

LIMA MALL REDEVELOPMENT

FOR LEASE 2400 ELIDA ROAD, LIMA, OH 45805

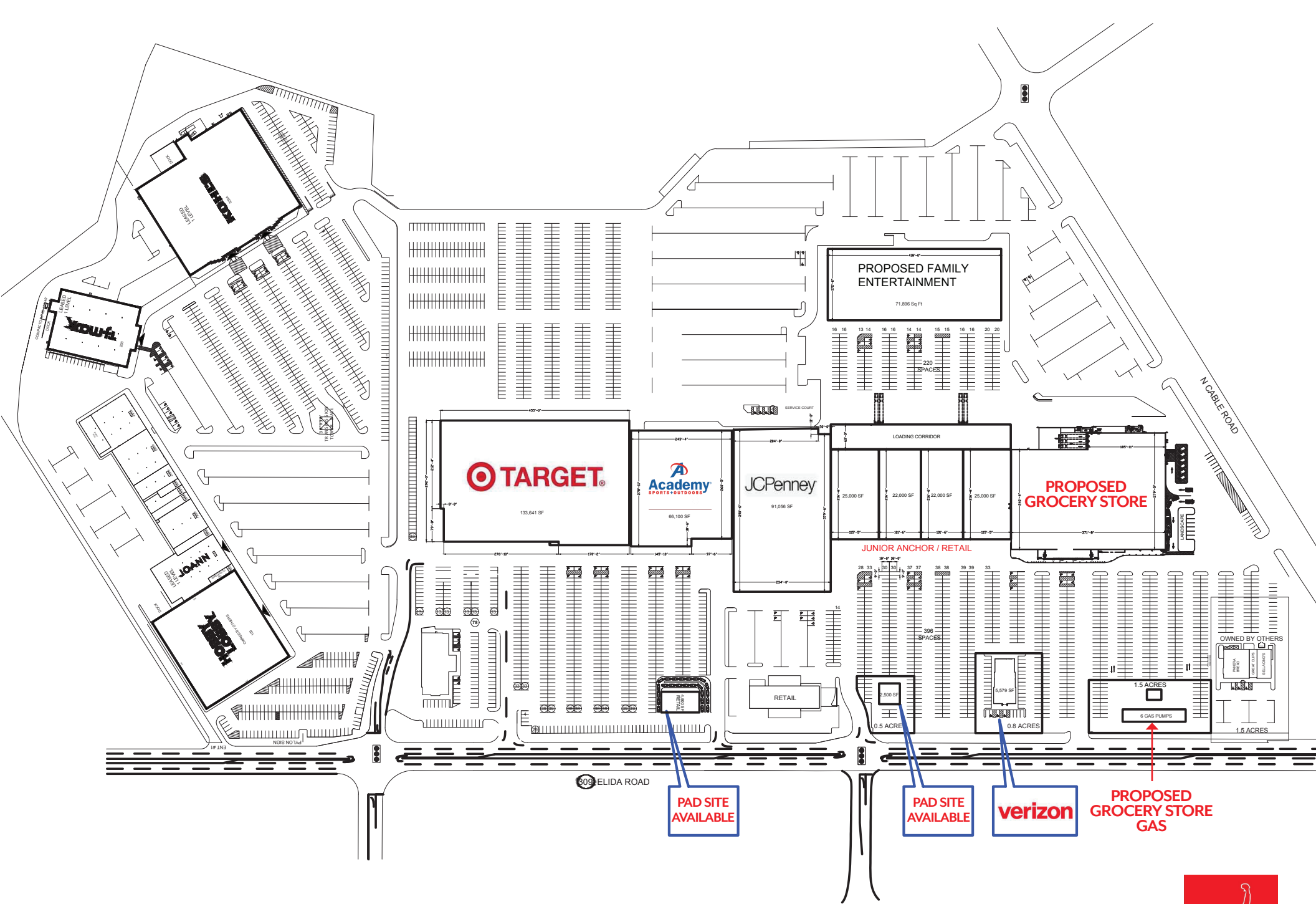


EXCELLENT
VISIBILITY &
ACCESSIBILITY



SITUATED ON
PRIME RETAIL
CORRIDOR





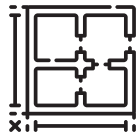
SITEPLAN: LIMA MALL



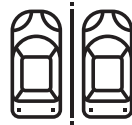
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The Lima MSA is a regional metropolitan area located in Northwestern Ohio is home to over 108,000 people. The foundation of Lima is its economy, which is comprised of manufacturing, healthcare, construction, transportation, government, and education. The largest area employers are St. Rita's Medical Center, Lima Memorial Health Systems, and Proctor and Gamble.



**550,000 SF
GLA**



**4,500 SPACES
(4.5/1000 OF GLA)
PARKING**



**MAIN RETAIL
CORRIDOR
19,500 VPD**

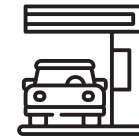


**NATIONAL
NEARBY
RETAILERS***

*National retailers include Meijers, Hobby Lobby, Kohls, Lowe's, Ashley Furniture, TJMax, Walmart, Five Below and more.



