



MIXED USE BUILDING IN HEART OF AMISH COUNTRY, OHIO

7007 COUNTY ROAD 672
BERLIN, OH 44610

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PROPERTY INFORMATION

1 ADVISOR BIOS

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Property Description

Advisor Bio 1

Complete Highlights

Property Details

Wendell August _Schematic Plans [003].pdf [1]

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Wendell August _Schematic Plans [003].pdf [3]

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Wendell August _Schematic Plans [003].pdf [5]

Wendell August-Basement Level [002].pdf [1]

Available Spaces

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Property Summary

Regional Map

Location Maps

Aerial Map

ADDITIONAL INFORMATION

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PDF with Header/Footer

Wendell_August_-

_Holmes_County_Attracts_over_3_million__annu

Wendell_August_-

_Experience_Holmes_County_Ohio.pdf

Additional Photos

Additional Photos

Additional Photos

Additional Photos

Additional Photos

Additional Photos

Additional Photos

DEMOGRAPHICS

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Demographics Report

Demographics Map

1 PROPERTY INFORMATION

7007 County Road 672
Berlin, OH 44610

Property Description



PROPERTY OVERVIEW

Approximately 10,000 sq. ft. of mixed-use space available in Holmes County near Berlin, Ohio with visibility from U.S. Route 62. Consists of a unique 15,076 square foot mixed-use building and parking lot on 2 acres. The site is nestled into a breath-taking setting of farm housing and vegetation that are the Hallmark of Holmes County, Ohio where the largest concentration of Amish population lives. Be part of a building occupied by Wendell August Forge, a premier seller of unique gifts and keepsakes for multiple occasions. The building is slated to be transformed into a combination restaurant/retail destination.

Virtual Tour: <https://www.youtube.com/watch?v=-drAgdqzQnc>

LOCATION OVERVIEW

Located 3 miles north of Berlin, Ohio in Holmes County with visibility from U.S. Route 62. Holmes County is the home to the second-largest Amish population of any county in the U.S. drawing millions of visitors from all over the world. It benefits from being approximately a 1.5 hour drive from Pittsburgh, Pa; Cleveland, Columbus, Akron, Youngstown and Canton, Ohio and Wheeling, W.Va.

Complete Highlights

LEASE HIGHLIGHTS

- Flexible lease terms
- Anchored by long term occupant that sells keepsakes and gifts
- Benefit from traffic generated prominent retailer
- One of a kind building and setting in the heart of Ohio's Amish country
- Also available for partial sale lease back by current tenant /owner
- Visible from U.S. Route 62
- Ideal restaurant location and setting
- Basement storage available
- Separate entrances off the parking lot
- Sprinklered throughout
- Virtual Tour: <https://www.youtube.com/watch?v=-drAgdQzQnc>



Property Details

LEASE RATE

N/A

LOCATION INFORMATION

Building Name	Mixed Use Building in Heart of Amish Country, Ohio
Street Address	7007 County Road 672
City, State, Zip	Berlin, OH 44610
County/Township	Holmes
Market	Holmes County
Submarket	Berlin
Cross Streets	State Route 62

BUILDING INFORMATION

Building Size	15,076 SF
Year Built	1994
Building Class	A
Tenancy	Multiple
Number Of Floors	3
Load Factor	Yes

PROPERTY DETAILS

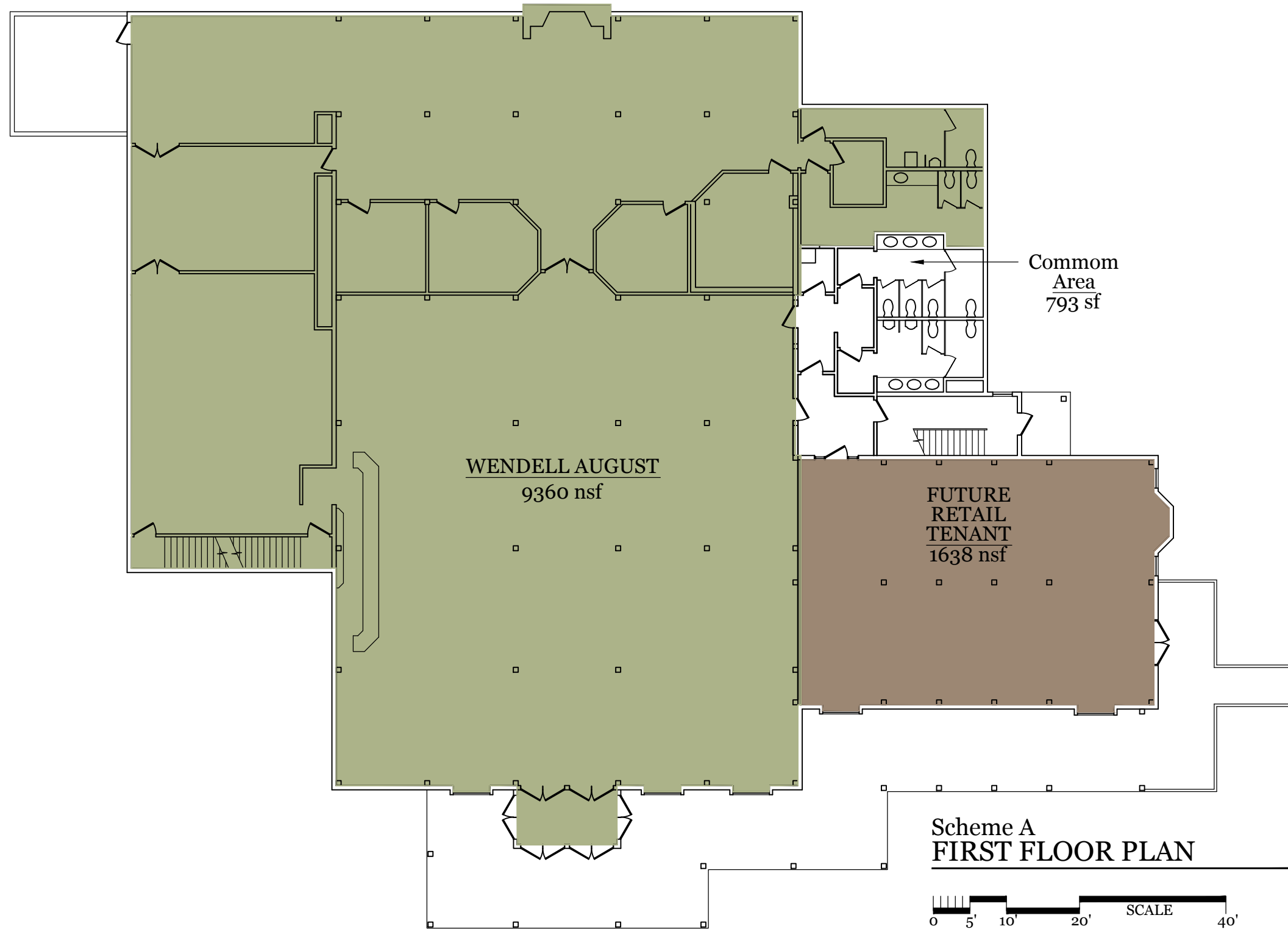
Property Type	Retail
Property Subtype	Free Standing Building
Zoning	commercial
Lot Size	2 Acres
APN#	15-00944.005
Submarket	Berlin

