

300 Clinton Street

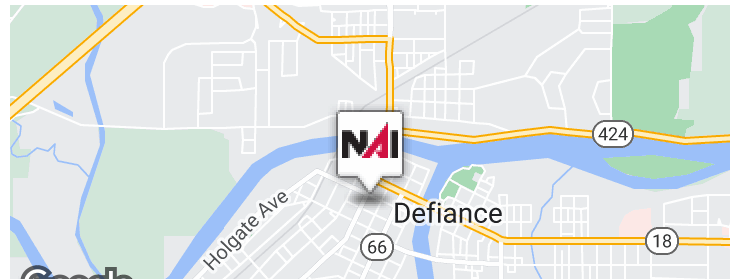
Defiance, Ohio 43512

Property Highlights

- Historic Renovation of a "Main and Main" Location
- Prime Opportunity, Unparalleled Visibility
- Main Floor Restaurant Space to be Built Out
- Outdoor Dining Area Potential
- Second and Third Floor Office Space Opportunities

Property Overview

Major renovation of a historic downtown building at the busiest intersection in Defiance. The main level is available to be built out for restaurant space, with the potential for some outside dining. The second and third floor are available for office suites. Facade work has started in October. The elevator construction and vanilla box work on all three floors will start in January.



Offering Summary

Lease Rate:	To Be Determined
Building Size:	14,400SF
Available SF:	1st Floor Restaurant- 5,600SF
	2nd/3rd Floors Offices- Up to 4,400 Each Floor

For More Information



Mark Baringer

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Location Description

Defiance is located on US 24 as a regional draw between Toledo and Fort Wayne, IN. It is a county seat and economic hub for the six county area. Defiance is home to two major health systems, and also a four year liberal arts college. It has a strong manufacturing and entrepreneurial base, with new companies entering the market.

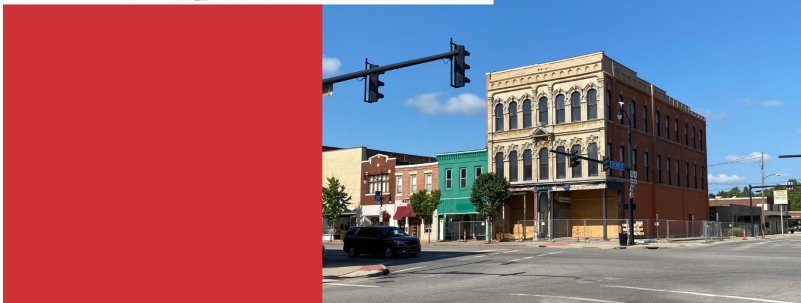
The subject is located in downtown Defiance at the busiest intersection in the city. This "Main and Main" location at Second Street and Clinton Street is the intersection of four State Routes. Downtown Clinton Street is anchored by the Maumee River on the north, and the historic 1918 building and Triangle Park on the south. The downtown is active with many different events and festivals, such as Lilac Festival, Rib Fest, Chocolate Walk, Thunder on the River boat races, Halloween Parade and others.

This location is in the heart of the Defiance Outdoor Refreshment Area (DORA), where alcoholic beverages can be enjoyed in public within the specific boundaries.



Property Description

- Historic Renovation of "Main and Main" Location
- Prime New Restaurant Space Opportunity
- Restaurant Can Be Designed to Suit
- Underserved Market for Restaurants
- Unparalleled Visibility
- Banks and Financial Services Nearby
- County Courthouse Directly Across the Street
- Second and Third Floor Office Opportunities
- New Elevator Being Constructed
- Offices Being Built to Suit Tenant Needs
- Historic Building with Modern Design
- Shared Common Area Potential
- Elevator construction and vanilla box build out on all three floors starts in January, 2024.



