

2015 S. DEFIANCE STREET
(STATE ROUTE 66)
ARCHBOLD, OH 43502

COMMERCIAL BUILDING FOR SALE OR LEASE
36,090 Square Feet Available



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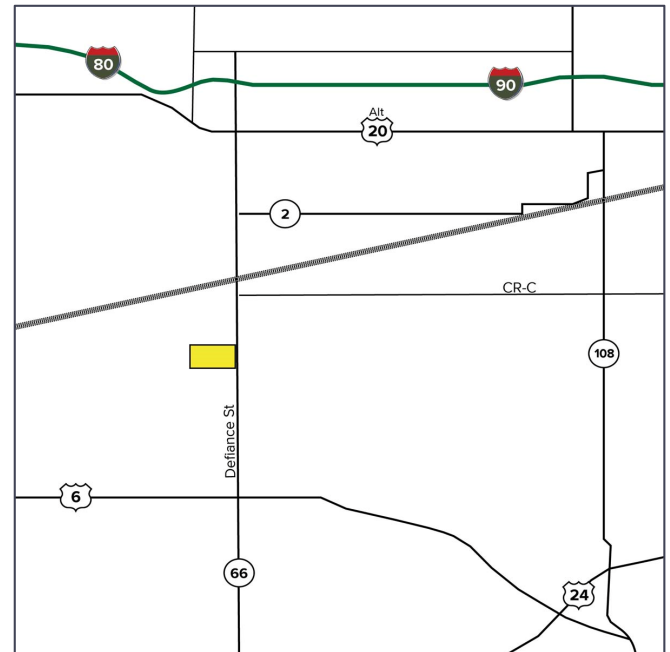
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER SUPERMARKET



GENERAL INFORMATION

Sale Price:	\$875,000
Lease Rate:	\$4.50/SF (NNN)
Building Size:	36,090 SF
Number of Stories:	1
Year Constructed:	2000
Condition:	Good
Lot Dimensions:	Irregular
Acreage:	3.92
Closest Cross Street:	Woodland Drive
County:	Fulton
Zoning:	B-2 – Highway & Commercial Business (Village of Archbold)
Parking:	160 spaces
Curb Cuts:	1
Street:	2 lane with center turn lane 1 full – movement curb cut on ST RT 66



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Masonry
Roof:	Flat – pitched to the rear
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	18'
Column Spacing:	45' on center
Basement:	No
Heating:	Forced air (roof), suspended unit heaters in storage area
Air Conditioning:	Central
Power:	600a/480v/3-phase/4-wire
Restrooms:	2
Security System:	Yes
Overhead Doors:	No
Truck dock:	1
Sprinklers:	8" sprinkler main 2" domestic supply
Signage:	Existing pole and fascia
Delivery Area:	Side with 1 loading dock

Comments:

- Former Pamida/Shopko grocery store (with drive-thru and loading dock) located on the south side of Archbold near various retailers, auto/equipment dealerships, Northwest State Community College and local industrial park. Archbold is home to Sauder Woodworking.
- Mezzanine racking system in storage room.
- Secure pharmacy area with drive-thru window.
- 8,190 Average daily traffic count on State Route 66.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	(5) Five years minimum
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable: subject to tenant's lease and credit
Tenant Responsible For:	Real estate taxes, Insurance, Maintenance
Landlord Responsible For:	Roof and structure only

2020 REAL ESTATE TAXES

Parcel:	17-033518-03.000
Total Annual Taxes:	\$13,772.58

UTILITIES

Electric:	Toledo Edison
Gas:	Ohio Gas Co.
Water:	Village of Archbold To building – 8" – 12" at street
Sanitary Sewer:	Village of Archbold To building – 8" & 12" at street
Storm Sewer:	Village of Archbold To building – 21", 24", 27" At street – 36"
Communication:	Local phone service – Embarq
Fiber Optics Capabilities:	Sprint Fiber Core network exists; RTEC fiber network; Time-Warner (Adelphia)

