

BIG BOX RETAIL SPACE AVAILABLE

Former JOANN (±21,073 SF)

Easttowne Plaza | 1991 Tiffin Ave, Findlay, OH



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Property Highlights

- 21,073 SF former JOANN box featuring 119 feet of frontage and high-visibility pylon signage along Tiffin Avenue (19,000+ VPD), Findlay's dominant retail corridor.
- Major development activity along Tiffin Avenue: a new Target across the street at Findlay Towne Center will open in 2027 and the Shops of Findlay (Burlington, Boot Barn, Ulta, Five Below) less than one mile east will also open in 2027.
- National co-tenancy with Gabe's, Anytime Fitness, Ollie's Bargain Outlet, ABC Warehouse, and Goodwill, plus high-traffic outparcels including Chick-fil-A, Panera Bread, and McDonald's.
- Surrounded by major national retailers including Walmart Supercenter, TJ Maxx, Dick's Sporting Goods, Best Buy, Meijer, Lowe's, Home Depot, Menards, Kohl's, and Kroger.

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	23,500	50,000	73,500
Daytime Population	24,500	62,000	80,000
Total Households	10,400	21,600	30,000
Average Household Income	\$95,000	\$86,000	\$89,000
Median Household Income	\$61,000	\$65,000	\$69,000
Median Age	43	40	41





DICK'S SPORTING GOODS
planet fitness
HOBBY LOBBY
SUBWAY

LOWE'S
Cheddar's SCRATCH KITCHEN
SHERWIN WILLIAMS
The Toasted Yolk

ASHLEY
meijer

MENARDS
TSC TRACTOR SUPPLY CO.
FAMILY Farm & Home

Flag City Station
Walmart Supercenter
KOHL'S
SALLY BEAUTY
TJ-MAXX
PET SMART
Bob Evans RESTAURANT
Red Lobster

Findlay Towne Center
BEST BUY
TOYOTA
Cane's
Dunham's SPORTS



TARGET
Opening 2027

224 Tiffin Ave ± 19,811 VPD

Subject Property



Applebee's
GRILL + BAR

Shops of Findlay (Opening 2027)
CHIPOTLE MEXICAN GRILL
Burlington
BOOT BARN
Olive Garden
five BELOW
ULTA BEAUTY

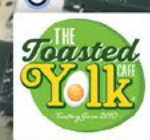
Market Square
Once upon a child
STARBUCKS
CHASE
Domino's
PLATOS
KAY JEWELERS
PANDA EXPRESS CHINESE KITCHEN
HARBOR FREIGHT

University of Findlay
Meaningful Lives. Productive Careers.
University of Findlay
±4,700 Students | ±370 Employees

Easttowne Plaza
OLLIE'S OUTLET Bargain GOOD STUFF CHEAP
Gabe's
Panera BREAD
Chick-fil-A
Goodwill
ANYTIME FITNESS
Valvoline
ABC WAREHOUSE
McDonald's
HOME ONCE MORE