Location Information

Building Name	300 Clinton Building
Street Address	300 Clinton Street
City, State, Zip	Defiance, OH 43512
County	Defiance
Cross-Streets	Clinton St. and W 2nd St
Signal Intersection	Yes
Road Type	Paved
Market Type	County Seat
Nearest Highway	Rt 424
Nearest Airport	Toledo Express Airport

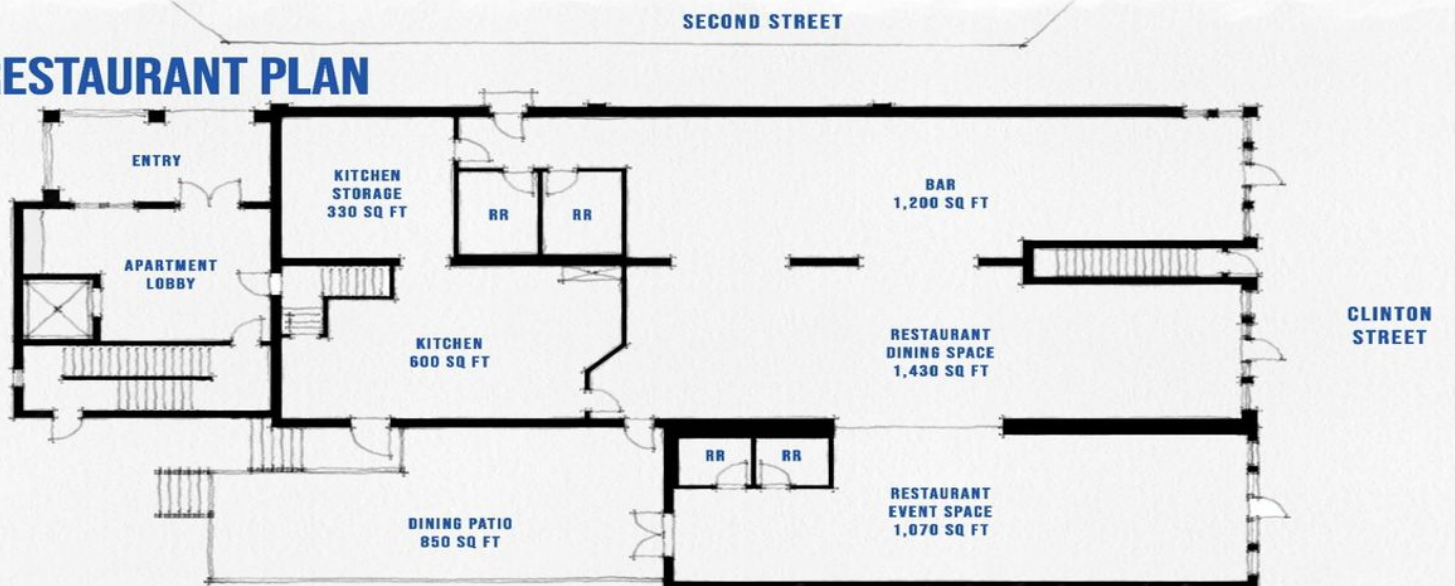
Property Information

Property Type	Retail/Office
Property Subtype	Restaurant/Office
Zoning	B-1
Traffic Count	20,046 VPD (Clinton St) 11,298 VPD (W 2nd St)

