

Retail / Restaurant Site

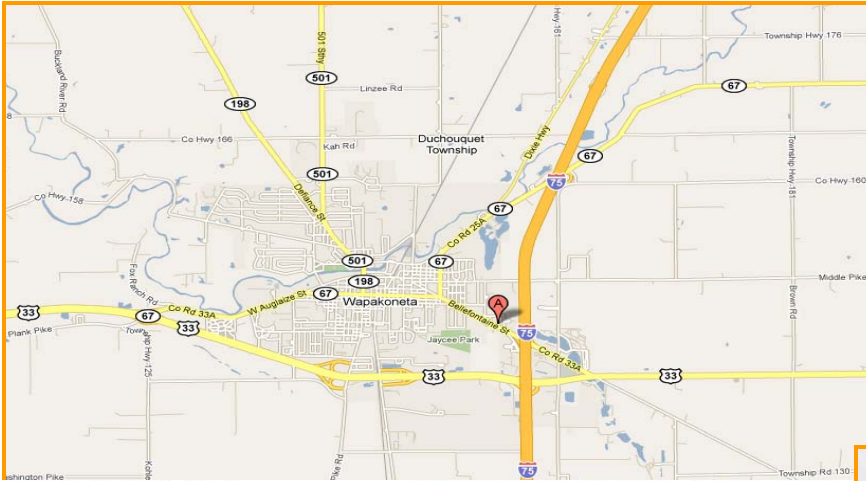
1382 Bellefontaine Street, Wapakoneta, Ohio

Free Standing Building for Lease

This site has excellent interstate access at Exit 111 off I-75, as well as access from well traveled US 33, SR 67 and Bellefontaine Street.

Property Information

- Lot: 1.08 Acres
47,044 sf
- Building: 5,936 sf
- Year Built: 1978
- Asking Rent: \$5,000/month NNN
- Loopnet ID: 15045790