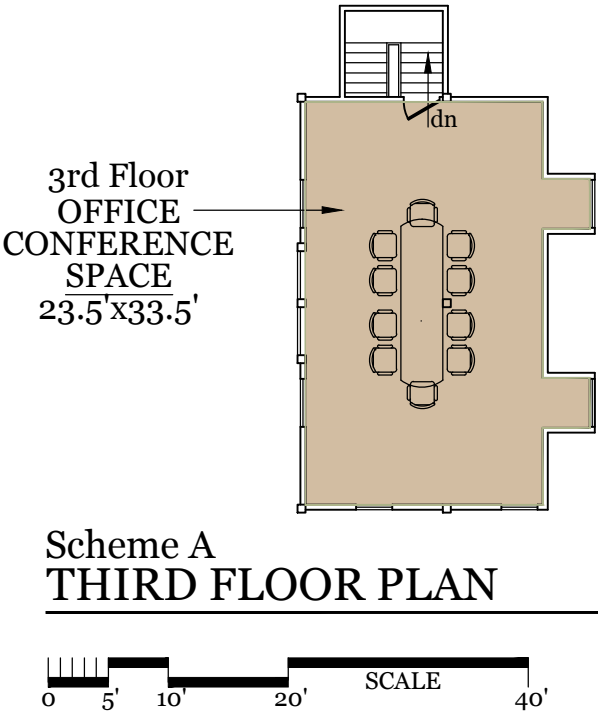
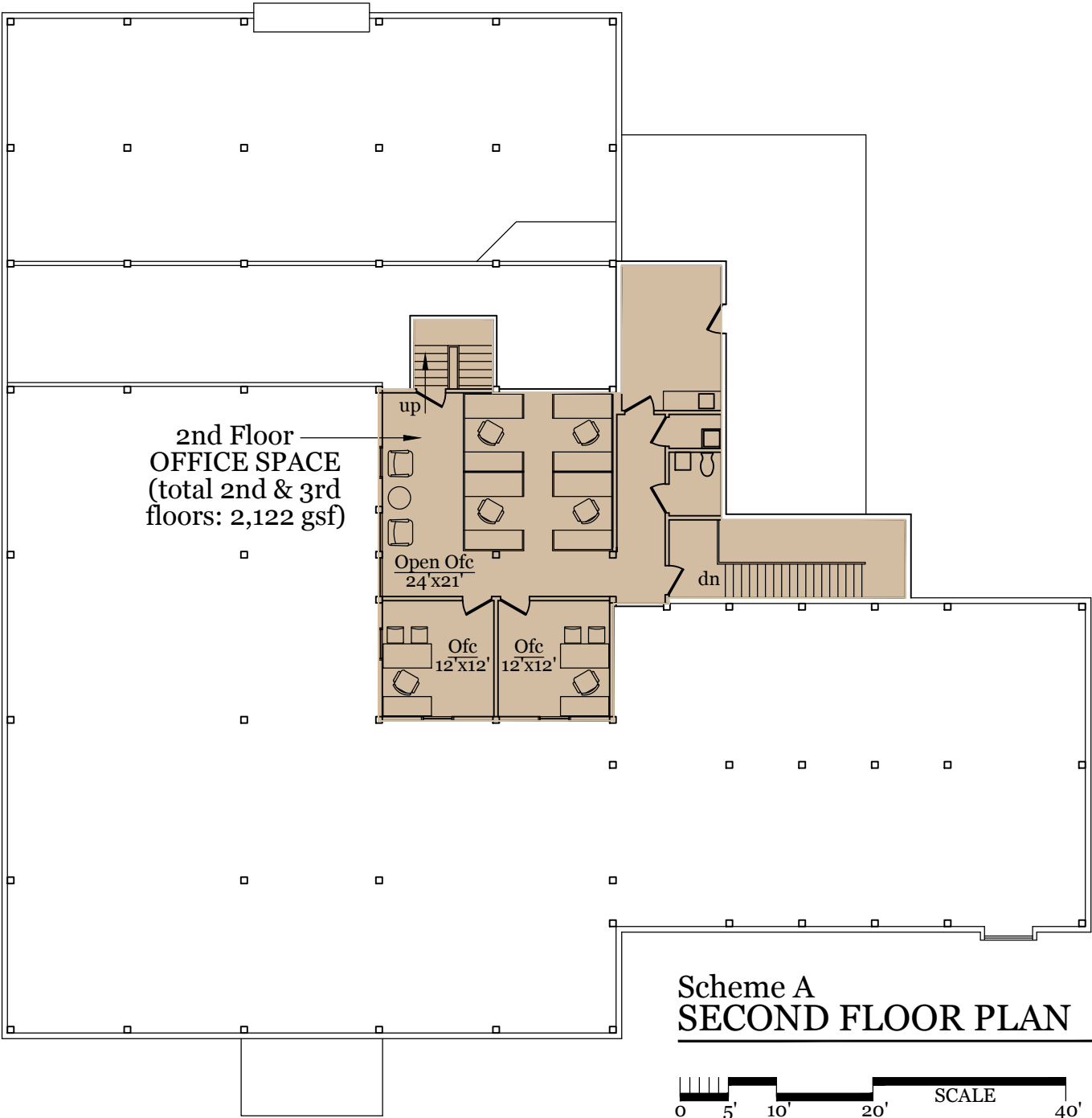
PARKING & TRANSPORTATION