Findlay High School
±1,592 Students

Google Earth



Tiffin Ave ± 19,811 VPD



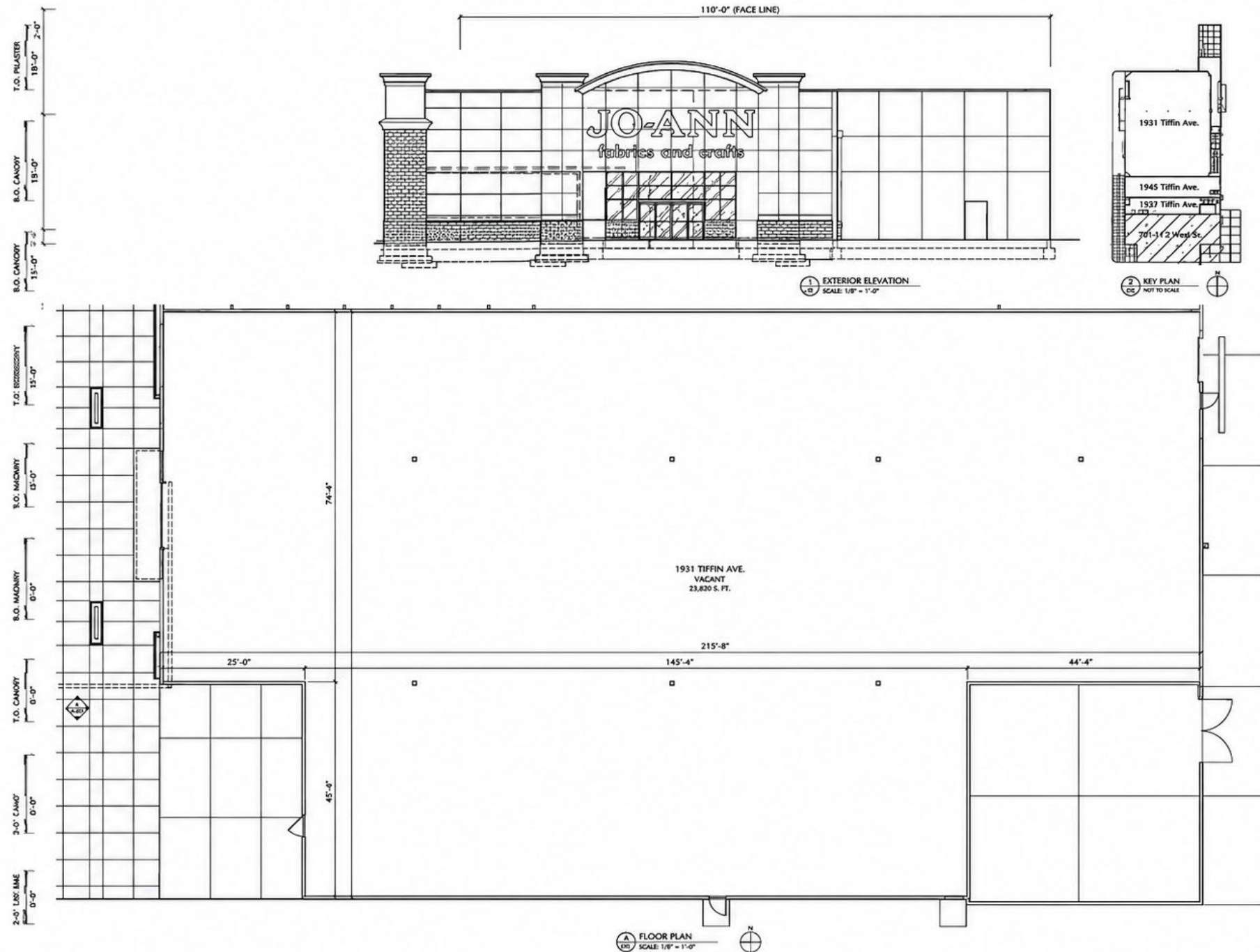
Google Earth

SITE PLAN

SQUARE FOOTAGE		
SUITE	TENANT	S.F.
1925 TIFFIN AVENUE		
SUITE 1	GOODWILL	25,244 S.F.
SUITE 2	OLLIE'S	25,292 S.F.
SUITE 2A	OLLIE'S	3,314 S.F.
SUITE 3	ABC WAREHOUSE	39,526 S.F.
1949 TIFFIN AVENUE		
SUITE 1	SALLY'S BEAUTY SUPPLY	2,415 S.F.
SUITE 2	VALÉRE ROSEÉ	1,611 S.F.
SUITE 2A	MRC CARD SHOP	1,582 S.F.
SUITE 3	SUPER NAILS	1,393 S.F.
SUITE 4	HOME ONCE MORE	8,407 S.F.
SUITE 5	VACANT	1,600 S.F.
SUITE 6	TAN PRO	2,100 S.F.
SUITE 7	HUNAN GARDENS	4,143 S.F.
1981 TIFFIN AVENUE		
	GABRIEL BROTHERS	56,920 S.F.
1987 TIFFIN AVENUE		
	ANYTIME FITNESS	8,113 S.F.
	VACANT	10,199 S.F.
1991 TIFFIN AVENUE		
	VACANT	21,073 S.F.