**UNIVERSITY
OF OHIO
4,000
ON-CAMPUS
STUDENTS**



**PAD SITE
OPPORTUNITIES
DRIVE THRU
AVAILABLE**



LIMA MARKET HIGHLIGHTS

1

Lima Mall is situated in the north-western part of Lima, approximately 3 miles from Interstate 75 which has a traffic count of 39,000 vehicles per day. Interstate 75 is the main arterial route, which runs through Lima, and from Detroit, MI to Knoxville, TN. Lima Mall is located on Elida Road across from the 210-acre campus of The University of Northwestern Ohio, a private University.

2

Lima features a robust, accessible, and growing arts scene anchored by premier visual arts centers, historic performing arts theaters, and community-driven festivals. The city blends its rich industrial history with creative expression, offering year-round exhibitions, live music, and theatrical performances.

3

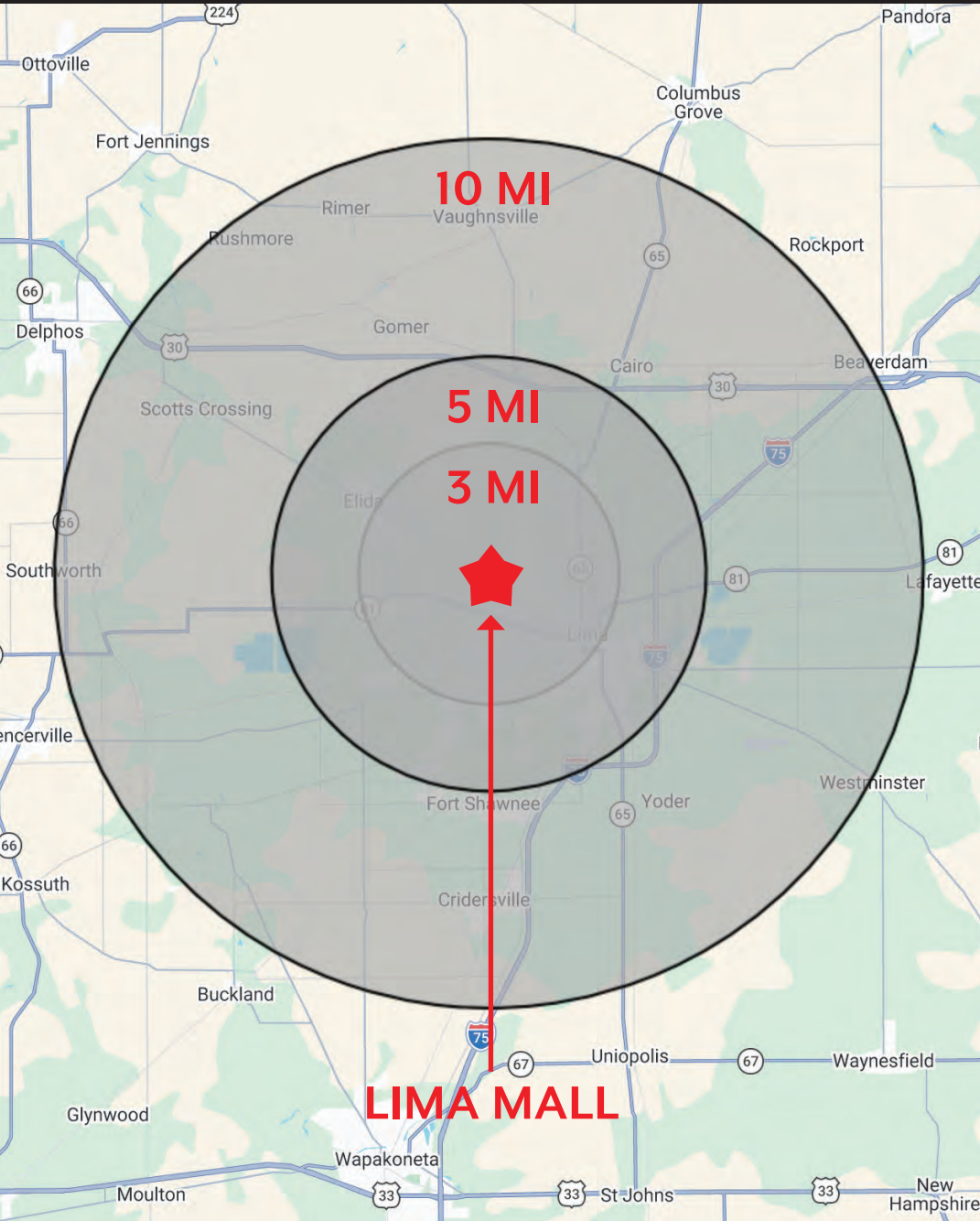
The area offers a compelling combination of small-town charm, big-city amenities, and natural beauty. It's a place where life moves at a comfortable pace, community bonds are strong, and opportunities for fun and relaxation are around every corner.