Building Information

Building Size	14,400 SF
Tenancy	Multiple
Number of Floors	3

RESTAURANT PLAN



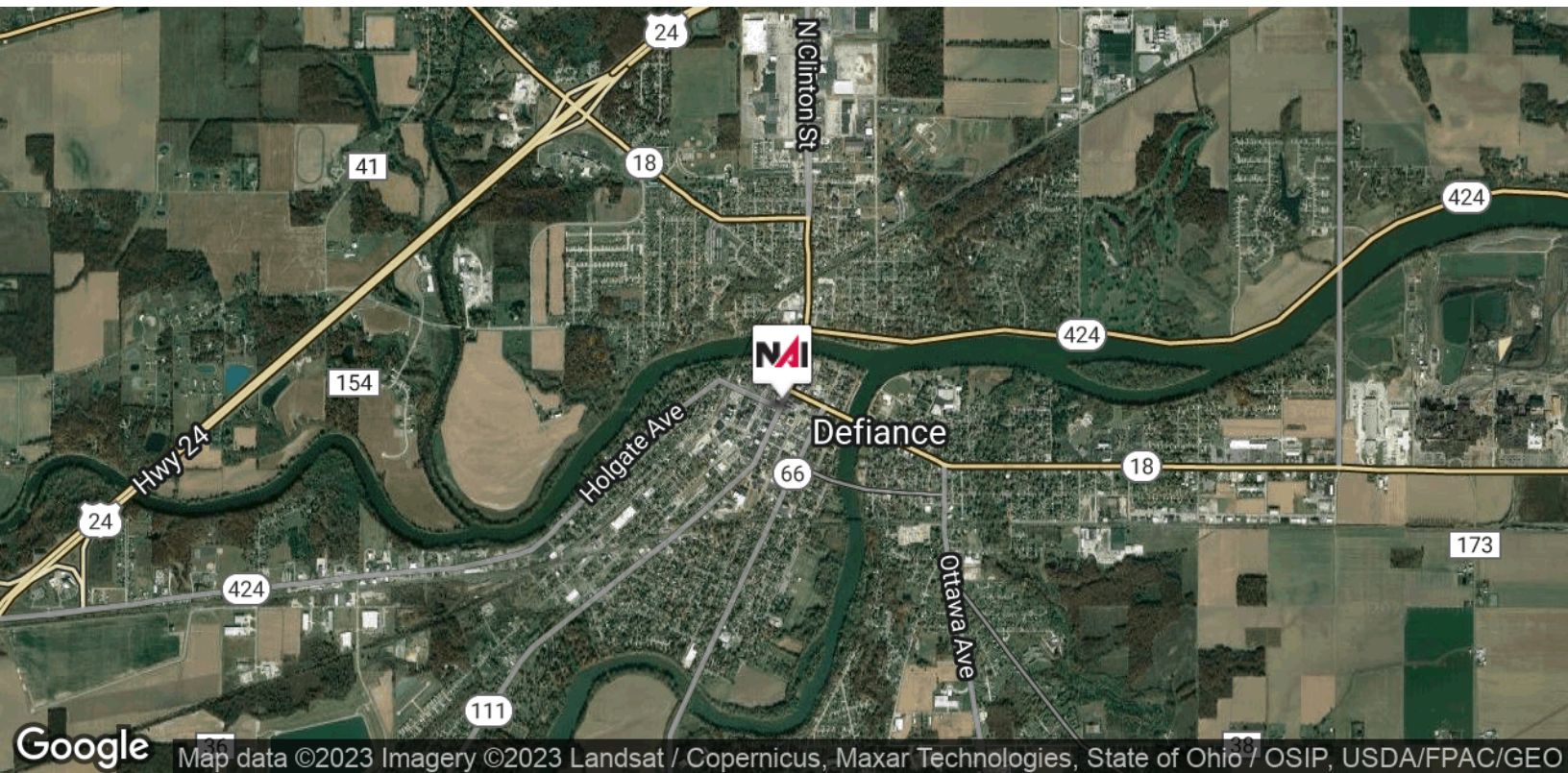
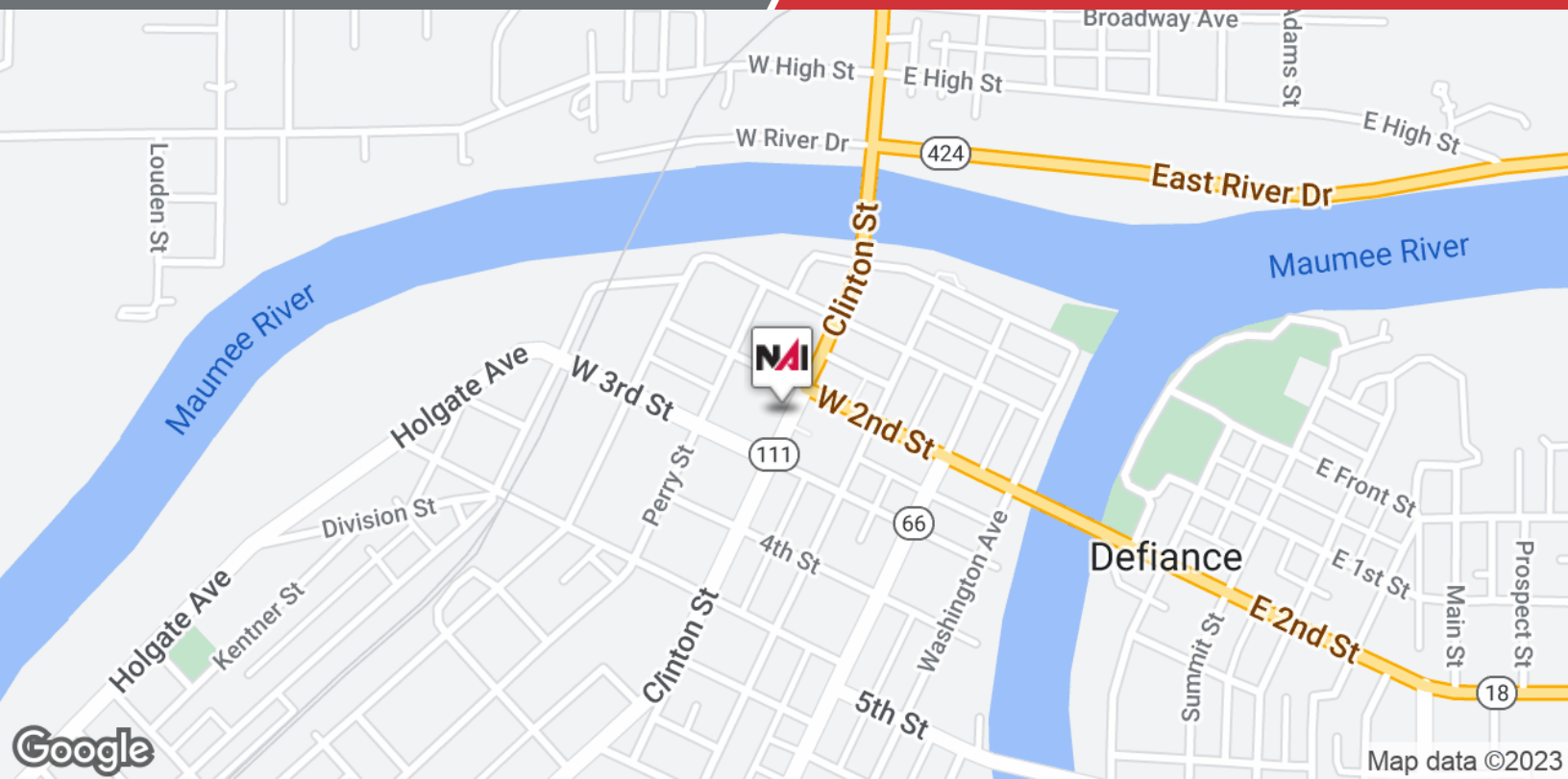
POSSIBLE RESTAURANT LAYOUT

