

1843 TIFFIN AVENUE

Findlay, OH 45840

CFT NV Developments, LLC

Colliers
INTERNATIONAL



Retail Space For Lease

Property Highlights

- Approximately 1 Acre pad next to proposed Panda Express
- Available for Ground Lease or BTS
- Highly skilled and educated employment base
- Active retail market in Northwest Ohio with deep retail and QSR presence
- Great exposure with over 30,000 VPD passing the site
- Strong demographics - one of the strongest small markets
- Findlay has been ranked the top micropolitan community in the U.S. (Site Selection Magazine)

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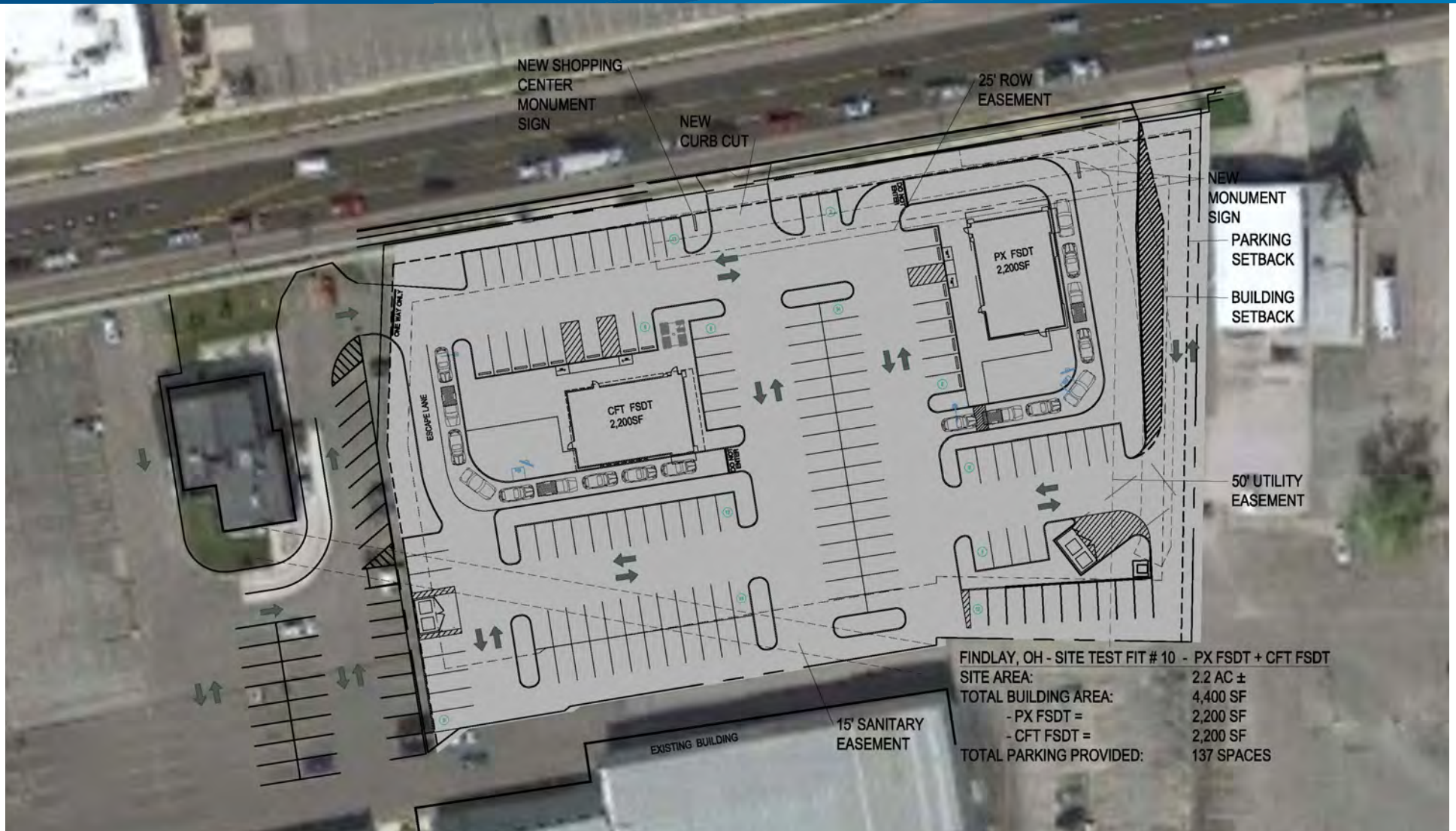
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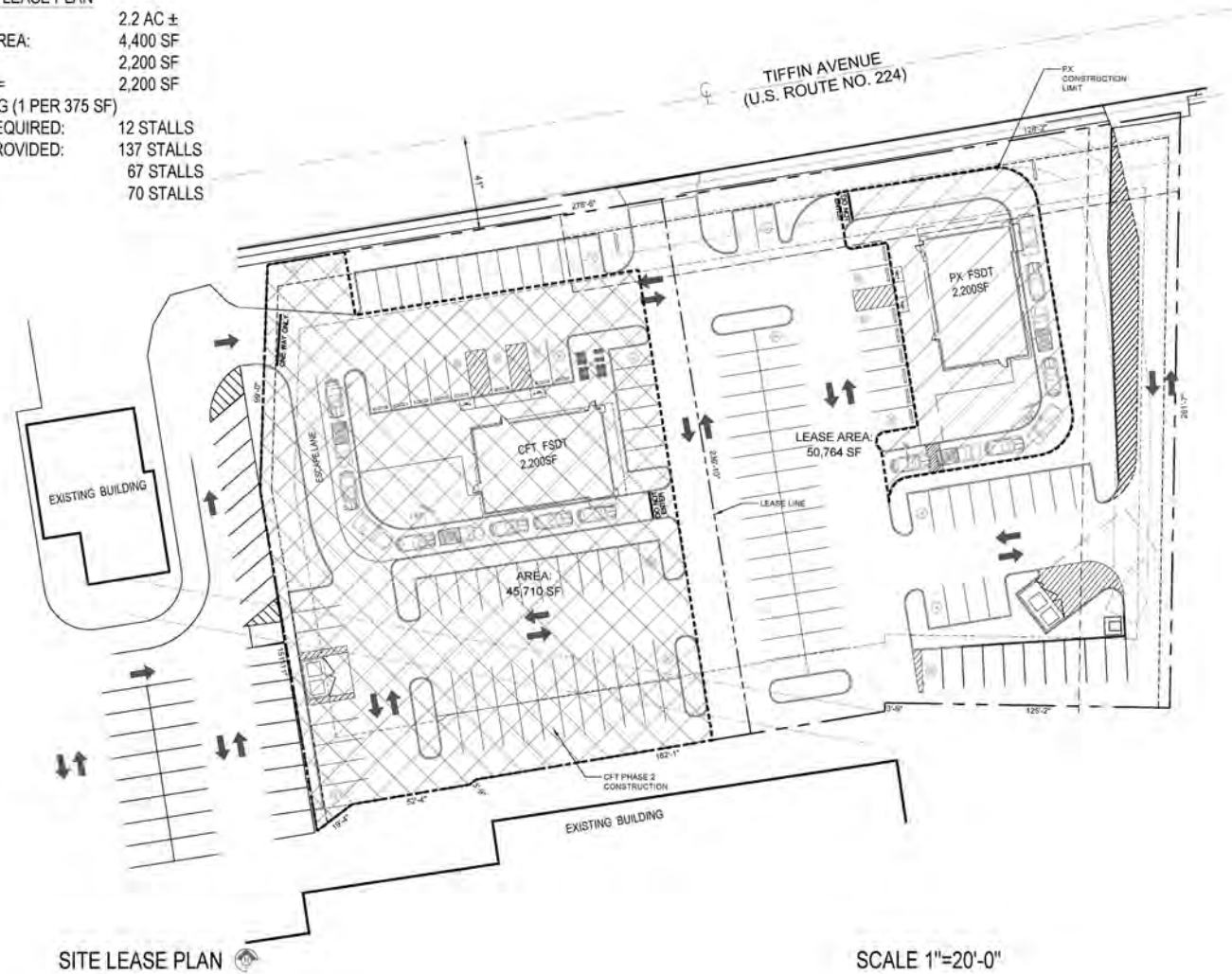
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FINDLAY, OH - SITE LEASE PLAN

