Established grocery-anchored center

westgate
TIFFIN, OH

VISCONSI COMPANIES LTD
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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

» Big Lots

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

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SITE PLAN

LEASE PLAN

0' 50' 100' 150' 200'

NORTH

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 & Home Centric
5	654	3.73	7,067	50x141.33	Rent-A-Center
6	656	1.86	3,533	25x141.33	Ohio License Bureau
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	Big Lots (Coming Soon)
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		
BUILDING #3					
22	**738**	**2.90**	**5,500**	**55x100**	**Available**
25	746	3.43	6,500	65x100	Shoe Sensation
27A	748-A	0.79	1,517	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		
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
Pavement Area: 11.52 ac
Building Area: 193,613 sf

Greenspace: 0.32 ac
Total Parking: 878

☐ 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.

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