



Established grocery-anchored center





PROPERTY HIGHLIGHTS

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

MAJOR TENANTS

- » Kroger
- » Harbor Freight Tools
- » Dollar Tree
- » Bealls & 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 |



Active county seat location

TIFFIN MALL

- CINEMARK
- at&t
- Handi-Boss
- JJ
- TIFFIN UNIVERSITY
- ENROLLMENT: 4,200

westgate

- Kroger
- OLLIE'S Bargain Outlet
- HARBOR FREIGHT
- SHOE sensation
- DOLLAR TREE
- SHERWIN WILLIAMS
- RBC
- bealls
- HOME center
- BIG LOTS!

Walmart

ALDI

LOWIE'S

Rural King

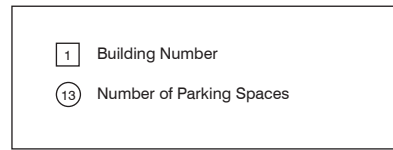
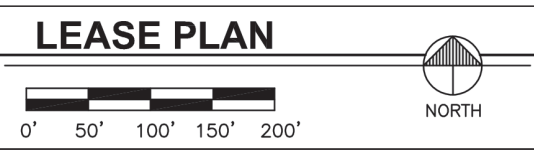
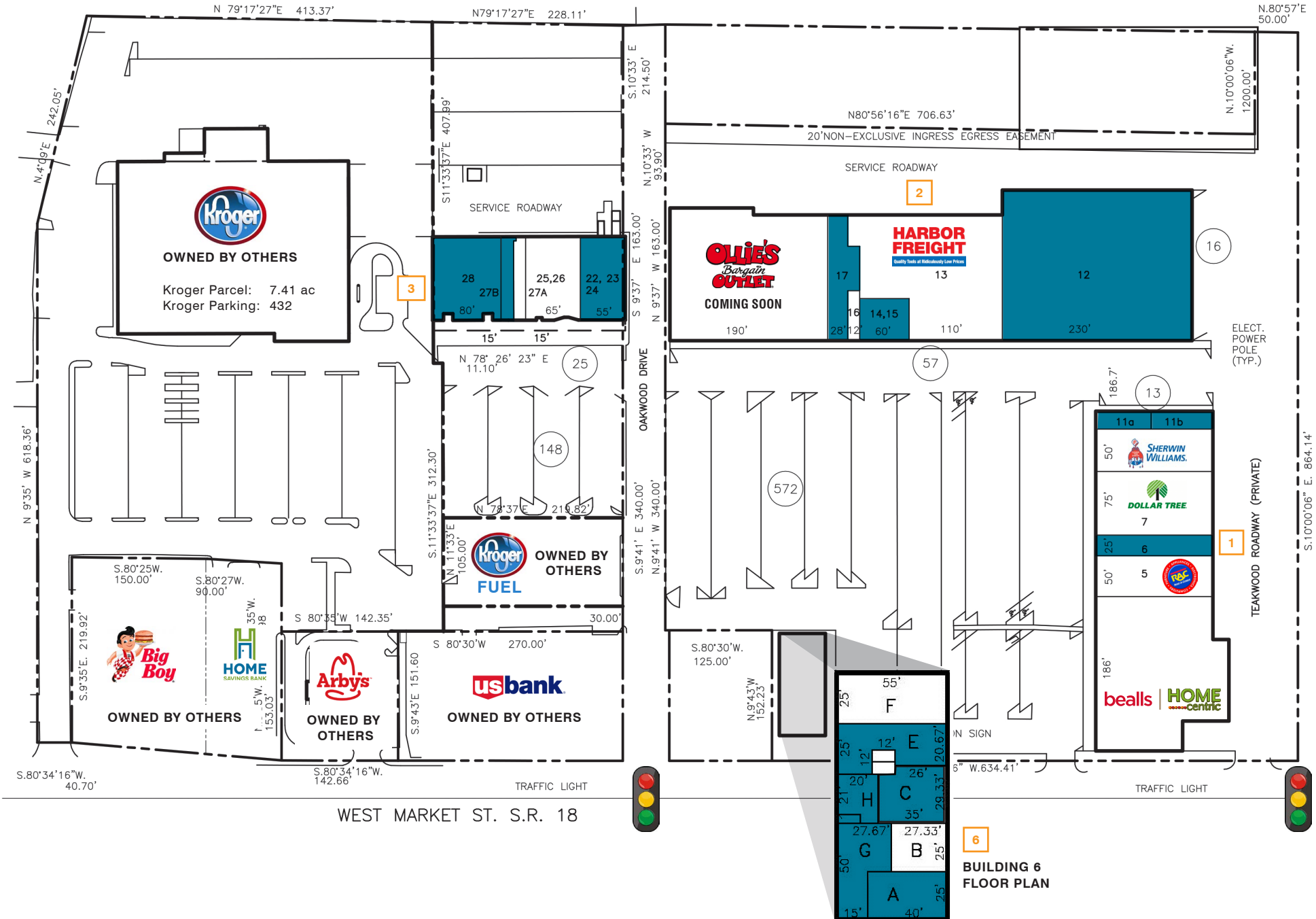
MERCY HEALTH

Seneca County Airport

Heidelberg University

- ENROLLMENT: 1,300

SITE PLAN



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 & Home Centric |
| 5 | 654 | 3.73 | 7,067 | 50x141.33 | Rent-A-Center |
| 6 | 656 | 1.86 | 3,533 | 25x141.33 | Available |
| 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) | Ollie's Bargain Outlet (coming soon) |
| TOTAL: | | 53.75 | 101,890 | | |
| BUILDING #3 | | | | | |
| 22 | 738 | 2.90 | 5,500 | 55x100 | Available |
| 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 | Available |
| 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

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.