SITE AREA:	2.2 AC ±
TOTAL BUILDING AREA:	4,400 SF
- PX FSDT =	2,200 SF
- CFT FSDT =	2,200 SF
REQUIRED PARKING (1 PER 375 SF)	12 STALLS
TOTAL PARKING REQUIRED:	12 STALLS
TOTAL PARKING PROVIDED:	137 STALLS
PX STALLS:	67 STALLS
CFT STALLS:	70 STALLS



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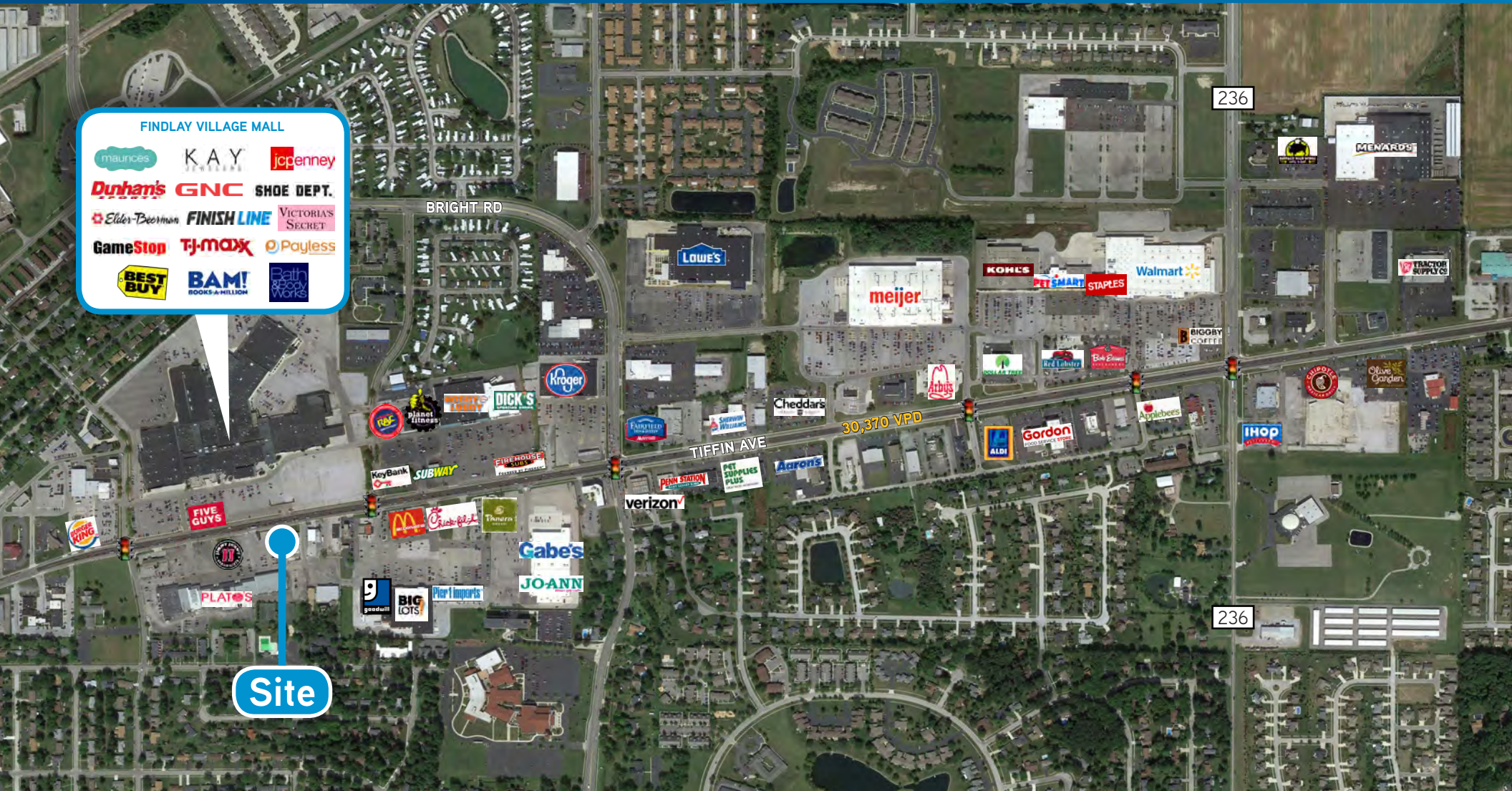
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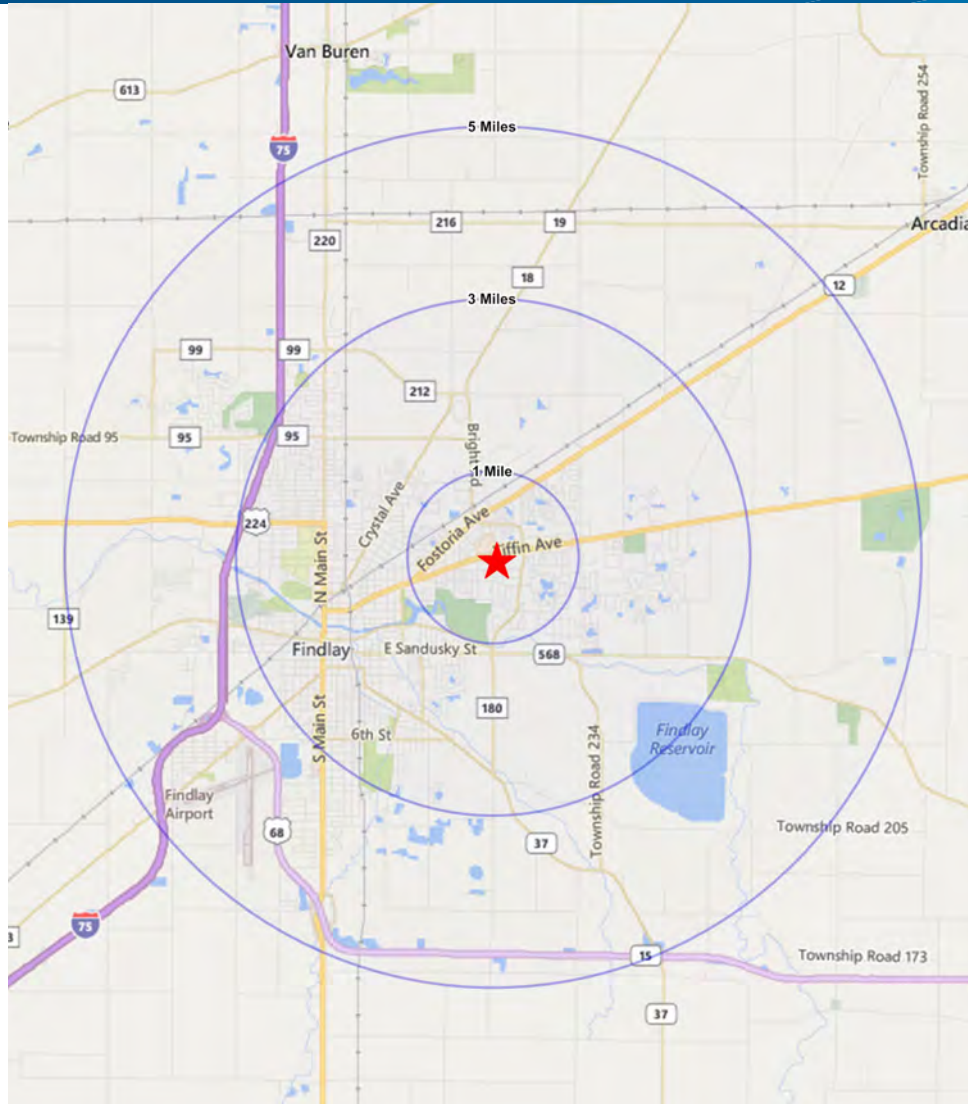
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1843 Tiffin Ave Findlay, OH		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	6,692	40,077	52,577
	2021 Projected Population	6,793	41,019	53,809
	2010 Census Population	6,823	39,620	51,772
	2000 Census Population	6,317	37,520	48,584
	Projected Annual Growth 2016 to 2021	0.3%	0.5%	0.5%
	Historical Annual Growth 2000 to 2016	0.4%	0.4%	0.5%
HOUSEHOLDS	2016 Estimated Households	3,219	17,271	22,476
	2021 Projected Households	3,303	17,899	23,266
	2010 Census Households	3,163	16,495	21,372
	2000 Census Households	2,763	15,202	19,472
	Projected Annual Growth 2016 to 2021	0.5%	0.7%	0.7%
	Historical Annual Growth 2000 to 2016	1.0%	0.9%	1.0%
