



Established grocery-anchored center



westgate

TIFFIN, OH



VISCONSI

COMPANIES LTD.

building your future on our history



PROPERTY HIGHLIGHTS

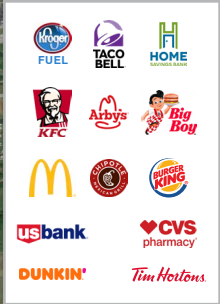
- » County seat of Seneca County
- » Home to two universities with 5,500 students

MAJOR TENANTS

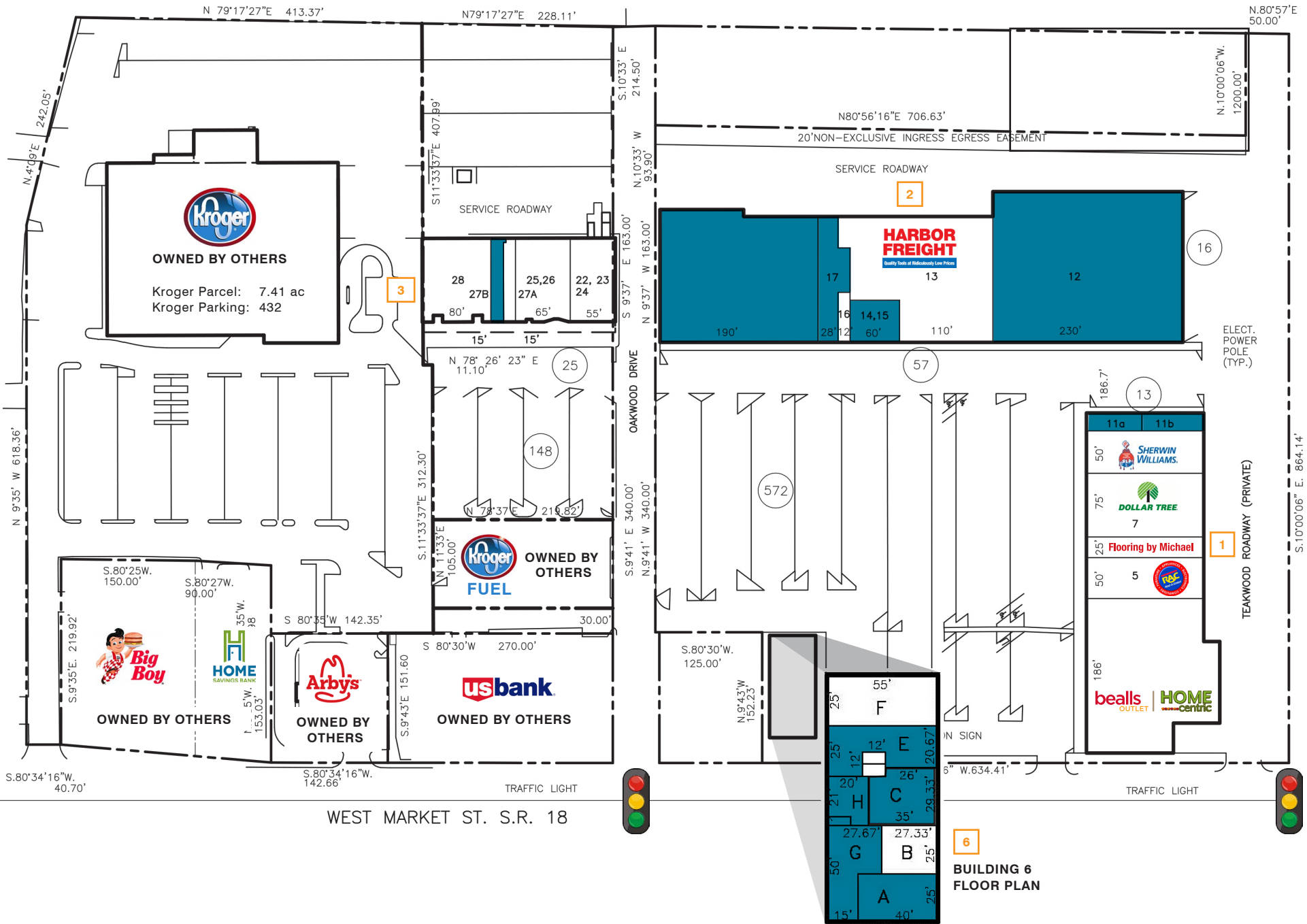
- » Kroger
- » Harbor Freight Tools
- » Dollar Tree
- » Crane's Mattress
- » Bealls Outlet & Home Centric
- » Rent-A-Center
- » Sherwin Williams
- » Shoe Sensation

DEMOGRAPHICS

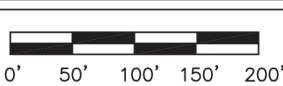
	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
Population	20,957	24,715	36,151
Households	8,738	10,230	14,794
Average Income	\$60,551	\$64,778	\$68,241



SITE PLAN



LEASE PLAN



- 1 Building Number
- 13 Number of Parking Spaces

Latitude: 41.11288 Longitude: -83.20774

TENANT INFORMATION

UNIT #	STREET #	%	LEASABLE SQ. FT.	DIMENSIONS	LESSEE
BUILDING #1					
1	646	14.21	26,943	(186x101)+(60.33x101.33)+(40.33x50.67)	Bealls Outlet & Home Centric
5	654	3.73	7,067	50x141.33	Rent-A-Center
6	656	1.86	3,533	25x141.33	Flooring by Michael
7	658	5.59	10,600	75x141.33	Dollar Tree
10	664	3.73	7,067	50x141.33	Sherwin-Williams
11A	666	0.65	1,238	18.67x66.33	Available
11B	668	0.74	1,400	18.67x75	Available
TOTAL:		30.51	57,848		
BUILDING #2					
12	680	21.36	40,480	230x176	Available
13	682	12.29	23,296	(110x151.33)+(60x101.33)+(15x38)	Harbor Freight Tools
14	686	1.58	3,000	60x50	Available
16	690	0.38	720	12x60	Westgate Barber
17	692	2.51	4,763	(28x113.33)+(12x53.33) + (25x38)	Available
18	710	15.63	29,631	(190x151.33)+(8.67x101.33)	Available
TOTAL:		53.75	101,890		
BUILDING #3					
22	738	2.90	5,500	55x100	T.J. Willies
25	746	3.43	6,500	65x100	Shoe Sensation
27A	748-A	0.79	1,483	15x100-(3.33x5)	Sally Beauty
27B	748-B	0.79	1,517	15x100+(3.33x5)	Available
28	750	4.22	8,000	80x100	Crane's Mattress
TOTAL:		12.13	23,000		
BUILDING #6					
A	716-A	0.53	1,000	25x40	Available
B	716-B	0.36	683	25x27.33	Professional Hearing
C	716-C	0.56	1,060	(29.33x33.35)+0.5(12x12)-(4.33x9)	Available
E	716-E	0.63	1,190	(25x55)-0.5(12x12)-(4.33x26)	Available
F	716-F	0.73	1,375	25x55	Head Shed
G	716-G	0.56	1,067	(50x27.67)-(25x12.67)	Available
H	716-H	0.24	453	(21x20)+(4x8.33)	Available
I	716-I	Excl'd	Excl'd	11.67x4	LL Area/Elec.Room
TOTAL:		3.61	6,828		
TOTAL FOR CENTER:		100.00	189,566		

Site Area: 16.28 ac Greenspace: 0.32 ac
Pavement Area: 11.52 ac Total Parking: 878
Building Area: 193,613 sf

Denotes building number

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.