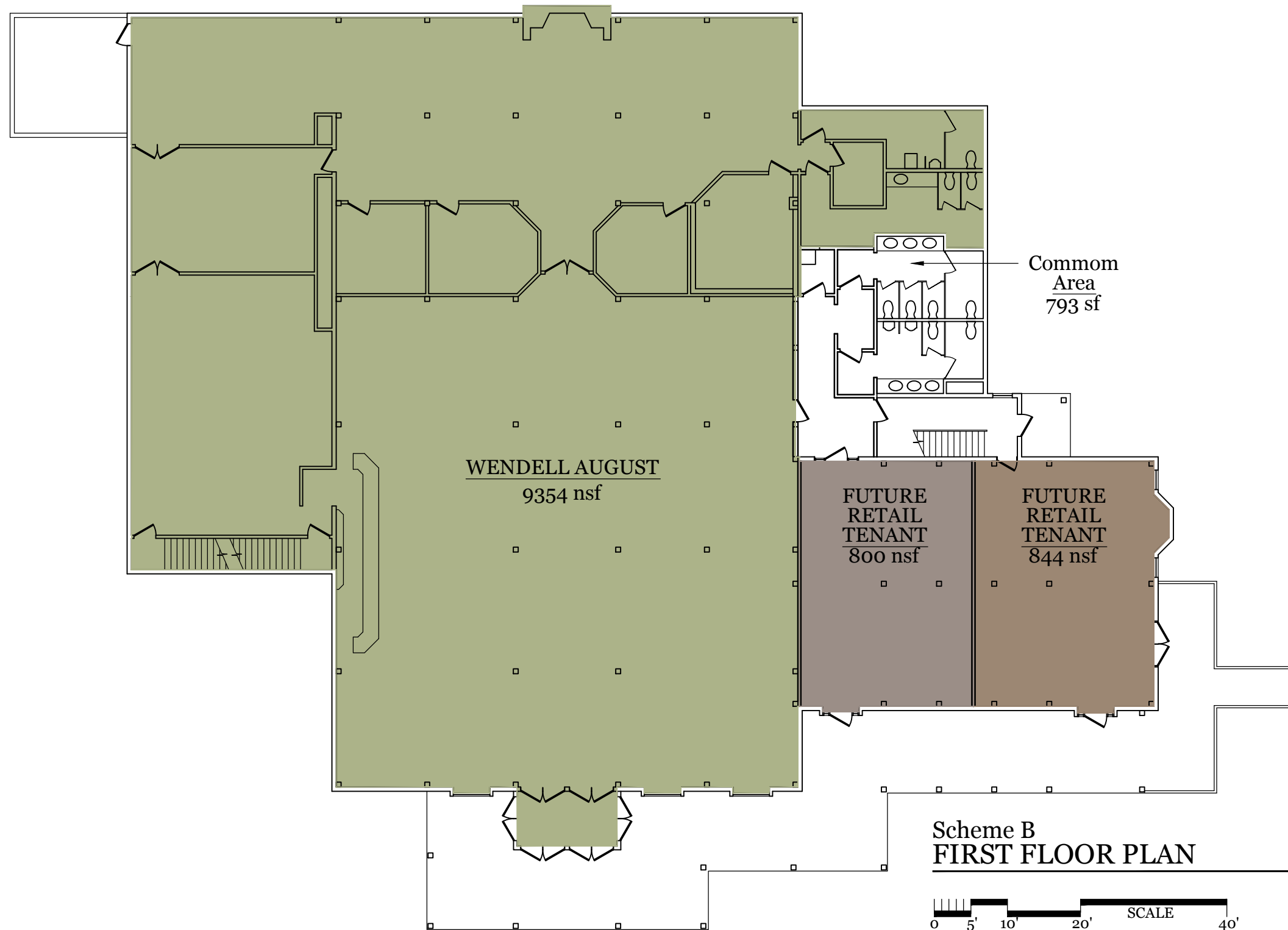
Street Parking	Yes
Parking Ratio	4.5
Number Of Spaces	67