Demographics for 5 Mile Radius

Total Daytime Population: 14,040

Average Household Income: \$63,760

Median Age: 37

ADT: 5,664



Florida Equities, LLC
Licensed Real Estate Broker, Brian W. Smith

6300 NE 1st Ave, Suite 300, Fort Lauderdale, FL 33334

800-339-3234 bws@triplenetcorner.com

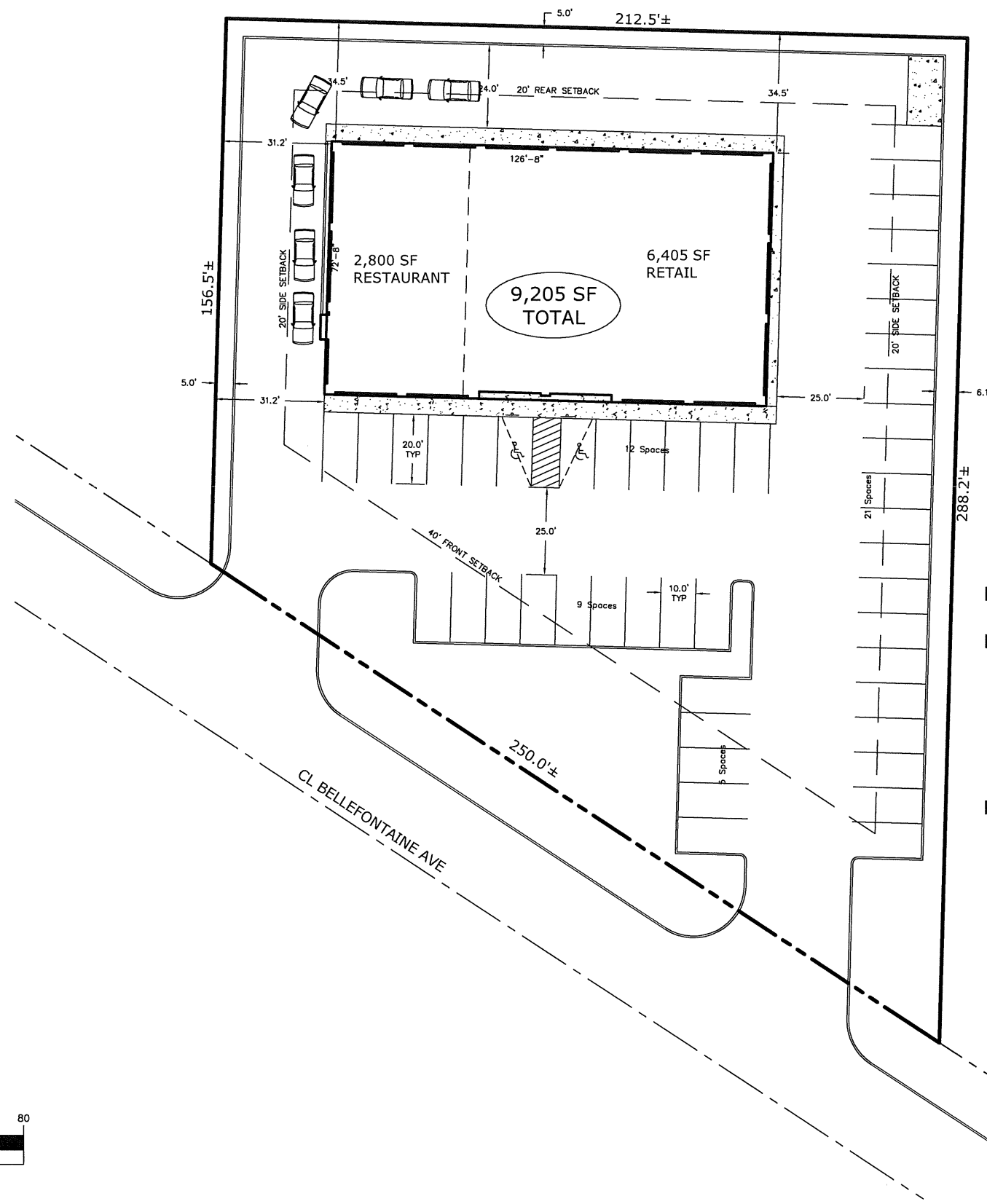
www.TripleNetCorner.com



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PARKING CALCULATIONS:

Required: Retail 1 space/250 s.f.
Restaurant 1 space/200 s.f.

$$6,405 / 250 = 26 \text{ spaces}$$

$$2,400 / 200 = 12 \text{ spaces}$$

$$\text{Total} = 38 \text{ spaces}$$

Provided: 47 Spaces

VAN HORN, HOOVER & ASSOCIATES, INC.



SURVEYING & ENGINEERING
P.O. BOX 612
FINDLAY, OHIO 45839
(419) 423-5630
E-MAIL: info@vanhornhoover.com

WAPAKONETA, OHIO
DATE

JAR INVESTMENTS, LLC
1382 BELLEFONTAINE STREET
REVISION

DESCRIPTION

PLOTS/SCALE

DRAWN: DRS

CHECKED: DRS

DRAWING SCALE: 1" = 20'

DATE: 11-12-07

JOB NUMBER: PROJECTS\9193\9193.dwg

SHEET NUMBER: 1 of 1

OPTION 1
PRELIMINARY LAYOUT

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	1,509	5,504	6,815
2009 Female Population	1,627	5,997	7,317
% 2009 Male Population	48.12%	47.86%	48.22%
% 2009 Female Population	51.88%	52.14%	51.78%
2009 Total Adult Population	2,308	8,710	10,682
2009 Total Daytime Population	4,000	12,141	14,040
2009 Total Daytime Work Population	2,638	6,846	7,739
2009 Median Age Total Population	32	36	37
2009 Median Age Adult Population	41	44	45
2009 Age 0-5	315	946	1,121
2009 Age 6-13	362	1,202	1,512
2009 Age 14-17	151	645	818
2009 Age 18-20	126	519	658
2009 Age 21-24	227	688	772
2009 Age 25-29	254	696	803
2009 Age 30-34	214	717	862
2009 Age 35-39	235	808	1,012
2009 Age 40-44	211	867	1,089
2009 Age 45-49	200	854	1,111
2009 Age 50-54	182	719	931
2009 Age 55-59	139	545	700
2009 Age 60-64	111	496	603
2009 Age 65-69	89	415	500
2009 Age 70-74	105	406	475
2009 Age 75-79	84	363	435
2009 Age 80-84	65	300	349
2009 Age 85+	67	315	382
% 2009 Age 0-5	10.04%	8.23%	7.93%
% 2009 Age 6-13	11.54%	10.45%	10.70%
% 2009 Age 14-17	4.81%	5.61%	5.79%
% 2009 Age 18-20	4.02%	4.51%	4.66%
% 2009 Age 21-24	7.24%	5.98%	5.46%
% 2009 Age 25-29	8.10%	6.05%	5.68%
% 2009 Age 30-34	6.82%	6.23%	6.10%
% 2009 Age 35-39	7.49%	7.03%	7.16%
% 2009 Age 40-44	6.73%	7.54%	7.71%
% 2009 Age 45-49	6.38%	7.43%	7.86%
% 2009 Age 50-54	5.80%	6.25%	6.59%
% 2009 Age 55-59	4.43%	4.74%	4.95%
% 2009 Age 60-64	3.54%	4.31%	4.27%
% 2009 Age 65-69	2.84%	3.61%	3.54%
% 2009 Age 70-74	3.35%	3.53%	3.36%
% 2009 Age 75-79	2.68%	3.16%	3.08%
% 2009 Age 80-84	2.07%	2.61%	2.47%
% 2009 Age 85+	2.14%	2.74%	2.70%

