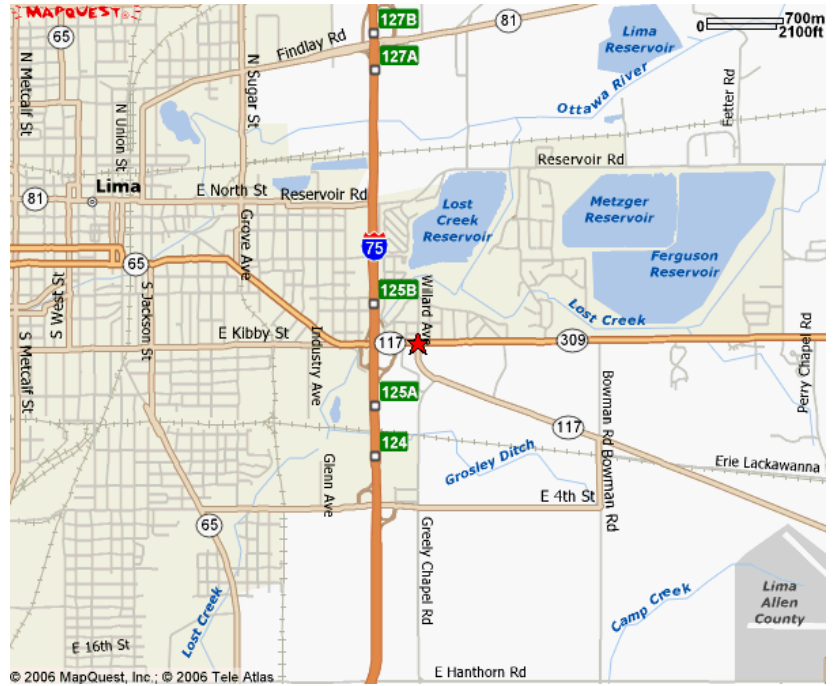


Lima Ohio

Overview

Lima, in Allen County, is located in west central Ohio on I75 and SR30 and SR33 with a strategic access to the Midwest and Northeast. Lima has unparalleled rail transportation provided by two Class one and two short-line rail carriers. Lima is the largest inland city in west central

Ohio, within 250 miles of the 10 largest cities of the central states. Allen County sits midway between Detroit, Cincinnati, Toledo, Dayton, Indianapolis, Columbus, and Ft. Wayne. Lima is strategically located in relation to raw materials, transportation facilities, labor supply, and trade markets. Major employers in Lima include St. Rita's Medical Center, Ford Motor Company, Lima Memorial Hospital, DTR Industries, General Dynamics, Proctor &



Gamble, and BP Chemical. A very strong dedicated labor force with good work ethics is readily available. There are a number of universities and adult training facilities in the immediate area to assist companies with any specialized training requirements. Lima is a pro-business community.