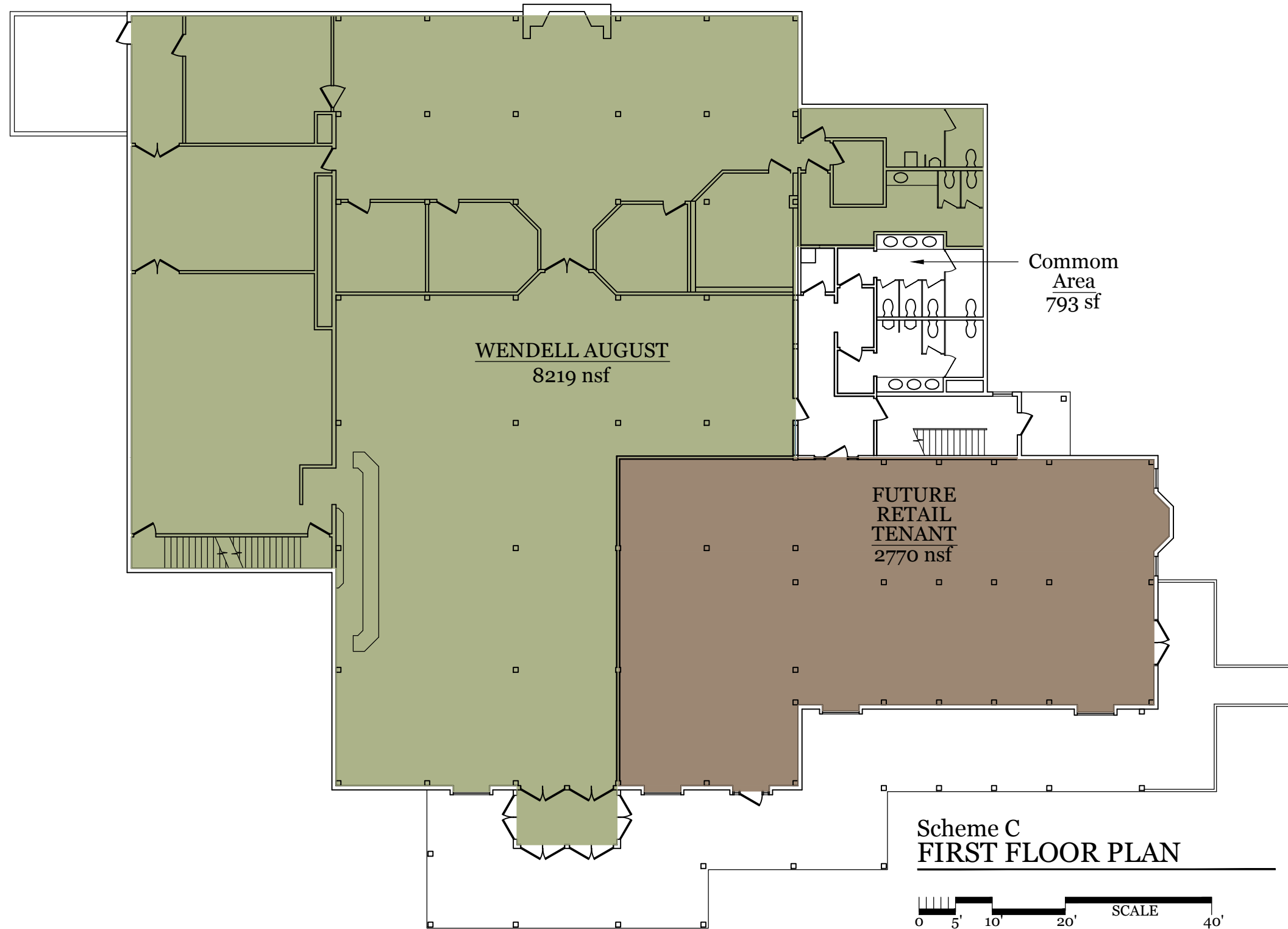
UTILITIES & AMENITIES

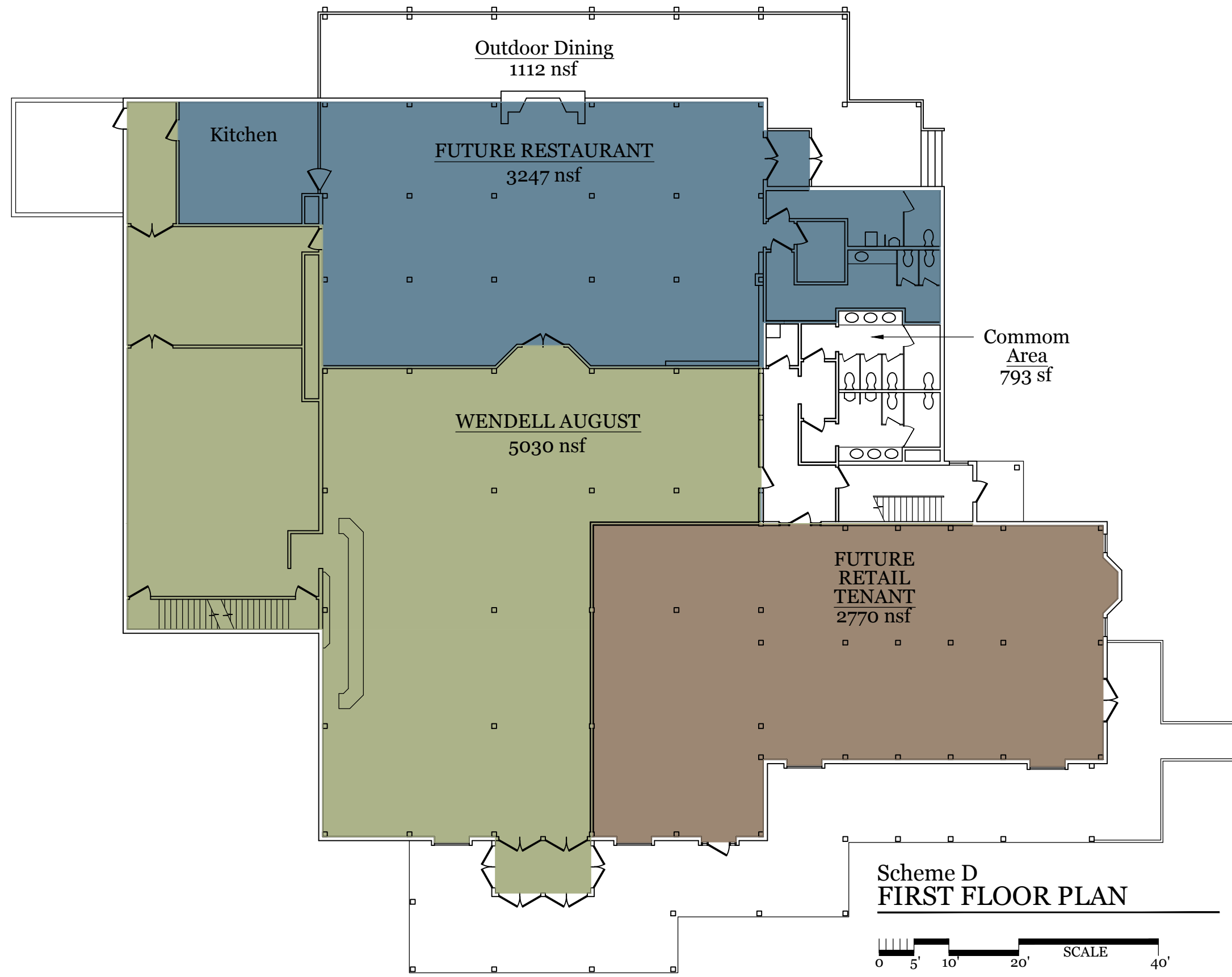
Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

