

SIZE 250,449 square feet

DEMOGRAPHICS

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

MAJOR TENANT(S)

Walmart PetSmart



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

LEASING CONTACT

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MORE INFO

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FLAG CITY STATION

SPACE	TENANT	SQ. FT.			
SHADI	Bob Evans				
SHAD2	Red Lobster				
2320A	Sally Beauty Supply	2,000 SF			
2320B	Bellacino's Grinders & Pizza	a 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	Biggby Coffee	1,106 SF			
TOTAL SQ. FT. 250,449					
SITE LEGEND					
Available Occupied Leased (not occupied) Owned by Others Site Boundary					







Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



	City Station ay, 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 to2022	-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
	Q2 2022 Estimated Households	2,293	10,499	20,552
	2027 Projected Households	2,290	10,507	20,630
Households	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
ıseh	Historical Annual Growth 1990 to 2000	3.06%	1.83%	1.40%
후	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
	White	90.8%	86.6%	87.4%
l e ti	Black or African American	1.2%	1.8%	1.9%
ulatio	Asian & Pacific Islander	3.7%	3.1%	2.4%
Population by Race	Other Races	1.3%	1.7%	2.3%
•	Hispanic Population	3.0%	6.7%	6.0%
Ф	Average Household Income	\$105,063	\$83,949	\$82,273
Іпсоше	Median Household Income	\$67,512	\$55,242	\$57,189
	Per Capita Income	\$49,875	\$36,234	\$34,529
	Florentee	0.00/	0.00/	4.00/
	Elementary	0.3%	0.6%	1.0%
5 ←	Some High School	5.3%	7.0%	5.5%
Education (Age 25+)	High School Graduate Some College	25.7% 17.8%	32.5% 19.9%	31.4% 21.2%
duc \ge	Associates Degree Only	8.6%	9.1%	8.5%
ú 🌣	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
Bus	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.