+/-7 Acres Vacant Land Just off Interstate

High Visibility

I75 Access

Adjacent to Arby's and Pizza Hut

Population

93758 in 10 mile radius

Average Household Income

\$50,402

ADT

31502 Vehicles

Lot Sizes .5 Acre

1 Acre

5.5 Acres

Price \$550,000

\$1,200,000

\$2,250,000

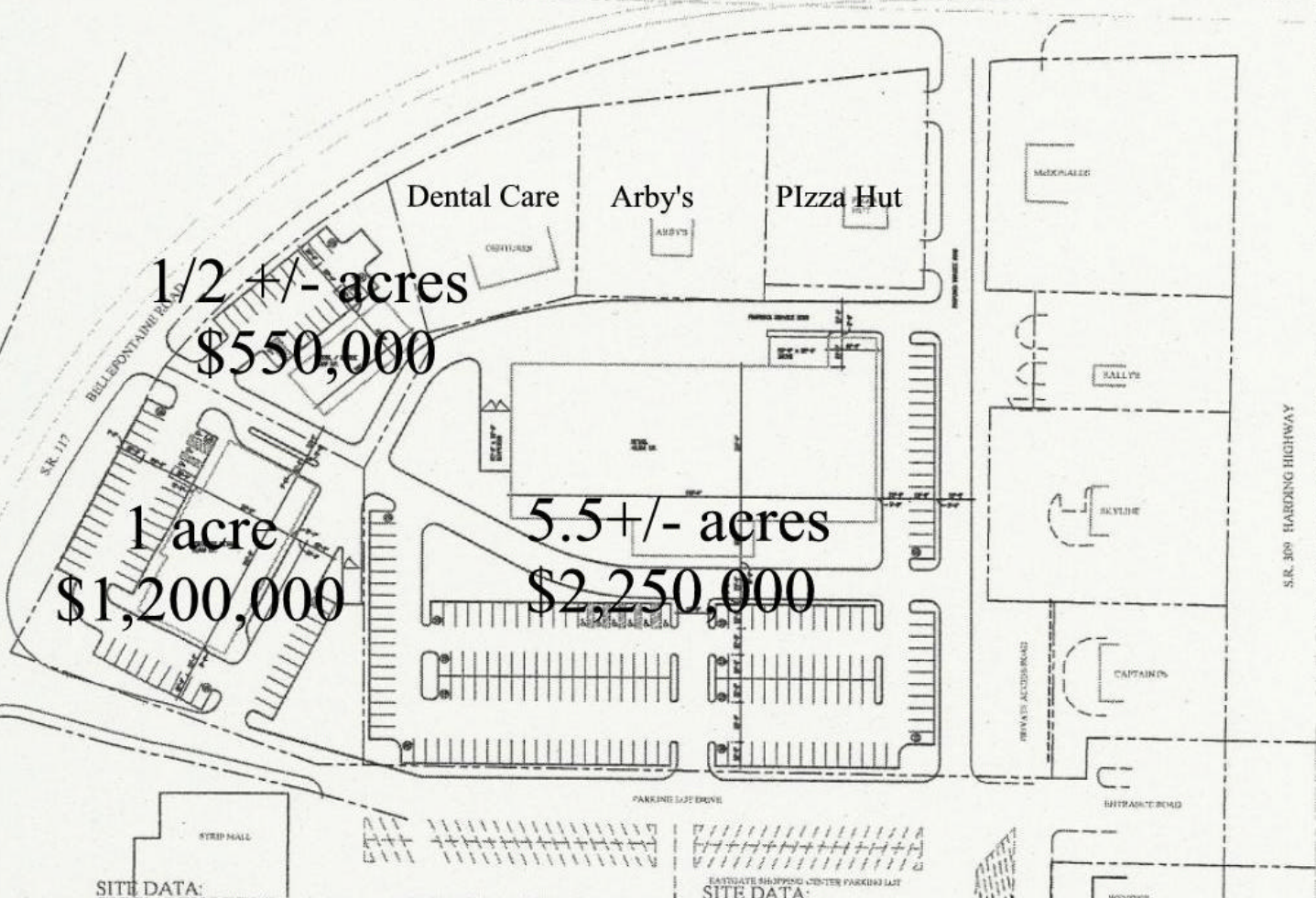
Florida Equities 800-339-3234

www.floridaequities.net

Florida Equities

Form 1-010

The State of
 John H. Mitchell, Inc.
 511 Plaza Pkg. Area
 Corporate Tower #1114
 300 N.W. 10th St.
 Ft. Lauderdale, FL 33301



1/2 +/- acres
 \$550,000

1 acre
 \$1,200,000

5.5 +/- acres
 \$2,250,000

SITE DATA: SPECIALTY RETAIL

EXISTING ZONING DISTRICT	R	SPECIALTY RETAIL
PROPOSED USE		SPECIALTY RETAIL
BUILDING SQUARE FOOTING	4500 SQ. FT.	
TOTAL PARKING REQUIRED	1 PER 500 SF / 90 SPACES	
TOTAL PARKING PROVIDED	90 SPACES INCLUDING 4 NO.	

SITE DATA - RETAIL

EXISTING ZONING DISTRICT	R	SPECIALTY RETAIL
PROPOSED USE		CLASS. RET.
BUILDING SQUARE FOOTING	4500 SQ. FT.	
TOTAL PARKING REQUIRED	1 PER 500 SF / 90 SPACES	
TOTAL PARKING PROVIDED	90 SPACES INCLUDING 4 NO.	