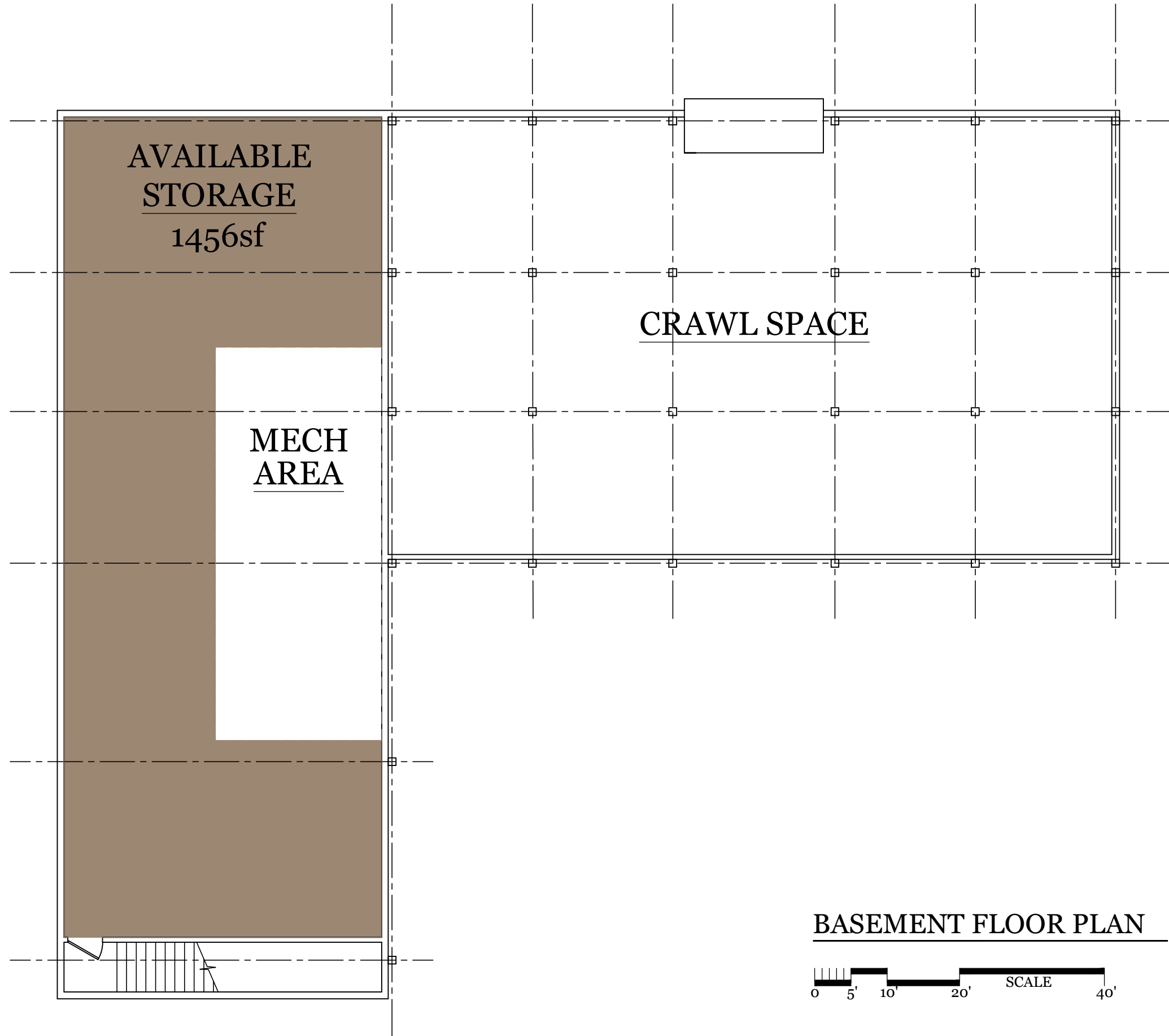




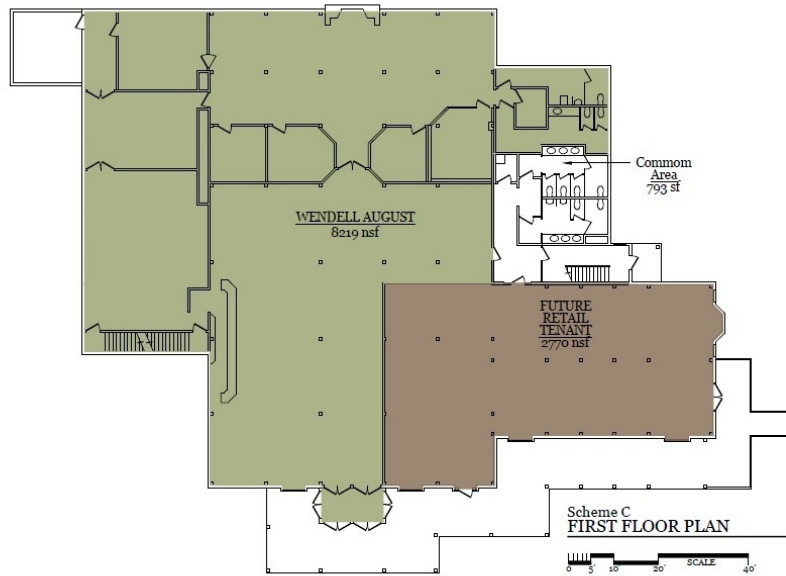








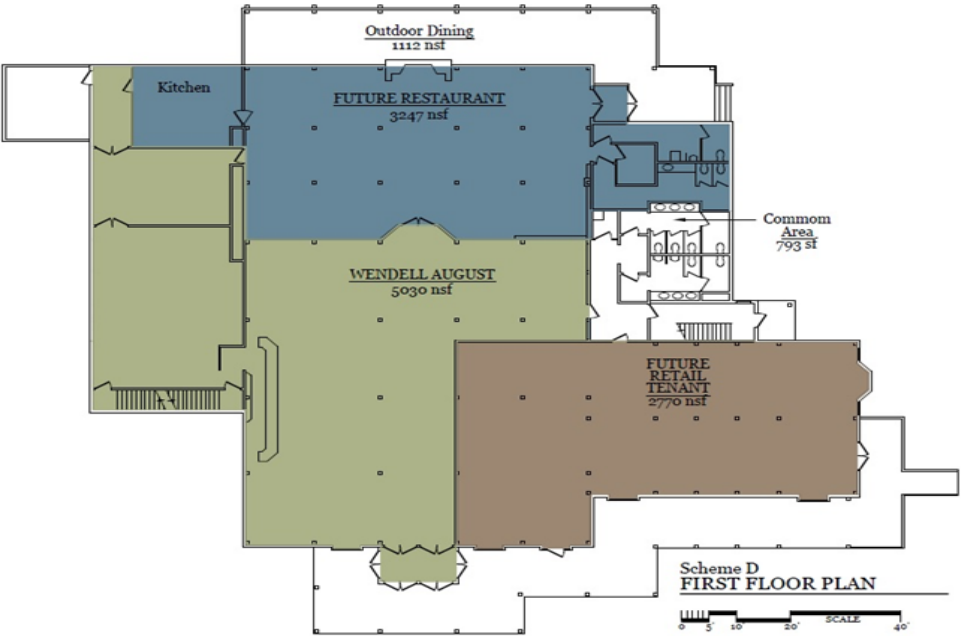
Available Spaces



LEASE RATE:	\$12.00 - 18.00 SF/YR	TOTAL SPACE:	800 - 6,000 SF
LEASE TYPE:	Full Service; MG	LEASE TERM:	36 to 120 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Retail	Specialty Center	\$15.00 - 17.00 SF/yr	Full Service	6,000 SF	60 months	Space in mixed use building Adjacent to long-term, gift oriented, destination retailer to generate traffic Outdoor Signage available Separate entrance from parking lot
Office	Creative/Loft	\$12.00 - 15.00 SF/yr	Full Service	2,000 SF	36 months	Creative office space in loft setting overlooking ornate retail space Private Men and Women Bathrooms Breakroom/kitchen area Conference room Full service rental rate-no add ons Separate entrance

Available Spaces



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Retail	Restaurant	\$16.00 - 18.00 SF/yr	Modified Gross	3,250 SF	60 to 120 months	Space in mixed use building Space available to add outdoor space on patio Adjacent to long-term, gift oriented, desitination retailer to generate traffic Outdoor Signage available

2 LOCATION INFORMATION

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Property Summary



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	15,076 SF
Available SF:	
Lot Size:	2 Acres
Year Built:	1994
Zoning:	commercial
Market:	Holmes County
Submarket:	Berlin
APN:	15-00944.005
Video:	View Here