2009 White Population	3,045	11,192	13,777
2009 Black Population	16	44	52
2009 Asian/Hawaiian/Pacific Islander	15	75	85
2009 American Indian/Alaska Native	12	35	37
2009 Other Population (Incl 2+ Races)	48	157	182
2009 Hispanic Population	29	122	147
2009 Non-Hispanic Population	3,107	11,380	13,986
% 2009 White Population	97.10%	97.30%	97.48%
% 2009 Black Population	0.51%	0.38%	0.37%
% 2009 Asian/Hawaiian/Pacific Islander	0.48%	0.65%	0.60%
% 2009 American Indian/Alaska Native	0.38%	0.30%	0.26%
% 2009 Other Population (Incl 2+ Races)	1.53%	1.36%	1.29%
% 2009 Hispanic Population	0.92%	1.06%	1.04%
% 2009 Non-Hispanic Population	99.08%	98.94%	98.96%
2000 Non-Hispanic White	3,098	11,043	13,500
2000 Non-Hispanic Black	10	10	12
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	11	12
2000 Non-Hispanic Asian	4	16	28
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	n/a	1
2000 Non-Hispanic Two or More Races	52	221	227
% 2000 Non-Hispanic White	97.91%	97.72%	97.97%
% 2000 Non-Hispanic Black	0.32%	0.09%	0.09%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.10%	0.09%
% 2000 Non-Hispanic Asian	0.13%	0.14%	0.20%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.01%
% 2000 Non-Hispanic Two or More Races	1.64%	1.96%	1.65%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	3,136	11,502	14,133
2009 Total Households	1,397	4,873	5,844
Population Change 1990-2009	-409	268	578
Household Change 1990-2009	34	677	867
% Population Change 1990-2009	-11.54%	2.39%	4.26%
% Household Change 1990-2009	2.49%	16.13%	17.42%
Population Change 2000-2009	-102	86	199
Household Change 2000-2009	68	401	502
% Population Change 2000-2009	-3.15%	0.75%	1.43%
% Households Change 2000-2009	5.12%	8.97%	9.40%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,411	4,739	5,627
2000 Occupied Housing Units	1,324	4,460	5,311
2000 Owner Occupied Housing Units	857	3,256	4,016
2000 Renter Occupied Housing Units	467	1,204	1,296
2000 Vacant Housing Units	87	279	315
% 2000 Occupied Housing Units	93.83%	94.11%	94.38%
% 2000 Owner Occupied Housing Units	60.74%	68.71%	71.37%
% 2000 Renter Occupied Housing Units	33.10%	25.41%	23.03%
% 2000 Vacant Housing Units	6.17%	5.89%	5.60%

