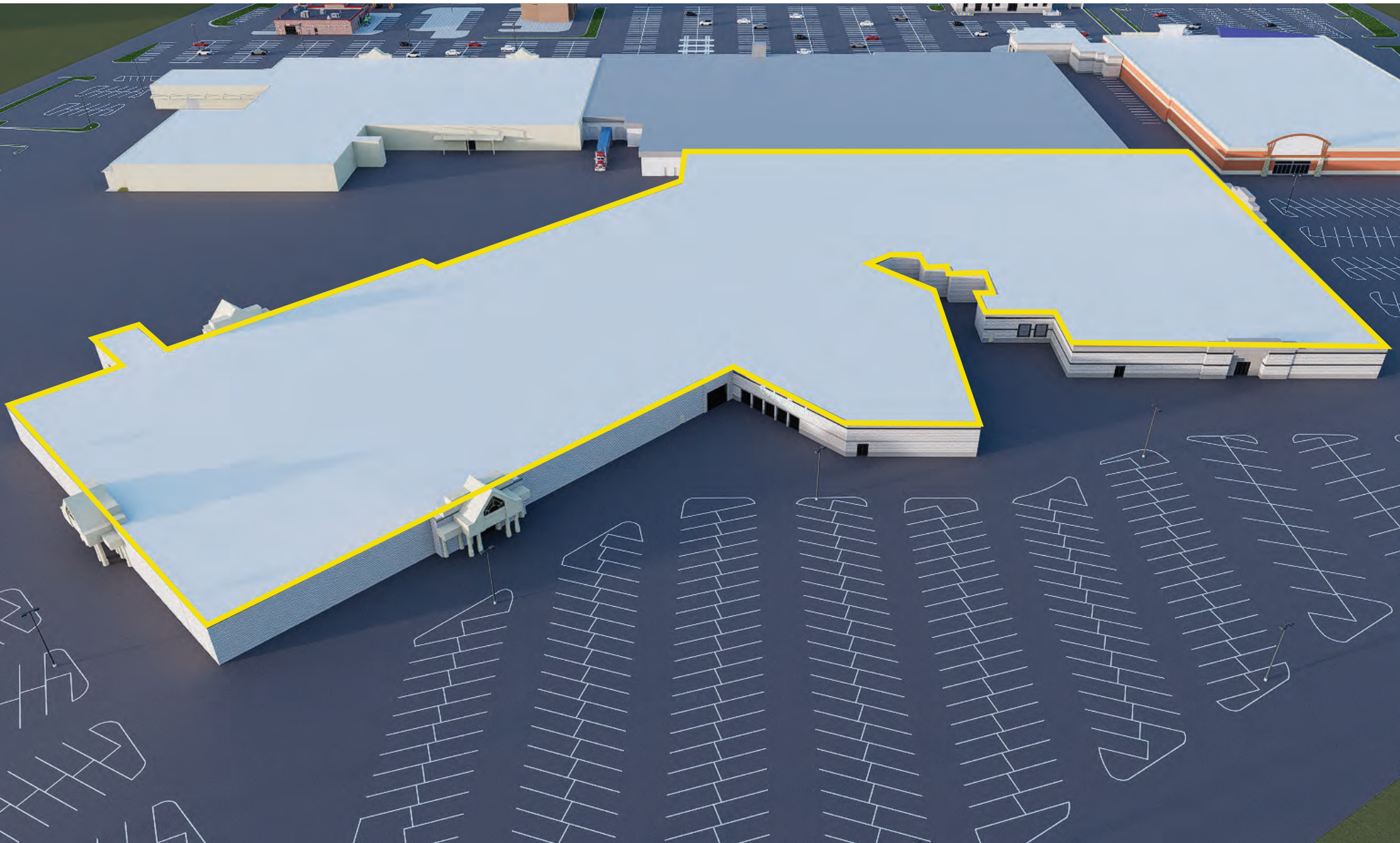


FINDLAY TOWNE CENTER

WAREHOUSE FOR LEASE





235,000 SF

Dunham's
SPORTS

BEST
BUY

Michaels



TARGET

FIVE GUYS

Cane's

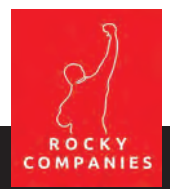
SHEETZ

TIFFIN AVENUE

PLAZA STREET

CROY DRIVE

SITEPLAN: FINDLAY TOWNE CENTER WAREHOUSE

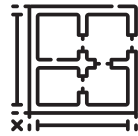


ROCKY
COMPANIES

FINDLAY TOWNE CENTER

1800 TIFFIN AVENUE, FINDLAY, OH

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 a chosen manufacturing site for Whirlpool Corporation and Cooper Tire & Rubber Company.



337,300 SF
GLA



1,000+ SPACES
(3.3/1000 OF GLA)
PARKING



400 FT.
FRONTAGE
22,000 VPD



NATIONAL
ANCHOR
RETAILERS



MAIN CORRIDOR
EXCELLENT
VISIBILITY



TEMP.
CONTROLLED
WAREHOUSE
18-20 FT
CEILINGS



FINDLAY MARKET HIGHLIGHTS

1

Findlay, Ohio, known as “Flag City USA,” is a thriving city of approximately 40,000+ residents in Northwest Ohio, located along I-75 about 40 miles south of Toledo. Findlay has been **designated #1 Micropolitan in the USA** by Site Selection magazine for ten years running. This designation has been due to record capital investment, record net new jobs created, and record construction.

2

The area is one of the highest income areas of Northwest Ohio with average household incomes of \$105,097 in a 5-mile radius, despite being a highly affordable area to live, leaving customers with significant discretionary income.

3

Findlay boasts a diverse and growing restaurant scene, featuring a mix of high-end, chef-driven downtown spots, locally owned pubs, and varied international cuisine.

4

With Findlay’s growing population and strong economic base, the demand for retail space continues to rise. Its strategic location along major highways facilitates access for consumers and businesses alike. Investors can benefit from the revitalization of downtown areas and the expansion of shopping centers.

TRADE AREA

The property is located on the main road (Tiffin Avenue) in the heart of the primary trade area for Findlay. Surrounding retailers include Hobby Lobby, Gabe's, Harbor Freight, Kroger, Dicks, Lowe's, Meijer, Walmart, Kohl's, Menards, and more.



DEMOGRAPHICS 25 MILE RADIUS



236,210

TOTAL POPULATION



38

MEDIAN AGE



92,775

HOUSEHOLDS



\$73,917

AVG. HOUSEHOLD INCOME

FINDLAY AERIAL VIEW



LOCAL AREA VIEW





FINDLAY TOWNE CENTER

FOR LEASE



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