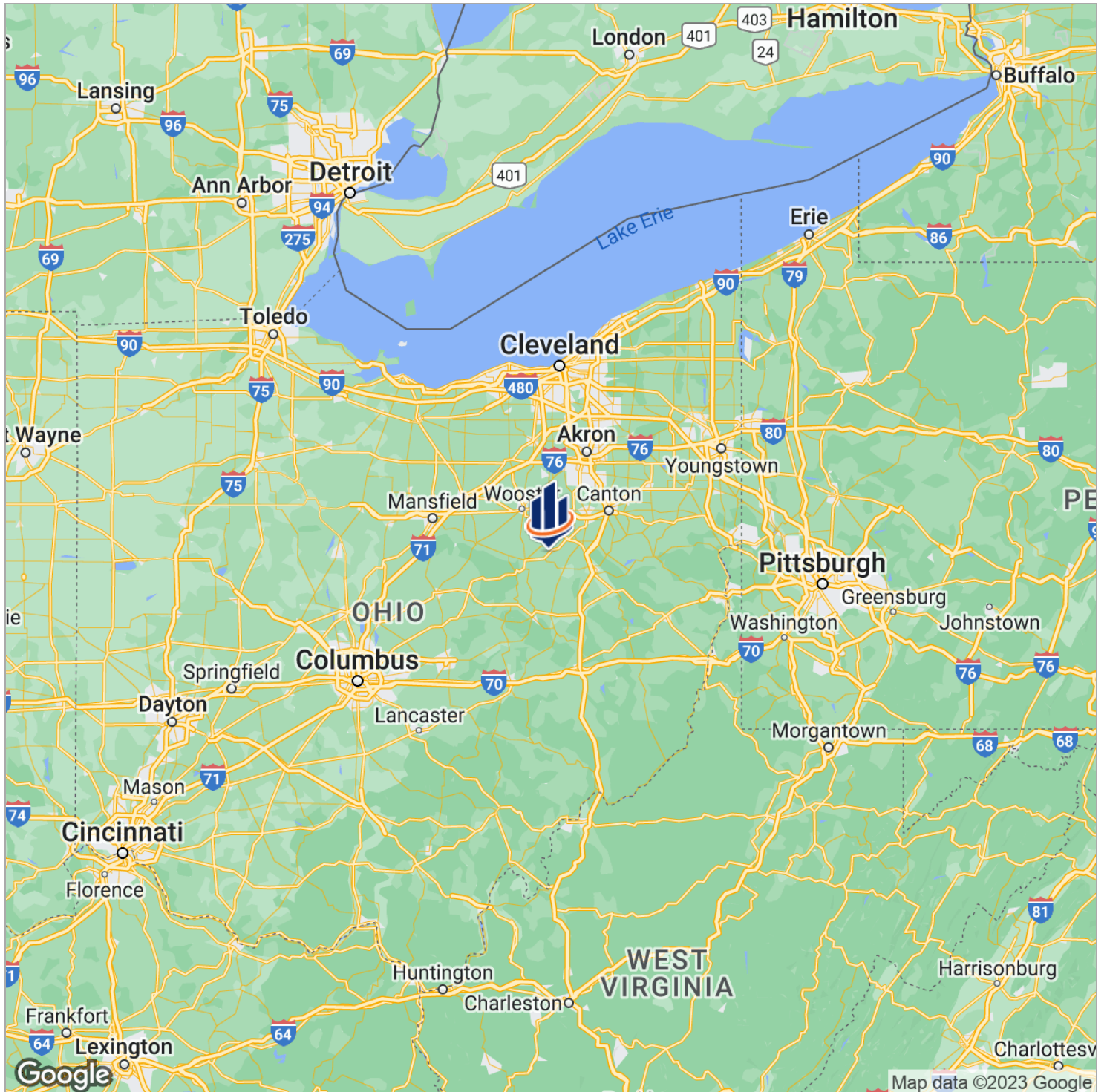
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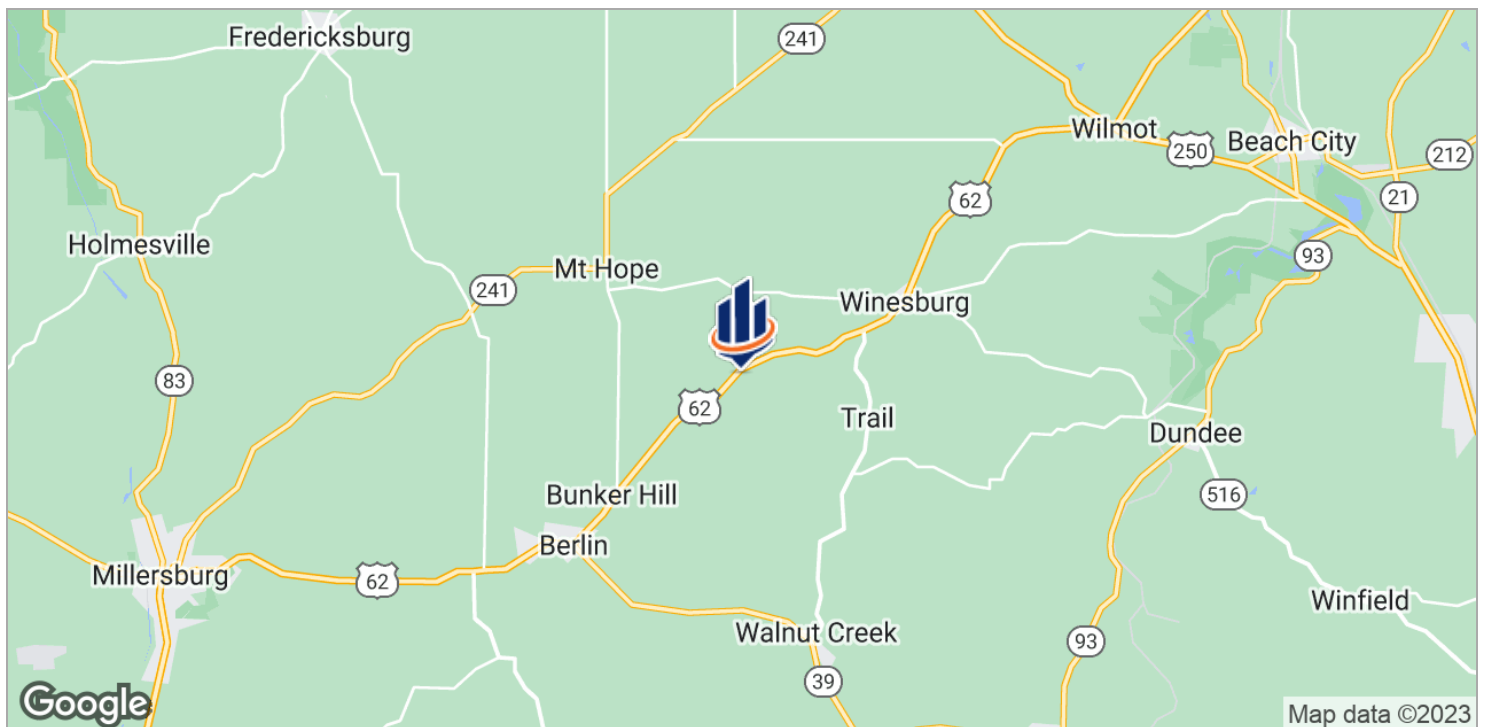
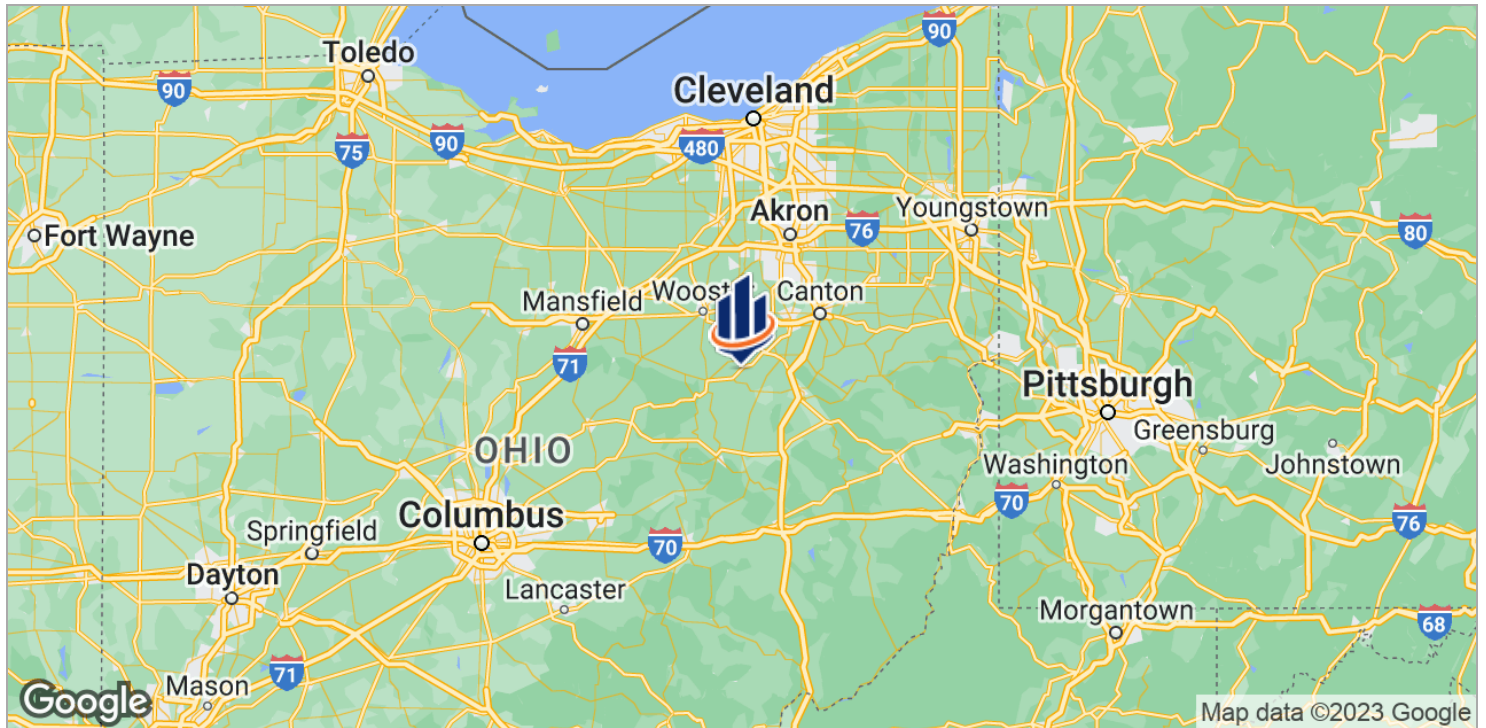
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PROPERTY HIGHLIGHTS