ESTIMATE SHOPPING CENTER PARKING LOT SITE DATA: OFFICE / RETAIL

EXISTING ZONING DISTRICT	R	SPECIALTY RETAIL
PROPOSED USE		CLASS. RET.
BUILDING SQUARE FOOTING	4500 SQ. FT.	
TOTAL PARKING REQUIRED	1 PER 500 SF / 90 SPACES	
TOTAL PARKING PROVIDED	90 SPACES INCLUDING 4 NO.	

SITE PLAN 1" = 50'

Project No. 0212101
 Location

Site Plan

Date: 12/19/2008

Scale: 1" = 50'

Drawing Date:

C1.0



Lima, Oh 45804
Florida Equities, LLC
954-776-7900



Sams Club

Hampton Inn
Olive Garden
Holiday Inn
Roadhouse

SITE

Burger King
Ponderosa
Bob Evans
Medonalds
Rally's
Skyline chili
Captain D's
Wendy's
Pizza Hut
Red lobster

Kmart
Walgreens (2004)

Super
Walmart
Opened Q4 2002

Rt 309

I-75

SR 117

Fairgrounds



SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 40.727489/-84.06813

January 2007

RS1

Bellefontaine Rd LIMA, Ohio		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2005 Estimated Population	3,596	26,770	58,170	93,857
	2010 Projected Population	3,432	25,695	56,595	92,150
	2000 Census Population	3,758	27,886	60,234	95,802
	1990 Census Population	4,225	31,553	64,684	97,931
	Historical Annual Growth 1990 to 2005	-1.0%	-1.0%	-0.7%	-0.3%
	Projected Annual Growth 2005 to 2010	-0.9%	-0.8%	-0.5%	-0.4%
	2005 Median Age	37.5	33.1	34.9	36.0
HOUSEHOLDS	2005 Estimated Households	1,540	10,835	23,088	36,422
	2010 Projected Households	1,512	10,692	23,086	36,732
	2000 Census Households	1,579	11,054	23,219	36,209
	1990 Census Households	1,656	11,863	23,644	35,305
	Historical Annual Growth 1990 to 2005	-0.5%	-0.6%	-0.2%	0.2%
	Projected Annual Growth 2005 to 2010	-0.4%	-0.3%	-0.0%	0.2%
POPULATION BY RACE	2005 Estimated White	77.4%	69.8%	76.4%	83.2%
	2005 Estimated Black or African American	19.4%	26.3%	20.0%	13.7%
	2005 Estimated Asian & Pacific Islander	0.4%	0.5%	0.6%	0.6%
	2005 Estimated American Indian & Native Alaskan	0.1%	0.3%	0.2%	0.2%
	2005 Estimated Other Races	2.6%	3.2%	2.9%	2.3%
	2005 Estimated Hispanic	2.0%	2.2%	1.9%	1.6%
INCOME	2005 Estimated Average Household Income	\$ 43,077	\$ 37,275	\$ 43,581	\$ 50,383
	2005 Estimated Median Household Income	\$ 34,567	\$ 29,319	\$ 34,790	\$ 41,323
	2005 Estimated Per Capita Income	\$ 18,574	\$ 15,356	\$ 17,764	\$ 19,965
EDUCATION (AGE 25+)	2005 Elementary	5.6%	7.6%	6.1%	4.8%
	2005 Some High School	19.6%	21.9%	17.2%	14.6%
	2005 High School Graduate	39.1%	40.7%	39.1%	39.7%
	2005 Some College	17.8%	15.4%	17.2%	17.6%
	2005 Associates Degree Only	6.2%	5.9%	7.5%	8.3%
	2005 Bachelors Degree Only	6.7%	5.6%	8.3%	9.4%
	2005 Graduate Degree	4.9%	3.0%	4.5%	5.6%
BUSINESS	Number of Businesses	192	1,609	2,777	3,872
	Total Number of Employees	1,924	24,788	44,559	55,235
	Employee Population per Business	10.0	15.4	16.0	14.3
	Residential Population per Business	18.7	16.6	20.9	24.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.