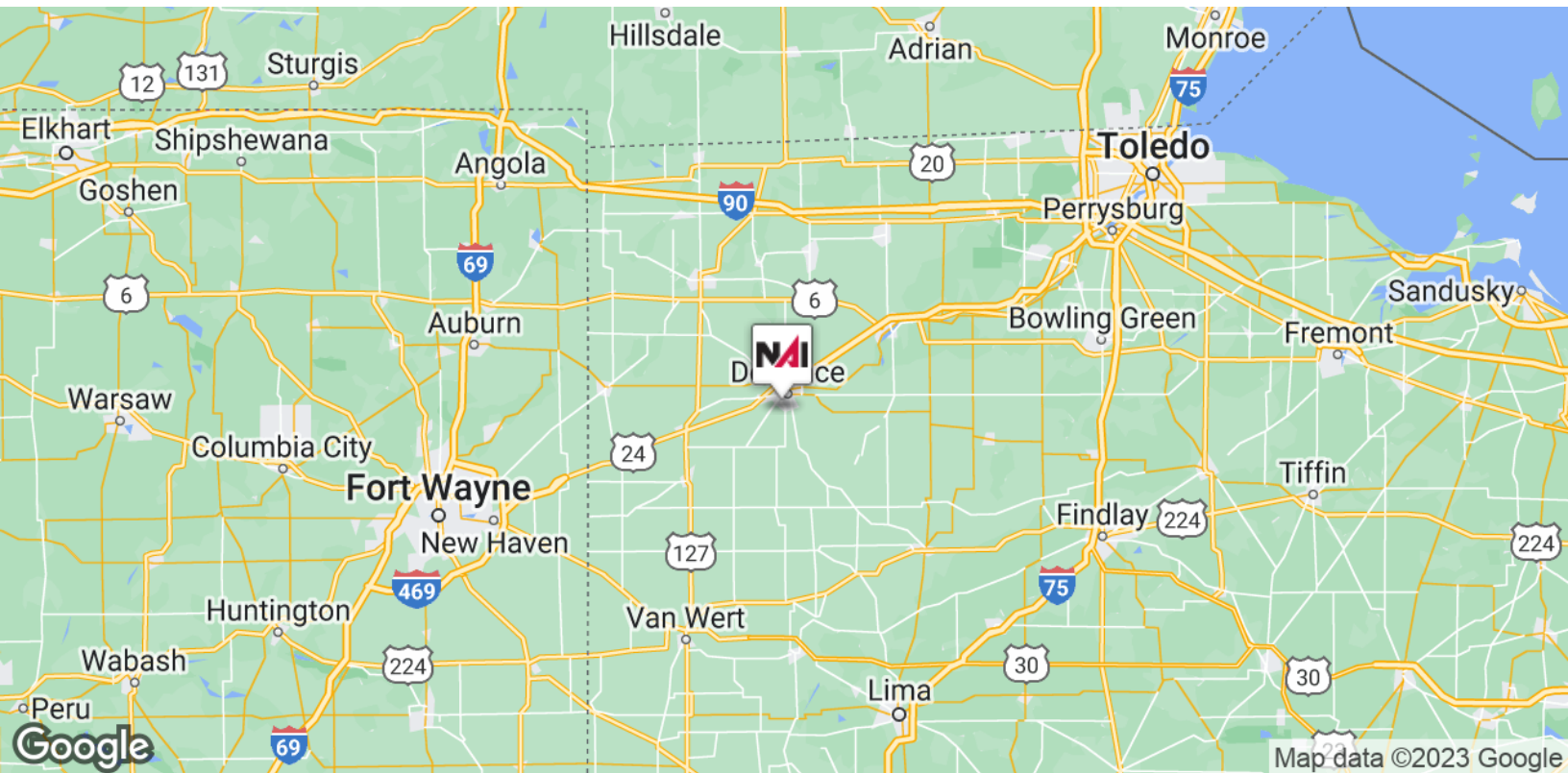


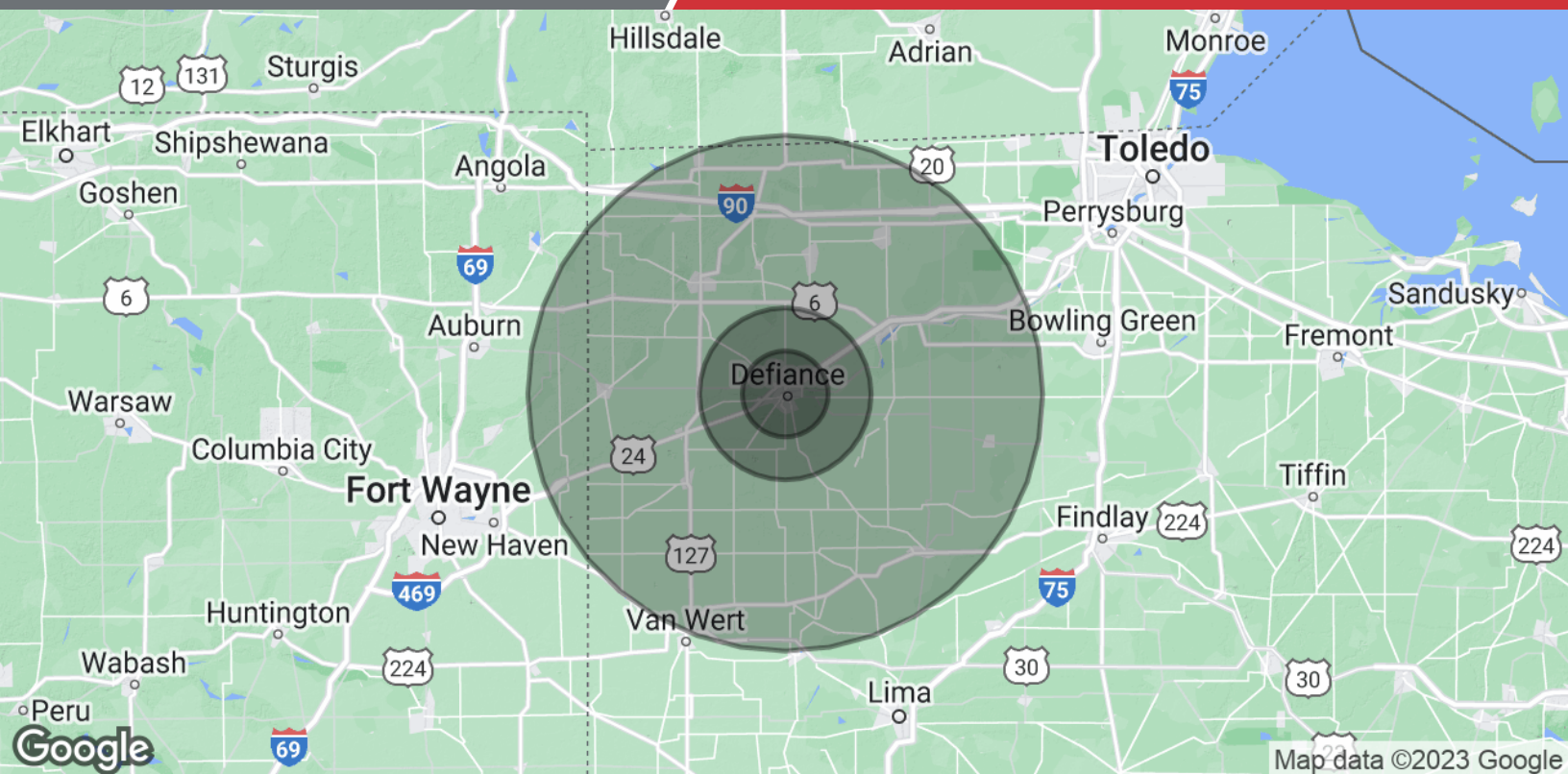




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Population	5 Miles	10 Miles	30 Miles
Total Population	20,978	31,073	208,745
Average Age	41.1	42.2	41.1
Average Age (Male)	39.0	40.5	39.8
Average Age (Female)	42.1	42.6	41.8
Households & Income	5 Miles	10 Miles	30 Miles
Total Households	9,864	14,109	89,729
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$68,277	\$71,620	\$68,762
Average House Value	\$122,246	\$129,766	\$137,667

* Demographic data derived from 2020 ACS - US Census



Mark Baringer

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Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy, Defiance/Ayersville- Leadership Council Member
Defiance Lifewise Property- Board Member

2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker
2021 CoStar Power Broker - Toledo Market- Top Sales Broker
2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker
2022 Ohio President's Sales Club Pinnacle of Performance
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2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries