

FOR SALE

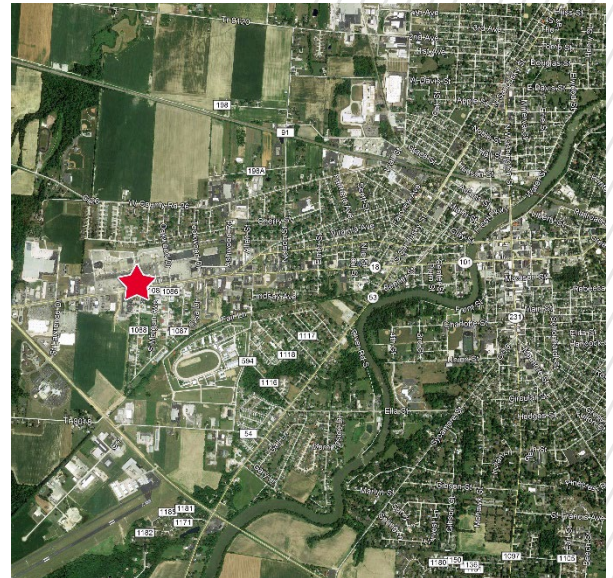
806 W. MARKET STREET
Tiffin, Ohio 44883



PROPERTY HIGHLIGHTS

This former gas station and convenience store is available for sale in Tiffin, Ohio, located adjacent to a Kroger grocery anchored shopping center along W. Market Street (S.R. 18) between U.S. 224 and downtown Tiffin. The existing building is approximately 2,044 SF on 0.298 acre and is zoned C-2 General Commercial.

| | | | |
|-----------------------|------------|----------------------|----------|
| BUILDING SF | 2,044 | SIGNAGE TYPE | Pylon |
| LAND SF | 12,981 | 1-MILE (POP.) | 2,617 |
| YEAR BUILT | 2004 | 3-MILE (POP.) | 20,854 |
| PARKING | 3-4 spaces | MED. INCOME | \$49,785 |
| TRAFFIC COUNTS | 12,182 VPD | SPACE USE | Retail |



SHER FRENCH
Account Director
sher.french@cushwake.com
+1 314 391 2980

NANCI V. FERRANTE, MCR
Senior Vice President
nferrante@crescorealestate.com
+1 216 525 1496

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

FOR SALE

806 W. MARKET STREET
Tiffin, Ohio 44883

LOCATION DESCRIPTION:

The surrounding area is the major retail corridor for the Tiffin, Ohio, market area, including Walmart, Lowes, Kroger, Aldi, Rural King, McDonald's, Taco Bell, Tim Hortons, and other services. Within three (3) miles of this site, the population is 20,854, with an average household income of \$66,034.



LEGAL INFORMATION

| | |
|----------------------|-------------------------|
| TAX PARCEL ID | Q53031214680000 |
| 2021 RE TAXES | \$5,279.68 |
| ZONING | C-2: General Commercial |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

SHER FRENCH
Account Director
sher.french@cushwake.com
+1 314 391 2980

NANCI V. FERRANTE, MCR
Senior Vice President
nferrante@crescorealestate.com
+1 216 525 1496