RACE AND ETHNICITY	2016 Estimated White	90.1%	90.3%	91.0%
	2016 Estimated Black or African American	2.9%	2.5%	2.3%
	2016 Estimated Asian or Pacific Islander	3.1%	2.7%	2.4%
	2016 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2016 Estimated Other Races	3.6%	4.2%	4.0%
	2016 Estimated Hispanic	5.9%	6.3%	6.0%
INCOME	2016 Estimated Average Household Income	\$77,745	\$63,921	\$67,472
	2016 Estimated Median Household Income	\$54,444	\$51,832	\$54,348
	2016 Estimated Per Capita Income	\$37,454	\$27,734	\$29,002
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.1%	2.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.9%	6.6%
	2016 Estimated High School Graduate	29.7%	33.1%	33.0%
	2016 Estimated Some College	21.3%	21.1%	20.8%
	2016 Estimated Associates Degree Only	8.3%	9.1%	9.2%
	2016 Estimated Bachelors Degree Only	17.7%	17.7%	18.0%
	2016 Estimated Graduate Degree	15.2%	10.1%	10.4%
BUSINESS	2016 Estimated Total Businesses	484	2,187	2,639
	2016 Estimated Total Employees	7,886	33,041	39,288
	2016 Estimated Employee Population per Business	16.3	15.1	14.9
	2016 Estimated Residential Population per Business	13.8	18.3	19.9

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