4

The economic base of Lima, Ohio, is anchored by advanced manufacturing, major supply chain logistics, and a growing technology sector. Historically known for oil, the region now ranks among the top mid-sized U.S. cities for manufacturing output, producing everyday items ranging from Ford F-150s to Tide laundry detergent.

TRADE AREA

The Lima Mall is a major shopping destination located at 2400 Elida Rd in Lima, Ohio. Built in 1965, the enclosed center spans approximately 75% occupancy and is currently undergoing a revitalization, featuring anchor tenant JCPenney alongside new retail developments like Target.



DEMOGRAPHICS



3 MI: 38,521
5 MI: 61,321
10 MI: 87,792

TOTAL POPULATION



36.8
MEDIAN AGE

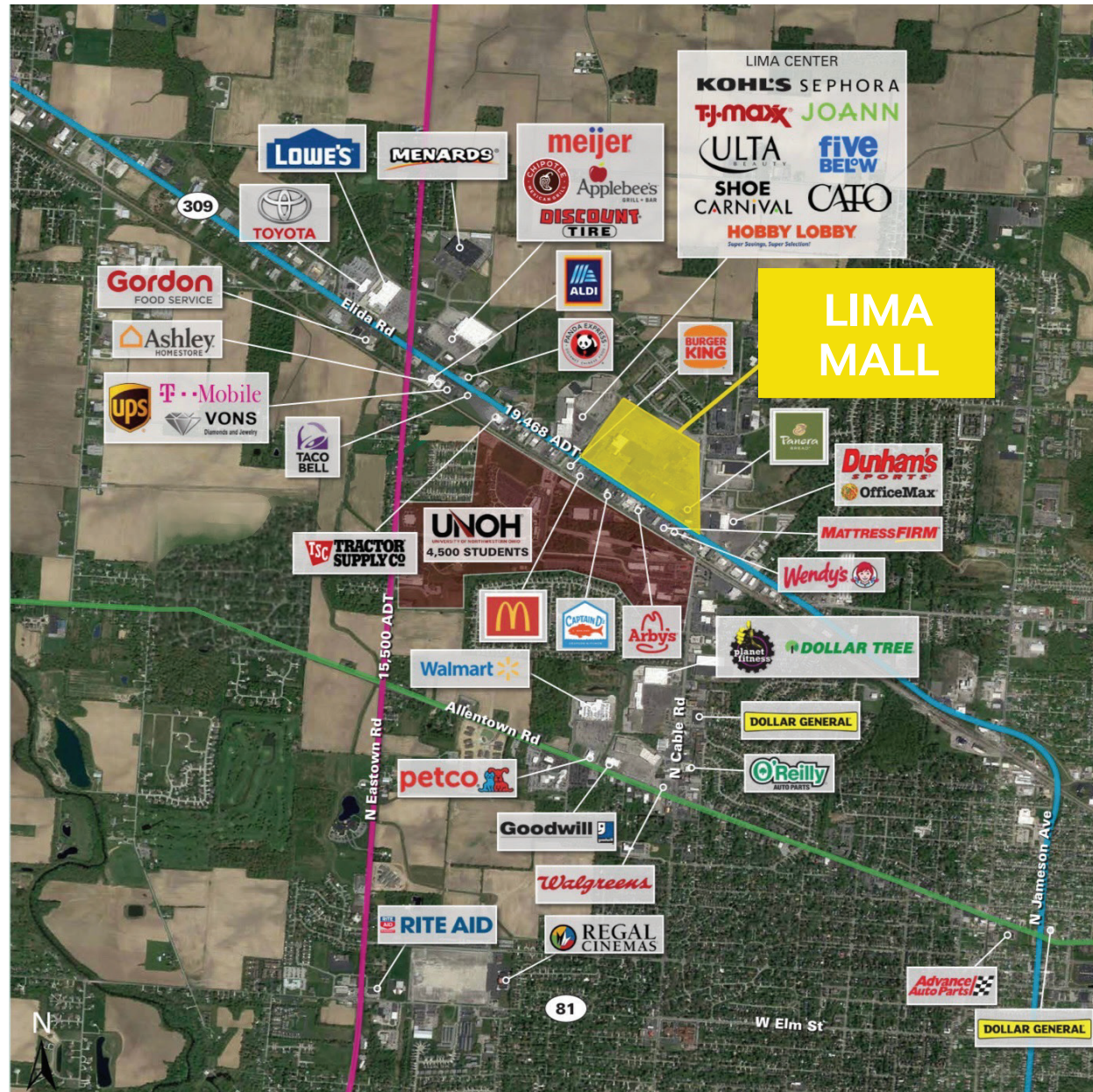


14,273
CITY OF LIMA HOUSEHOLDS



3 MI: \$68,697
5 MI: \$74,008
AVG. HOUSEHOLD INCOME

LIMA MALL AERIAL VIEW





LIMA MALL REDEVELOPMENT

FOR LEASE



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