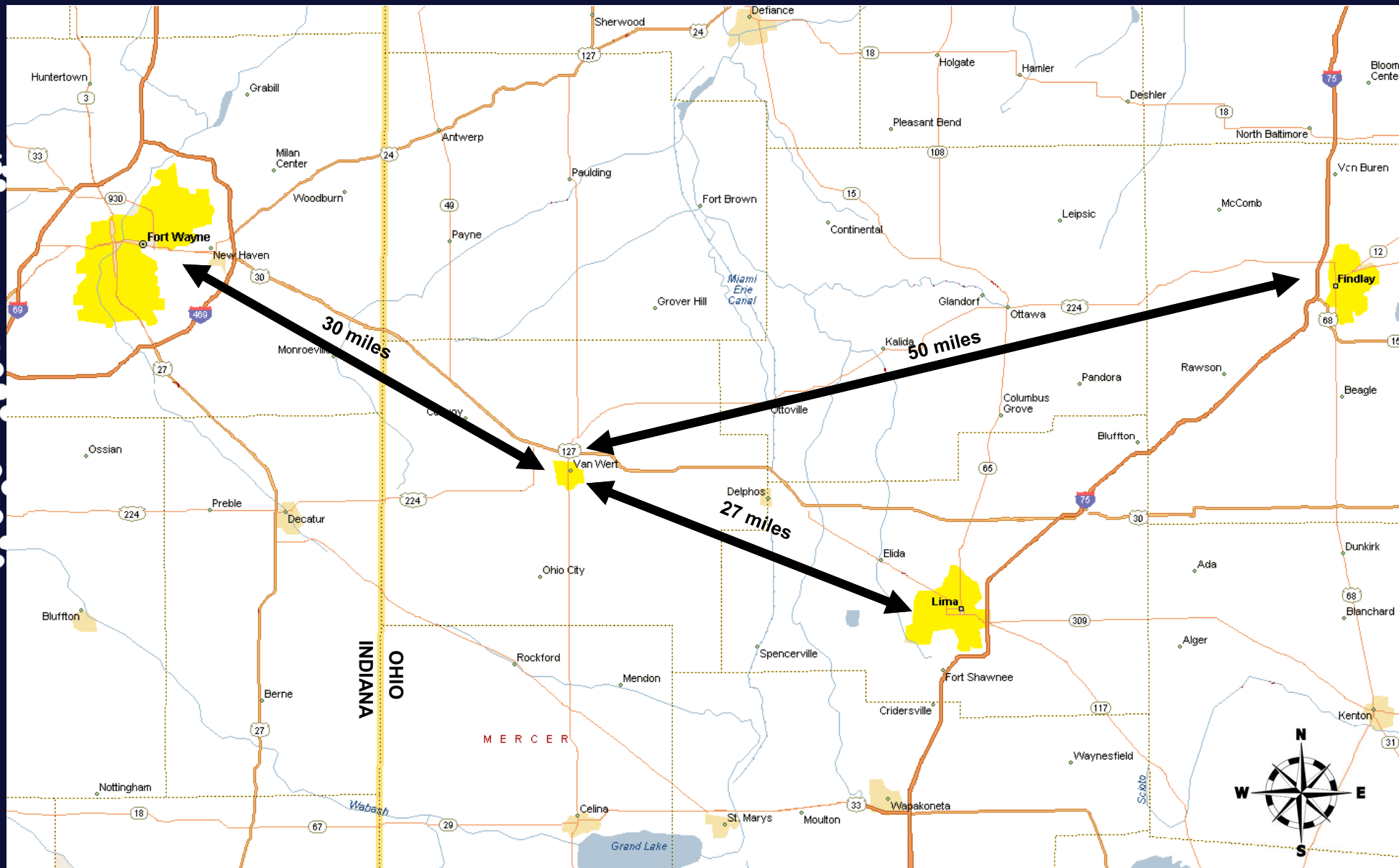
AREA INFO

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.



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



SIGNAGE

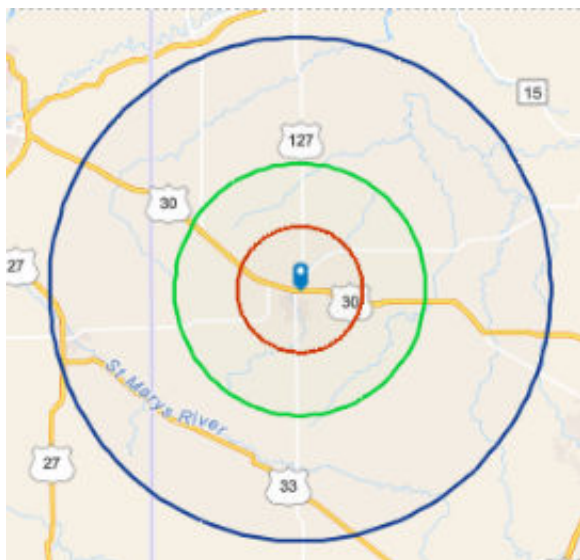


U.S. 30



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



Total Businesses

621



Total Employees

8,142

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 %



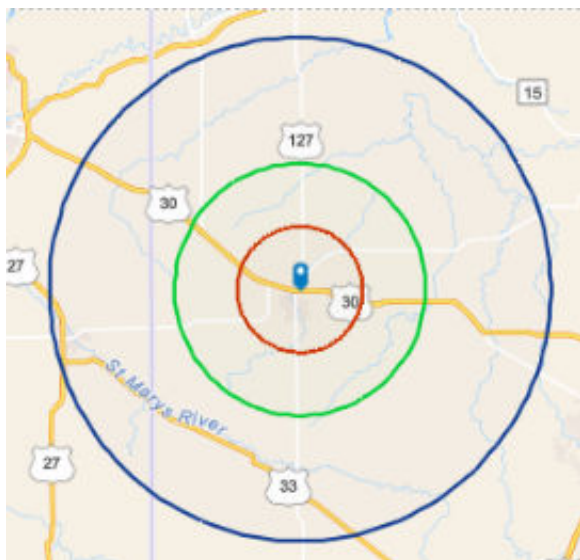
14.5

Services
%

equity | brokerage

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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 %



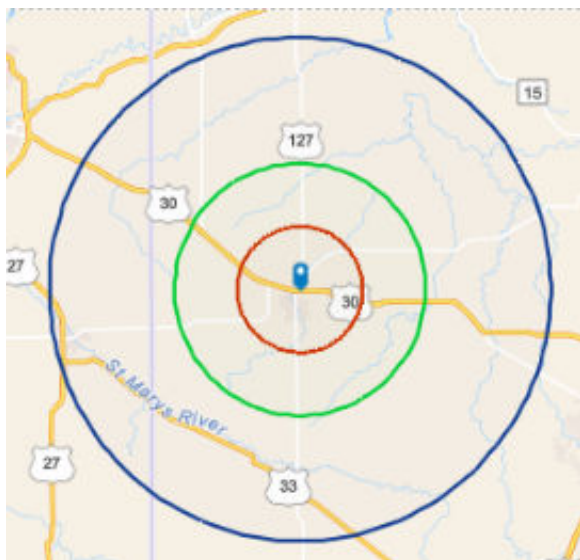
13.7

Services
%

equity | brokerage

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20-MILE RADIUS DEMOS



equity | brokerage

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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
%