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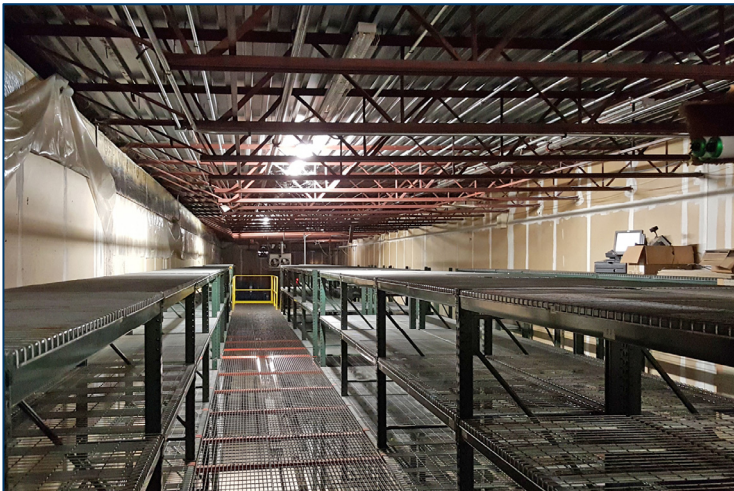
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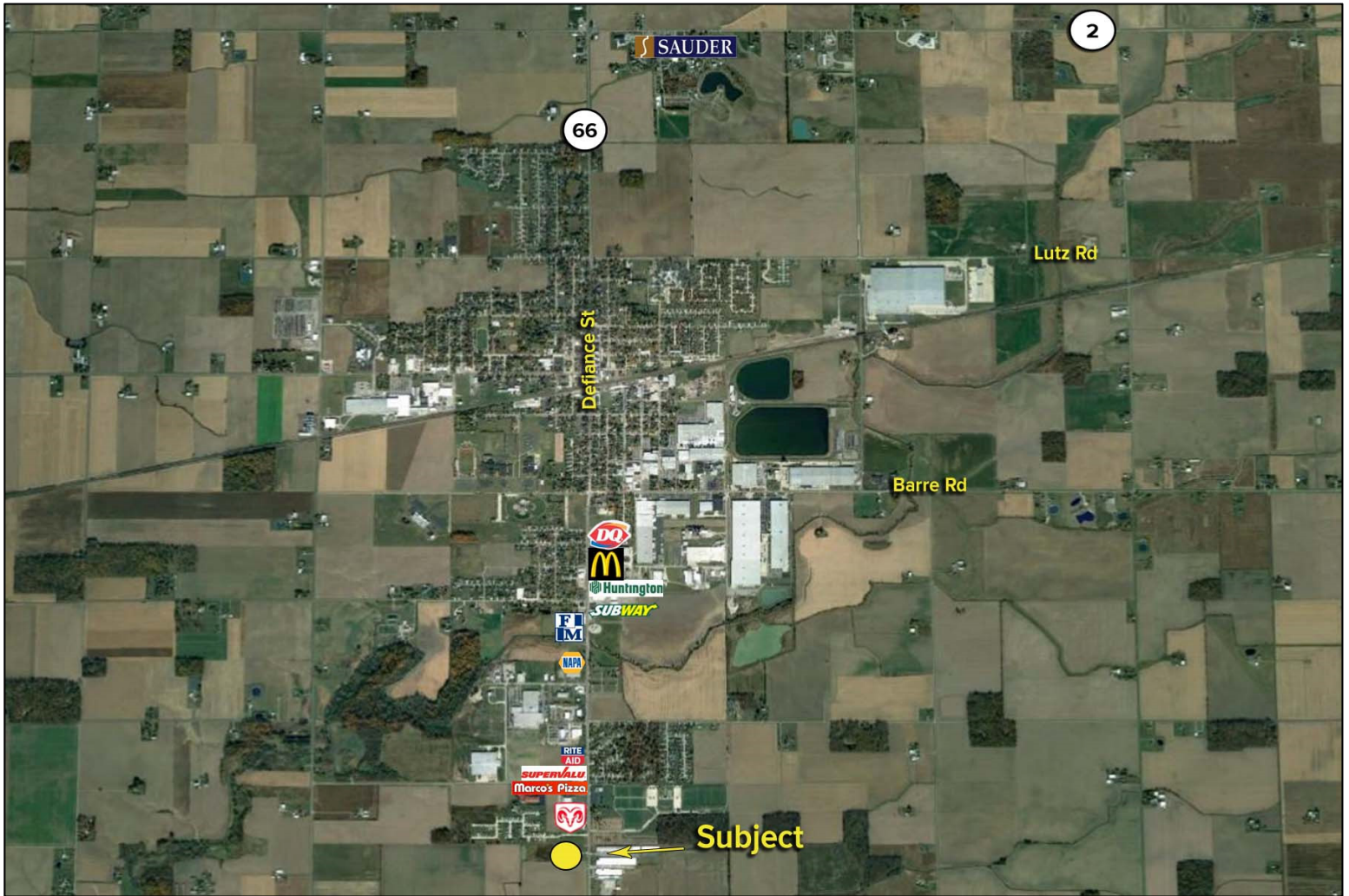
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	559	\$62,285
3 MILE	5,215	\$59,544
5 MILE	8,079	\$64,513

TRAFFIC COUNTS (TWO-WAY)	
DEFIANCE STREET	8,190 (2019)



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