Regional Map



Location Maps



Aerial Map



3 ADDITIONAL INFORMATION

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Wendell August Forge



Wendell August Forge is America's oldest and largest, crafting hand-wrought ornamental metalware and elegant giftware since 1923. Founded by coal mine owner Wendell McMinn August, he would engage a blacksmith in his mine to hand-forge door latches for his home. With that, the birth of a new business.

95 years later, as the world seemingly moves faster than ever, Wendell August Forge is continuously dedicated to crafting gifts of enduring beauty. Just like a painting, each piece has a story. Each one different. From the signature of the die engraver hidden in the design, to the mark of the craftsmen hammered on the back, each piece is a celebration of our craft, and we will never take that lightly.

At Wendell August Forge, our expert artisans hand-etch original designs into a die. Each piece is then hand-wrought by skilled craftsmen, using an eight-step process with its roots in ancient metalworking techniques. Our metalcrafters take pride in their work so that you can be proud to both give and receive the gift of Wendell August.

Instant gratification and mass production may have become the norm in our culture, but time-tested traditions and "Made in America" have never gone out of style at Wendell August Forge... and they never will.

Why Holmes County Attracts over 3 million annually

Top 13 Amish Communities/Settlements in the U.S.A

1. Holmes County, “Amish County” Ohio; Population: 59,000 Church Settlements: 274 Founded: 1808

Dubbed the Largest Amish Community in the U.S. and even the world. Holmes County is an Amish Paradise with vast sections of farmland. Situated in the Northwestern part of Ohio, this area has a large settlement of both the Amish and Mennonite communities. The main concentrations of Amish are in Millersburg, but areas like Berlin, Charm, Sugarcreek, Dover, Canton and New Philadelphia, are also populated with their ancestors. The Amish are also spread over, Tuscarawas, Holmes and Coshocton counties.

Recent figures revealed that 42% of the Amish population in the US live in Ohio. Due to the vast concentrations of Amish in the region they have become a popular tourist attraction. Attracting people from all over the world to have an insight into the lives of The Amish and maybe even learn a couple of things that they can take back into their own life.

However, all is not simple at the Ohio settlement of the so called “Plain people”. Ohio is a hub of the “old order” of Amish, the more traditionalists who have stricter rules. For example, women must have their heads covered, no deodorant, no makeup and you can’t even have buttons on clothes! The old traditionalists in Ohio out rank the “new order” 2-1. So if you’re visiting Ohio expect to bump into a more traditional, disciplined Amish.

For example, as a tourist they will be happy to see you, you can visit an Amish school house, view a working farm and even take a nice train ride around the community. However, don’t expect any pictures with The Amish from the old order as they have strict rules on this.

Complete list: <https://www.townandtourist.com/amish-communities-america-guide/>

Experience Holmes County Ohio



[Wade Wilcox Photo - used by permission](#)

[|Berlin|](#) [|Charm|](#) [|Millersburg|](#) [|Trail|](#) [|Walnut Creek|](#) [|Winesburg|](#)

Holmes County Ohio, our personal favorite, has the largest Amish population in the world. Of the county's 40,000 people, almost 18,000 of them are Amish!

According to the Young Center for Anabaptist and Pietist Studies, there are 213 Amish church districts in the county.

