

**FOR SALE**

**806 W. MARKET STREET**  
Tiffin, Ohio 44883

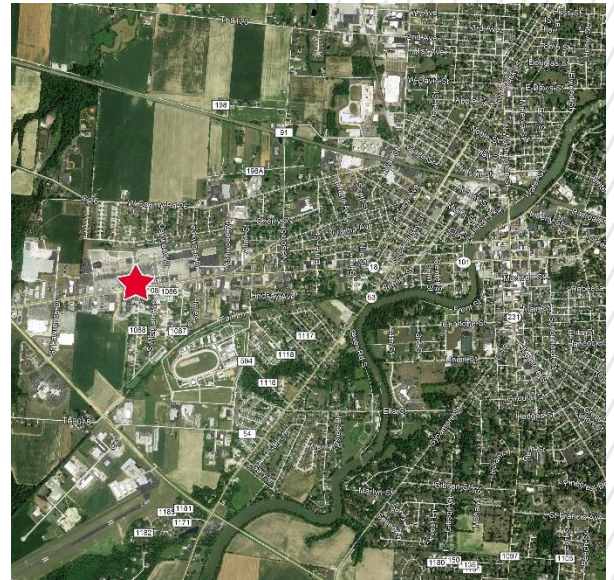


## PROPERTY HIGHLIGHTS

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 that is zoned C-2 General Commercial.

<b>BUILDING SF</b>	2,044
<b>LAND SF</b>	12,981
<b>YEAR BUILT</b>	2004
<b>PARKING</b>	3-4 spaces
<b>TRAFFIC COUNTS</b>	12,182 VPD

<b>SIGNAGE TYPE</b>	pylon
<b>1-MILE (POP.)</b>	2,617
<b>3-MILE (POP.)</b>	20,854
<b>MED. INCOME</b>	\$49,785
<b>SPACE USE</b>	retail



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### 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

<b>TAX PARCEL ID</b>	Q53031214680000
<b>2020 RE TAXES</b>	\$5,400.02
<b>ZONING</b>	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:

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