

FLAG CITY STATION

FINDLAY, OH



SIZE

250,449 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,935	24,635	49,747
Households	2,293	10,499	20,552
Median HH Income (\$)	67,512	55,242	57,189

MAJOR TENANT(S)

Walmart
PetSmart

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

2320-2560 Tiffin Avenue | Findlay, OH 45840

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- National tenants include PetSmart, Kohl's, Staples, Bob Evans, Red Lobster, and Dollar Tree
- Located off of Interstate 75 on the main retail corridor
- Population exceeds 24,600 people in a three-mile radius








PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
SHAD1	Bob Evans	
SHAD2	Red Lobster	
2320A	Sally Beauty Supply	2,000 SF
2320B	Bellacino's Grinders & Pizza	2,800 SF
2330	PetSmart	12,513 SF
2350	T.J.Maxx	24,900 SF
2370	Buckle	8,082 SF
2500	Walmart	192,294 SF
2540	Aspen Dental	3,527 SF
2542	Supercuts	1,567 SF
2550	Sweet Frog	1,660 SF
2560	Bigby Coffee	1,106 SF
TOTAL SQ. FT.		250,449

SITE LEGEND	
	Available
	Occupied
	Leased (not occupied)
	Owned by Others
	Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

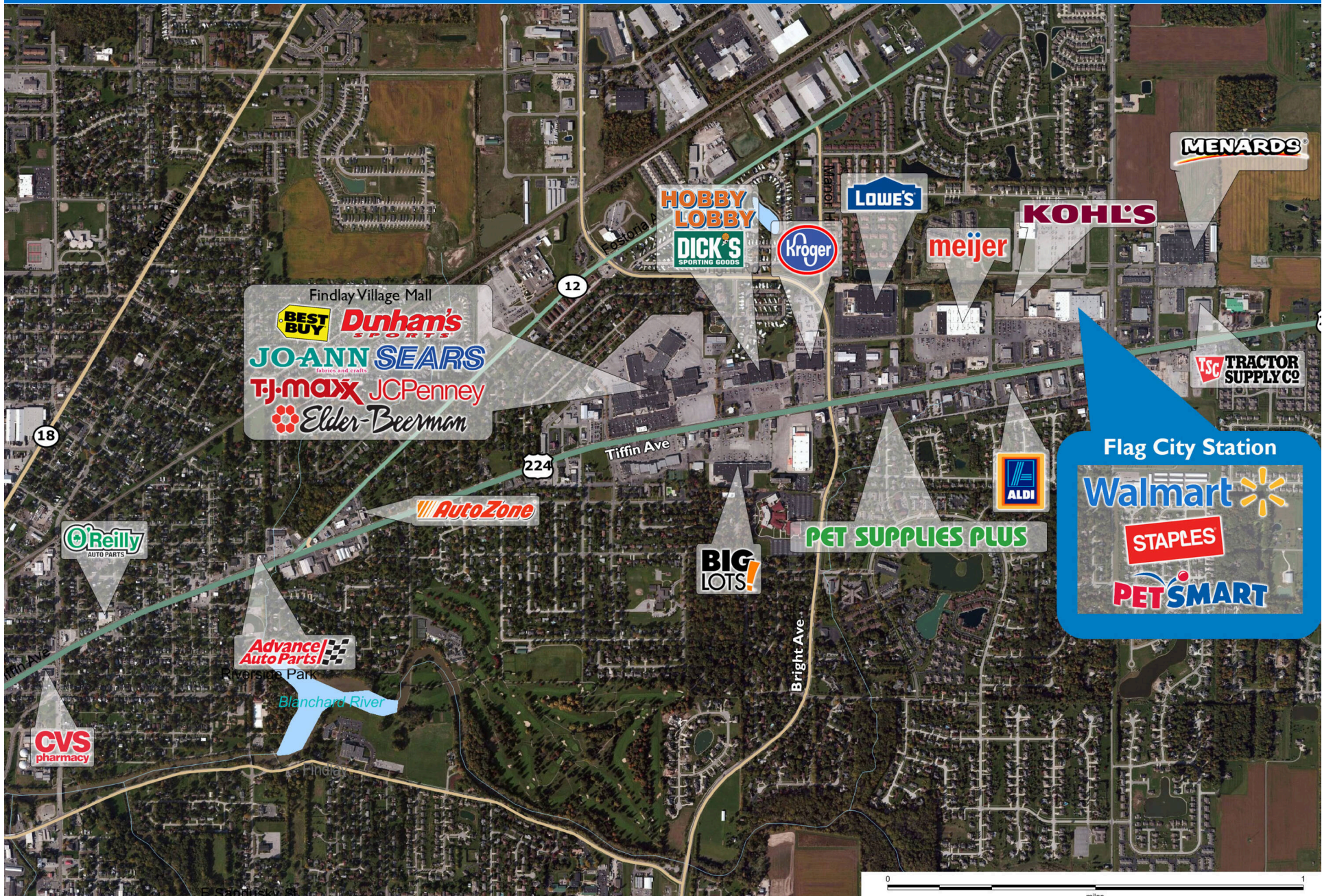
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Flag City Station Findlay, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,935	24,635	49,747
	2027 Projected Population	4,929	24,659	49,942
	2010 Census Population	4,948	24,542	50,002
	2000 Census Population	4,159	21,670	46,993
	1990 Census Population	3,155	18,688	42,158
	Historical Annual Growth 1990 to 2000	2.80%	1.49%	1.09%
	Historical Annual Growth 2000 to 2010	1.75%	1.25%	0.62%
	Estimated Annual Growth 2010 to 2022	-0.02%	0.03%	-0.04%
	Projected Annual Growth 2022 to 2027	-0.02%	0.02%	0.08%
	Median Age	45.7	39.0	38.6
Households	Q2 2022 Estimated Households	2,293	10,499	20,552
	2027 Projected Households	2,290	10,507	20,630
	2010 Census Households	2,301	10,459	20,675
	2000 Census Households	1,814	9,021	18,863
	1990 Census Households	1,342	7,522	16,409
	Historical Annual Growth 1990 to 2000	3.06%	1.83%	1.40%
	Historical Annual Growth 2000 to 2010	2.41%	1.49%	0.92%
	Estimated Annual Growth 2010 to 2022	-0.03%	0.03%	-0.05%
	Projected Annual Growth 2022 to 2027	-0.03%	0.01%	0.07%
	Population per Household	2.11	2.30	2.35
Population by Race	White	90.8%	86.6%	87.4%
	Black or African American	1.2%	1.8%	1.9%
	Asian & Pacific Islander	3.7%	3.1%	2.4%
	Other Races	1.3%	1.7%	2.3%
	Hispanic Population	3.0%	6.7%	6.0%
Income	Average Household Income	\$105,063	\$83,949	\$82,273
	Median Household Income	\$67,512	\$55,242	\$57,189
	Per Capita Income	\$49,875	\$36,234	\$34,529
Education (Age 25+)	Elementary	0.3%	0.6%	1.0%
	Some High School	5.3%	7.0%	5.5%
	High School Graduate	25.7%	32.5%	31.4%
	Some College	17.8%	19.9%	21.2%
	Associates Degree Only	8.6%	9.1%	8.5%
	Bachelors Degree Only	25.3%	19.6%	20.4%
	Graduate Degree	17.1%	11.3%	12.1%
Business	Number of Businesses	187	703	1,448
	Total Number of Employees	4,376	16,542	33,779
	Employees per Business	23.45	23.54	23.34
	Residential Population per Business	26.44	35.05	34.37

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.