Drink in the scenery, enjoy the relaxing pace, drive down the roads and lanes of yesteryear, where every major road is a designated scenic byway.

There are no interstate freeways in the county - yet millions of vistors find their way here annually to explore and experience the epic beauty of the area.

But don't just take our word for it, join with those who have discovered one of Ohio's best kept secrets - until now that is!

It is one of the more prosperous and yet distinctly rural counties in Ohio. There is constant growth, but the beautiful countryside remains pleasantly unspoiled.

The Amish farms and businesses are so meticulously kept that they actually add to the scenery.

Experience the uniqueness of [Charm](#). Get the [real bologna from Trail](#). Shop for bargains at the [Holmes County Amish Flea Market](#).

Tour the county seat of [Millersburg](#). Stroll around the quaint shops of [Berlin](#). Catch the view from [Walnut Creek](#).





The Courthouse in Downtown Millersburg

Partake of a [dinning experience](#) unique to the Amish way of life with generous portions and great tasting family-style meals. Guaranteed if you go away hungry it's your own fault!

The beauty and grandeur of rolling hills, trees and farmland make this area a must see every season of the year.

Enjoy the freshness of spring, the bustle of summer, the beauty of the fall & harvest time and the serenity of winter.

Step back in time as you see farms worked by teams of horses and pass horse-drawn buggies along the way. Roadside stands, produce markets and Amish homes offering homemade goods are everywhere.

A virtual kaleidoscope of opportunities await you here. And one day will not afford you the time to even scratch the surface of the many attractions to visit and sights to see in Holmes County Ohio.



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



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DEMOGRAPHICS

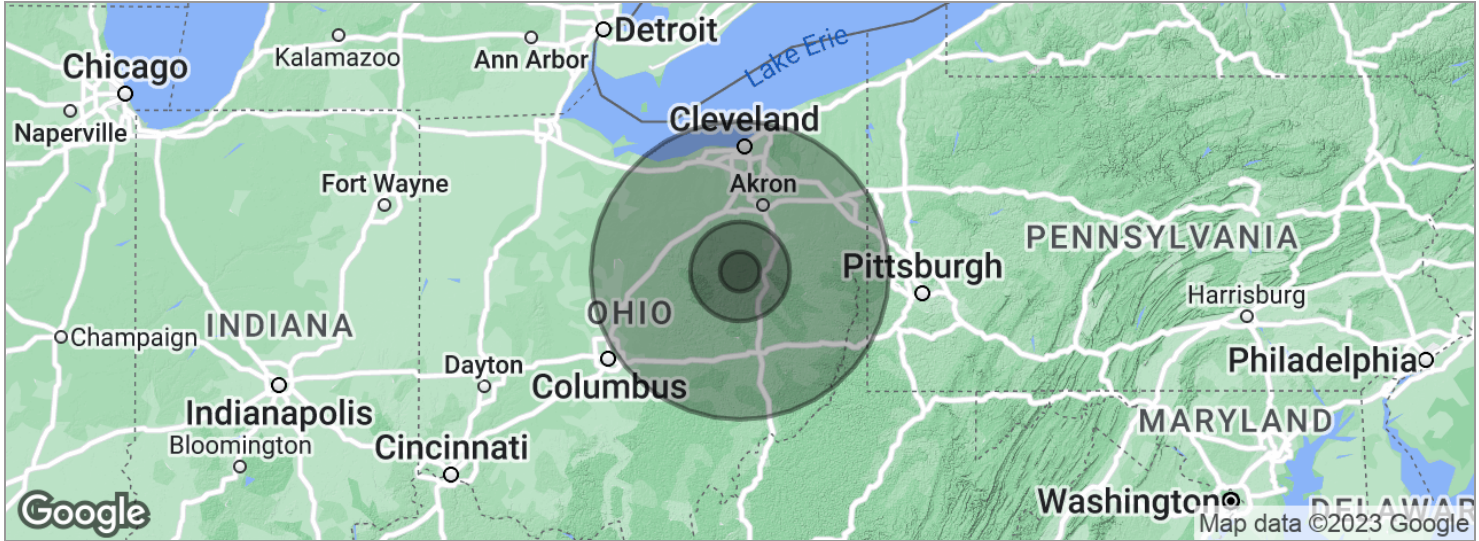
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Demographics Report

	10 MILES	25 MILES	75 MILES
Total population	43,615	415,531	5,416,354
Median age	27.3	38.6	39.8
Median age (male)	26.2	37.1	38.3
Median age (female)	28.1	40.1	41.2
	10 MILES	25 MILES	75 MILES
Total households	11,840	155,351	2,172,894
Total persons per HH	3.7	2.7	2.5
Average HH income	\$58,363	\$57,916	\$60,426
Average house value	\$229,690	\$157,360	\$174,122

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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5 ADVISOR BIOS

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Advisor Bio 1



VICTOR S. VOINOVICH SR.

Managing Director

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OH #BRK0000264083

PROFESSIONAL BACKGROUND

Victor S. Voinovich, Sr., Managing Director of SVN/ First Place Commercial Realty, LLC, is headquartered in Cleveland, Ohio. He has listed and sold or leased properties in locations throughout Ohio and in multiple states throughout the United States. These properties include office, industrial and medical buildings, shopping centers, sale-leasebacks, multi-family, hotels, and vacant land as well as buyer and tenant representation assignments in each of these product types.

Throughout his career, Vic has spent his time in multiple civic, religious, political, and entrepreneurial endeavors. These diverse experiences have allowed Vic to be more aware of and sensitive to the challenges and opportunities of his clients.

Having spent over 30 years in the transaction side of commercial real estate business, Vic is familiar with all aspects of underwriting, marketing, and negotiating a commercial real estate transaction smoothly through the closing process. With prior experience as a CPA, Vic is knowledgeable about the tax and financial ramifications associated with commercial real estate. He communicates extensively with his clients providing frequent written and verbal reports on all marketing and transaction activities. He strives to establish long-term relationships with his clients by working to form partnerships that are advantageous to all parties.

What sets Vic apart from his competitors is how broadly he markets a property, never assuming to know all the buyers and always looking for additional value in his listings. He has found, more often than not, the highest prices seem to come from unknown buyers. Within 48 hours of listing a property, his listings are posted on multiple websites, exposing them to several million subscribers. Vic proactively co-brokers his listings by broadcasting the availability to thousands of real estate agents. He adheres to his franchise agreement with SVN requiring that he share 50% of the brokerage commission with cooperating brokers. A study done by Real Capital Analytics has documented that co-brokered real estate transactions generate 9.6% higher sale prices.

Vic has earned a BBA and MBA from the Weatherhead School of Business of Case Western Reserve University and lives in Northeast Ohio with the love of his life, Pat.

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