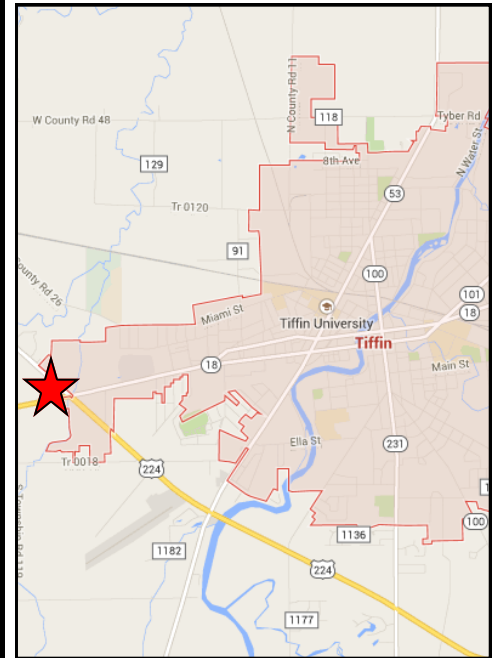


US 224 & SR 18
TIFFIN, OHIO 44883

3.102 ACRES - ZONED: COMMERCIAL

LAND FOR SALE



- 3.102 Acres of Commercial land on a signalized Corner, with 11,890 SF of Retail space;
- 560 LF of Frontage on SR 18 & 458 LF on US 224;
- The Intersection of SR 18 & US 224 is a highly trafficked (*12,000+ Daily Vehicles*) and visible intersection in the Path of Progress;
- Property is in Hopewell Township, Seneca County and could be annexed to the adjacent City of Tiffin;
- Water & Sewer service at site;
- DEMOGRAPHICS (*Zip Code 44883*): Population: 30,264; Income: \$39,630

FOR SALE: \$775,500

FOR MORE INFORMATION, PLEASE CONTACT:

Randy Baughman or **Bill Hamilton**
(614) 451-5100 x155 - Office Direct - (614) 451-5100 x115
(614) 496-9203 - Cell - (614) 395-4098
RBAughman@C1Realty.com BHamilton@C1Realty.com

Commercial One Realtors

1515 Bethel Road
Columbus, Ohio 43220
614-451-5100

www.CommercialOneRealtors.com

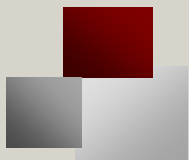
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Est. 1912
Commercial
•ONE•
REALTORS

PROPERTY SUMMARY

- ADDRESS:** 2685 – 2695 State Route 18 (Tiffin-Fostoria Road) &
2715 US 224
Tiffin, Ohio 44883
- LOCATION:** West side of Tiffin, Ohio in Hopewell Township; Across
the street from a Wal-Mart; and Lowe's; Less than a half-
mile to the new (2008) Mercy Tiffin Hospital and a little
over a mile to the Seneca County Airport.
- FOR SALE:** \$775,500 for 3.102 Acres of Commercial Land on two (2)
parcels located on a signalized corner; 11,890 SF of Retail
space in three (3) buildings; Three (3) tenants (Truck
Rentals, Memorabilia Sales, Grocery Sales) on "Month-to-
Month" leases.
- SCHOOL DISTRICT:** Hopewell-Louden LSD
- UTILITIES:** WATER: Aqua America, Inc. (dba:Aqua Ohio)
SEWER: City of Tiffin, Hopewell Township



AERIALS

US 224 & SR 18
TIFFIN, OHIO 44883

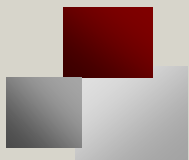


LOGO MAP

US 224 & SR 18

TIFFIN, OHIO 44883





MAPS

US 224 & SR 18

TIFFIN, OHIO 44883

