



# 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**

**westgate**

**CINEMARK**

**Kroger** **OLLIE'S Bargain Outlet** **HARBOR FREIGHT**

**at&t** **Handi-Ware** **SHOE sensation** **DOLLAR TREE** **SHERWIN WILLIAMS**

**JJ** **R&C** **bealls** **HOME center**

**TU TIFFIN UNIVERSITY**  
ENROLLMENT: 4,200

**Walmart**

**LOWIE'S**

**Rural King**

**MERCY HEALTH**



**Wegmans FUEL** **TACO BELL** **HOME**

**KFC** **Arby's** **Big Boy**

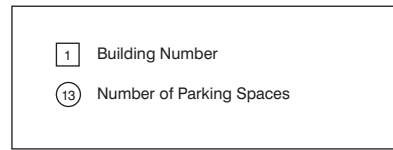
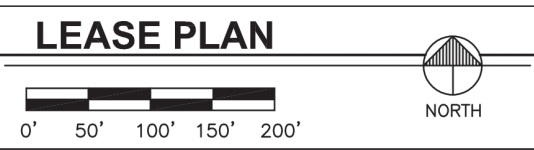
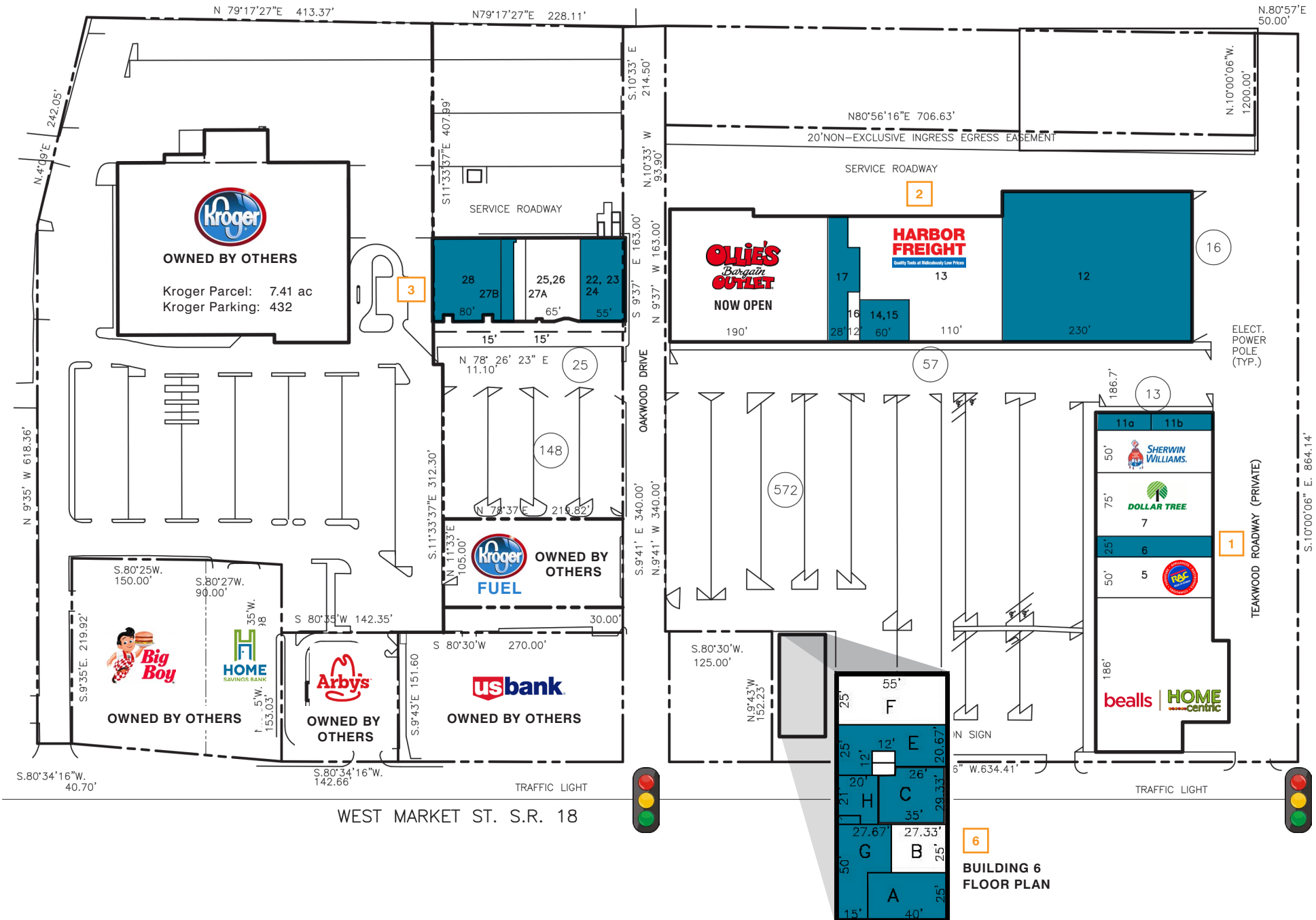
**McDonald's** **CVS pharmacy**

**usbank** **DUNKIN'** **Tim Hortons**

**Heidelberg UNIVERSITY**  
ENROLLMENT: 1,300

**SENECA COUNTY AIRPORT**

**SITE PLAN**



Latitude: 41.11288 Longitude: -83.20774

**TENANT INFORMATION**

UNIT #	STREET #	%	LEASABLE SQ. FT.	DIMENSIONS	LESSEE
<b>BUILDING #1</b>					
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		
<b>BUILDING #2</b>					
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
TOTAL:		53.75	101,890		
<b>BUILDING #3</b>					
22	738	2.90	5,500	55x100	Available
25	746	3.43	6,500	65x100	Shoe Sensation
27A	748-A	0.79	1,517	15x100-(3.33x5)	Sally Beauty
27B	748-B	0.79	1,483	15x100+(3.33x5)	Available
28	750	4.22	8,000	80x100	Available
TOTAL:		12.13	23,000		
<b>BUILDING #6</b>					
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		
<b>TOTAL FOR CENTER:</b>		100.00	189,566		

Site Area: 16.28 ac Greenspace: 0.32 ac □ Denotes building number  
 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.