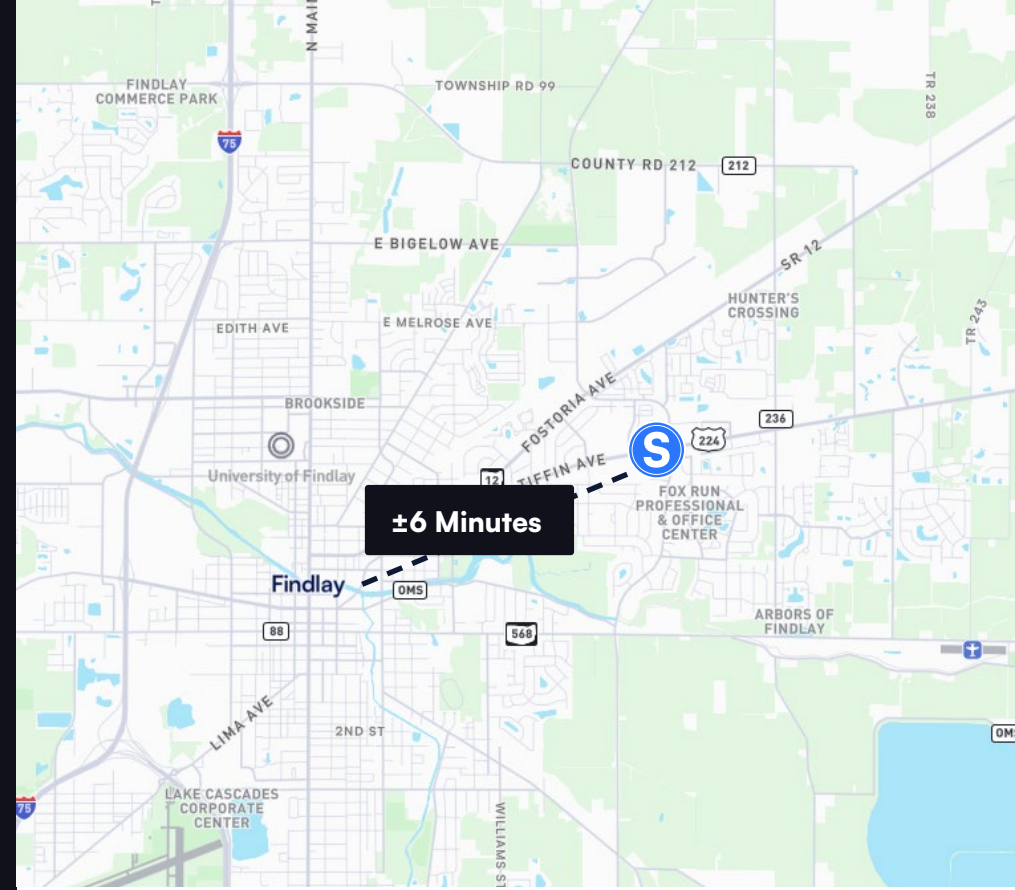
FLOOR PLAN



Findlay, OH

Local Market Overview

Findlay's primary commercial corridor along Tiffin Avenue (US-224) continues to solidify its position as Northwest Ohio's premier economic and retail hub, driven by major surrounding developments, exceptional workforce density, and strong household incomes. The trade area features an expansive reach, which the local daytime population surging to over 62,000 within 5 miles and exceeding 80,000 regionally, fueled by major corporate and industrial employers like Marathon Petroleum's headquarters, Whirlpool, Amazon, and Cooper Tire, alongside 4,700+ students at the nearby University of Findlay. Capitalizing on this deep consumer base, significant new investment is revitalizing the immediate node, headlined by the upcoming Target anchored Findlay Town Center transformation and River Rock Property Groups' new Shops of Findlay development. Backed by high average household incomes and strong economic anchors, your space is positioned to capture the area's sustained regional growth and daily traffic volumes.



Total Population
40,370

Median HH Income
\$61,423

No. of Households
17,986

Employee Population
±20,000

Consumer Spending
\$1.2B+

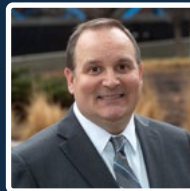
GDP
\$7.3+ Billion



BIG BOX RETAIL SPACE FOR LEASE

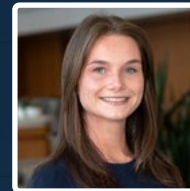
1991 Tiffin Ave | Findlay, OH 45840

EXCLUSIVELY LISTED BY



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