



# CORNER LAND PARCEL | LIMA, OH

2000 ELIDA RD. | LIMA, OH 45805

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Doug Wilson

Kristen Asman



# DISCLAIMER

CORNER LAND PARCEL | LIMA, OH

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



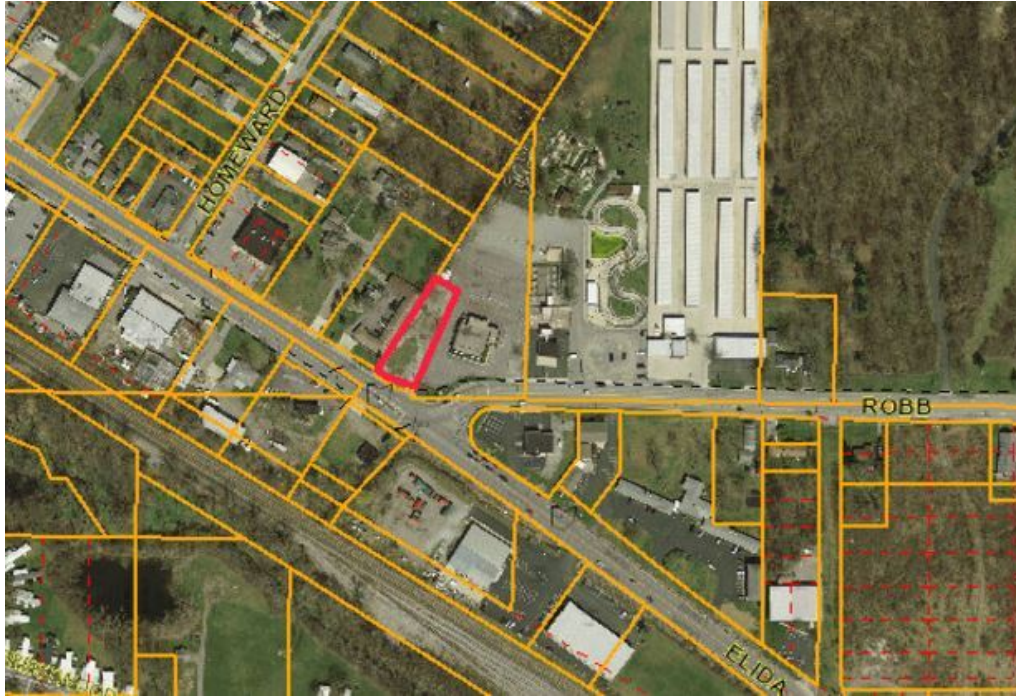




# 1 PROPERTY INFORMATION

Multi Retail Development Opportunity  
Lima, OH

# Executive Summary



## SALE OVERVIEW

**LOT SIZE:** 0.398 Acres

**ASKING PRICE:** \$150,000

**PARCEL #:** 36-2311-01-020.001

**ZONING:** Retail

**MARKET:** Lima

## PROPERTY DESCRIPTION

This site is located just two blocks from Lima Mall with most major national chain restaurants and shops represented.

The property could be combined with a neighboring contiguous parcel for a total development area of 6.2 acres with 1,600 Feet of Frontage, 5 curb cuts, and a traffic light.

Immediate Opportunity to build on or near the Lima Mall. Strong uses include hotel, multi-family, and retail development, as well as entertainment. 20,000+ Drive-By Traffic Count

# Location Overview

## PROPERTY OVERVIEW

A rare opportunity for land acquisition 1/4 mile east of the Lima Mall. Up to 6.2 acres of land are situated on the corner of Elida Road and W Robb Ave. These parcels are in a prime development location and is already zoned for commercial development. There is significant retail within a few miles of the property, including Wal-Mart, Kohl's, Macy's, Panera, and most major retailers.

## LOCATION OVERVIEW

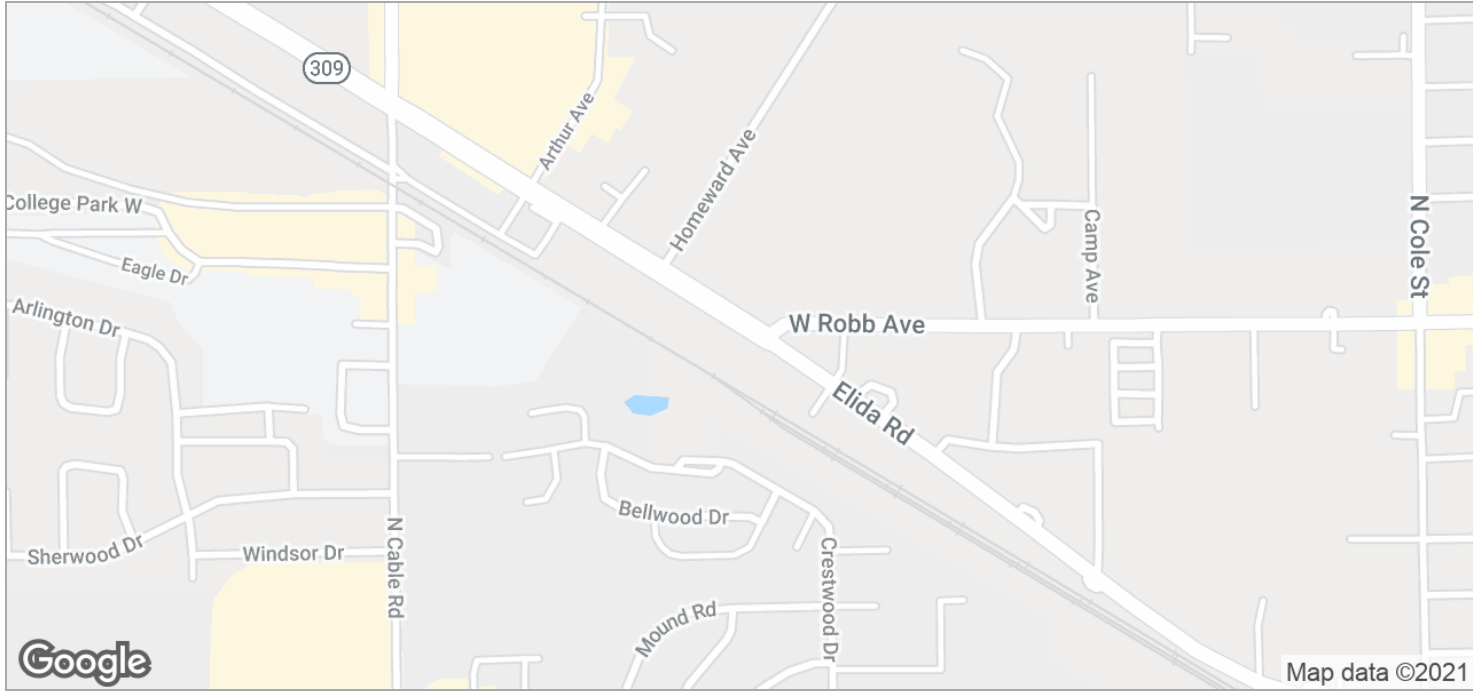
The parcels are located on Elida Road and Robb Avenue, the main retail area in Lima, approximately 2 blocks from Lima Mall. Lima is the county seat of Allen County, Ohio. It is located in northwestern Ohio along Interstate 75, approximately 72 miles north of Dayton and 78 miles south-southwest of Toledo. According to the 2010 U.S. Census, the Allen County population was 106,331. Lima is home to the campuses of the University of Northwestern Ohio, James A. Rhodes State College and the Ohio State University, Lima Campus.

The Lima Field, first discovered in 1885, has been a functioning oil reserve since its discovery and has been under the control of a number of domestic and international companies. The Lima Army Tank Plant, built in 1941, is the sole producer of M1 Abrams, a third-generation main battle tank produced in the United States. Lima's largest fields of employment are energy and healthcare and it is considered a regional medical center. The city's two hospitals, St. Rita's Medical Center and Lima Memorial Hospital, serve a 10- county area of northwest and central Ohio and employ approximately 5,500 people. Major employers in the Lima area include Ford Motor Co., Lima Engine Plant, General Dynamics Land Systems Division, Roundy's Ohio Division, Dana Corp., Meccorp, Inc., and Meijer, Inc. The Procter & Gamble plant was built in 1968 and the 1.2 million SF distribution center was completed in 2006.

# Location Maps







The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.





## 2 ADDITIONAL INFORMATION

Multi Retail Development Opportunity  
Lima, OH



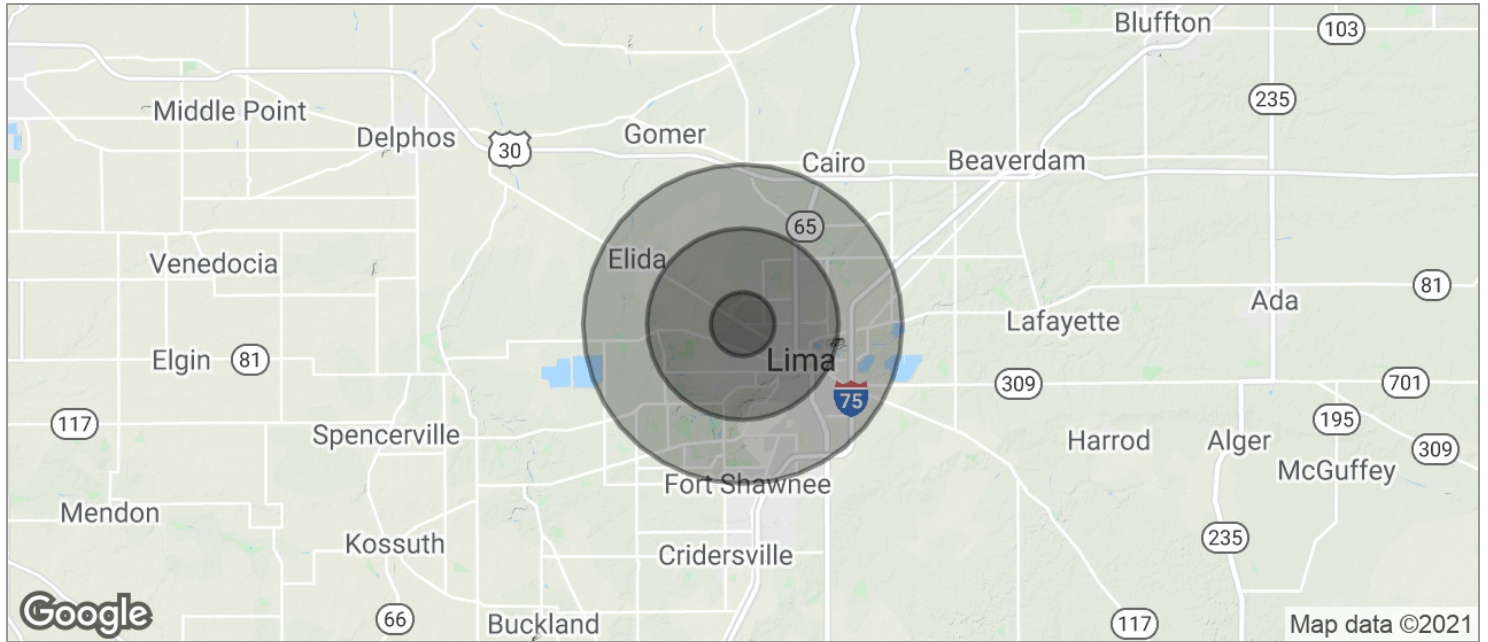
# Demographics Report

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total households</b>	3,058	19,845	31,289
<b>Total persons per hh</b>	2.3	2.5	2.6
<b>Average hh income</b>	\$44,522	\$44,842	\$49,585
<b>Average house value</b>	\$88,636	\$107,847	\$147,431

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total population</b>	7,148	49,808	81,332
<b>Median age</b>	35.5	34.3	36.0
<b>Median age (male)</b>	28.1	30.0	32.6
<b>Median age (female)</b>	39.5	37.7	38.9

\* Demographic data derived from 2010 US Census



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MEDIAN AGE (MALE)	28.1	30.0	32.6
MEDIAN AGE (FEMALE)	39.5	37.7	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,058	19,845	31,289
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$44,522	\$44,842	\$49,585
AVERAGE HOUSE VALUE	\$88,636	\$107,847	\$147,431

\* Demographic data derived from 2010 US Census

# Kristen Asman



## Kristen Asman

Vice President & Broker of Brokerage Services  
SVN | Wilson Commercial Group, LLC

Kristen Wilson-Asman is a Licensed Real Estate Agent and a Senior Real Estate Advisor with SVN. She received her Bachelors of Science Degree in Accounting from Miami University of Ohio. After graduation, Ms. Asman worked as an Auditor for Deloitte and Touche in Cincinnati, OH.

Ms. Asman began her real estate career with Matthews Click Bauman in Columbus, Ohio and later worked at McKinney Properties in Pittsburgh, Pennsylvania. She then worked at Horizons Real Estate as a Regional Property Manager and Developer before joining SVN in 2003. Ms. Asman has worked in Sales and Leasing of all Real Property Types but specializes in investment sales with the National Self Storage Team.

Kristen Asman is a member of the SVN National Self Storage Team, the National Self Storage Association, and serves on the Board of Trustees at the state level for the Self Storage Association.

Ms. Asman lives with her family in the Columbus, Ohio area and oversees development of the Mid-America Region for the SVN National Self Storage Team.

### Memberships & Affiliations

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National Self Storage Association

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Columbus , OH 43219



# Doug Wilson



## Doug Wilson

Managing Director

SVN | Wilson Commercial Group, LLC

Doug Wilson, Managing Director - Columbus

Doug Wilson serves as Managing Director for Sperry Van Ness/Columbus, Ohio specializing in the sale and leasing of investment properties. Doug's career in commercial real estate began in 1988. His experience includes investment sales, leasing, and property management. Doug is a two-time Partner Circle Award Winner, this is the highest award Sperry Van Ness gives to its agents. He has also received the prestigious Team Player of The Year Award. Prior to joining Sperry Van Ness, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CB Richard Ellis, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Doug's recent awards include: Top 10 Columbus Commercial Producers 2014, Sperry Van Ness Contender Sales Award, Sperry Van Ness Innovator Award, Sperry Van Ness Team Player of the Year, 2013.

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