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$37,830	\$41,084	\$43,152
2009 Per Capita Income	\$22,657	\$26,033	\$26,365
2009 Average Household Income	\$50,860	\$61,447	\$63,760
2009 Household Income < \$10,000	109	228	252
2009 Household Income \$10,000-\$14,999	140	381	428
2009 Household Income \$15,000-\$19,999	72	283	326
2009 Household Income \$20,000-\$24,999	80	397	438
2009 Household Income \$25,000-\$29,999	61	282	316
2009 Household Income \$30,000-\$34,999	134	346	398
2009 Household Income \$35,000-\$39,999	181	426	470
2009 Household Income \$40,000-\$44,999	126	431	463
2009 Household Income \$45,000-\$49,999	130	441	510
2009 Household Income \$50,000-\$59,999	172	434	570
2009 Household Income \$60,000-\$74,999	134	632	828
2009 Household Income \$75,000-\$99,999	43	455	663
2009 Household Income \$100,000-\$124,999	7	73	92
2009 Household Income \$125,000-\$149,999	n/a	4	16
2009 Household Income \$150,000-\$199,999	4	14	20
2009 Household Income \$200,000-\$249,999	n/a	7	8
2009 Household Income \$250,000-\$499,999	4	39	42
2009 Household Income \$500,000+	n/a	n/a	n/a
2009 Household Income \$200,000+	4	46	51
% 2009 Household Income < \$10,000	7.80%	4.68%	4.32%
% 2009 Household Income \$10,000-\$14,999	10.02%	7.82%	7.33%
% 2009 Household Income \$15,000-\$19,999	5.15%	5.81%	5.58%
% 2009 Household Income \$20,000-\$24,999	5.73%	8.15%	7.50%
% 2009 Household Income \$25,000-\$29,999	4.37%	5.79%	5.41%
% 2009 Household Income \$30,000-\$34,999	9.59%	7.10%	6.82%
% 2009 Household Income \$35,000-\$39,999	12.96%	8.74%	8.05%
% 2009 Household Income \$40,000-\$44,999	9.02%	8.84%	7.93%
% 2009 Household Income \$45,000-\$49,999	9.31%	9.05%	8.73%
% 2009 Household Income \$50,000-\$59,999	12.31%	8.91%	9.76%
% 2009 Household Income \$60,000-\$74,999	9.59%	12.97%	14.18%
% 2009 Household Income \$75,000-\$99,999	3.08%	9.34%	11.35%
% 2009 Household Income \$100,000-\$124,999	0.50%	1.50%	1.58%
% 2009 Household Income \$125,000-\$149,999	0.00%	0.08%	0.27%
% 2009 Household Income \$150,000-\$199,999	0.29%	0.29%	0.34%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.14%	0.14%
% 2009 Household Income \$250,000-\$499,999	0.29%	0.80%	0.72%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	0.29%	0.94%	0.87%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$425,987	\$1,726,918	\$2,138,588
2009 Jewelry Stores	\$318,271	\$1,293,150	\$1,601,646
2009 Mens Clothing Stores	\$662,104	\$2,597,980	\$3,210,509
2009 Shoe Stores	\$618,433	\$2,455,968	\$3,037,405
2009 Womens Clothing Stores	\$1,250,143	\$4,850,547	\$5,989,708
2009 Automobile Dealers	\$8,752,482	\$37,117,878	\$46,095,090
2009 Automotive Parts/Acc/Repair Stores	\$1,022,018	\$4,171,268	\$5,167,844
2009 Other Motor Vehicle Dealers	\$300,924	\$1,196,224	\$1,479,518
2009 Tire Dealers	\$270,151	\$1,110,530	\$1,376,473
2009 Hardware Stores	\$116,119	\$508,466	\$632,649
2009 Home Centers	\$966,571	\$3,998,613	\$4,958,137
2009 Nursery/Garden Centers	\$280,265	\$1,172,366	\$1,454,691
2009 Outdoor Power Equipment Stores	\$125,407	\$569,307	\$709,820
2009 Paint/Wallpaper Stores	\$38,672	\$162,968	\$202,305
2009 Appliance/TV/Other Electronics Stores	\$739,848	\$2,919,552	\$3,609,244
2009 Camera/Photographic Supplies Stores	\$130,905	\$531,740	\$658,583
2009 Computer/Software Stores	\$418,178	\$1,689,958	\$2,092,399
2009 Beer/Wine/Liquor Stores	\$464,314	\$1,868,341	\$2,312,625
2009 Convenience/Specialty Food Stores	\$1,610,768	\$4,293,435	\$4,996,215
2009 Restaurant Expenditures	\$6,357,186	\$19,350,374	\$23,064,542
2009 Supermarkets/Other Grocery excl Conv	\$5,766,511	\$23,486,761	\$29,094,279
2009 Furniture Stores	\$807,673	\$3,283,352	\$4,066,768
2009 Home Furnishings Stores	\$468,291	\$1,843,508	\$2,278,645
2009 Gen Merch/Appliance/Furniture Stores	\$7,146,717	\$28,712,412	\$35,536,521
2009 Gasoline Stations w/ Convenience Stores	\$5,121,923	\$17,592,203	\$21,391,512
2009 Other Gasoline Stations	\$3,511,157	\$13,298,767	\$16,395,296
2009 Department Stores excl Leased Depts	\$7,886,564	\$31,631,963	\$39,145,764
2009 General Merchandise Stores	\$6,339,044	\$25,429,061	\$31,469,754
2009 Other Health/Personal Care Stores	\$565,415	\$2,365,827	\$2,935,607
2009 Pharmacies/Drug Stores	\$2,793,545	\$11,385,055	\$14,103,816
2009 Pet/Pet Supplies Stores	\$415,006	\$1,666,068	\$2,061,945
2009 Book/Periodical/Music Stores	\$139,145	\$400,800	\$483,479
2009 Hobby/Toy/Game Stores	\$250,088	\$1,146,079	\$1,429,706
2009 Musical Instrument/Supplies Stores	\$75,103	\$311,673	\$386,539
2009 Sewing/Needlework/Piece Goods Stores	\$25,231	\$87,196	\$106,794
2009 Sporting Goods Stores	\$264,304	\$875,869	\$1,069,251
2009 Video Tape Stores - Retail	\$64,448	\$261,185	\$323,441