

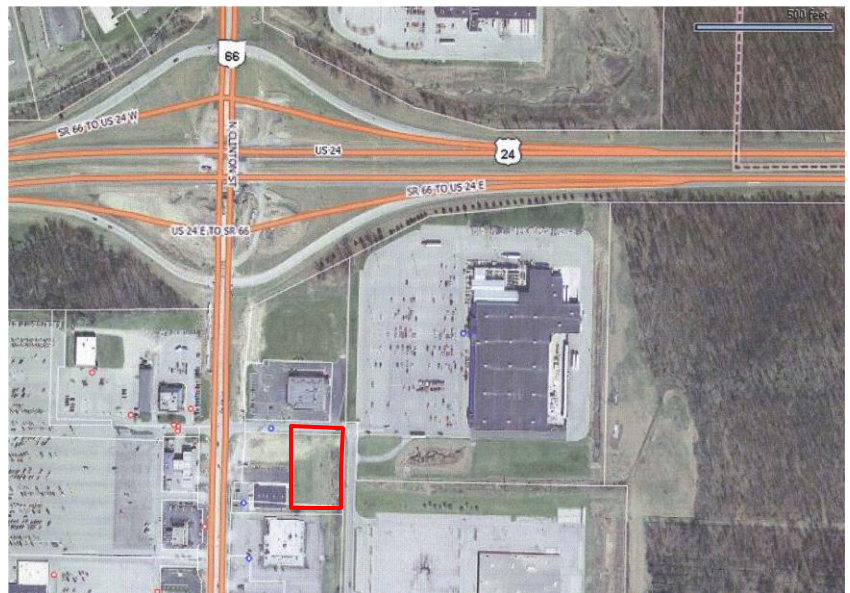
DEFIANCE, OH - COMMERCIAL PROPERTY



1.2 ACRE PARCEL LOCATED AT THE INTERSECTION OF N. CLINTON STREET AND LOWE'S HOME IMPROVEMENT

GIS MAP

- . 1.2 Acre Parcel on North Clinton Street
- . Zoning: C-400 Commercial Vacant
- . Adjacent to AutoZone
- . 21,170 vehicles per day on N. Clinton
- . Located at a traffic light and 1/8 mile From US 24 expressway
- . Surrounded by Lowe's, Wal-Mart, AutoZone, Northtowne Mall, Walgreens, and K-Mart.
- . Located in Defiance County, Defiance sits just:
 - 38 Miles from Lima, OH
 - 45 Miles from Toledo, OH
 - 46 Miles from Fort Wayne, IN



FEATURES



Venture Properties

Venture Properties

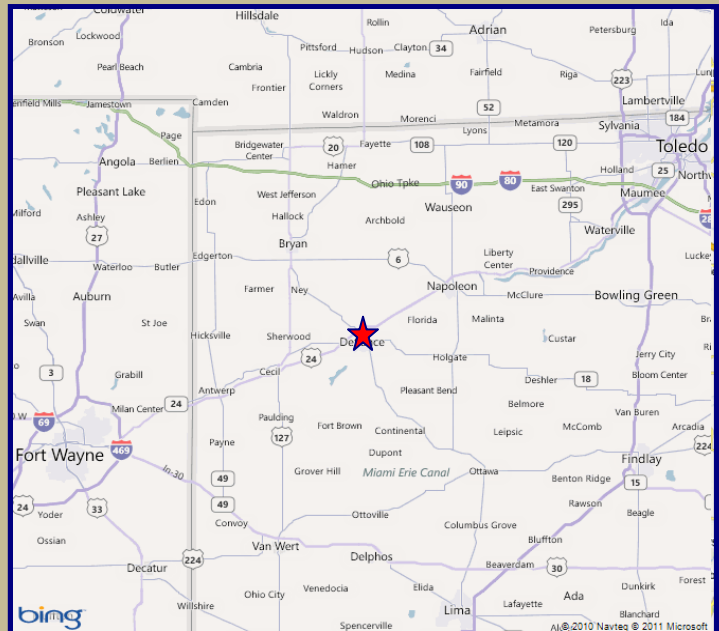
PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001

Aaron Edwards ~ (336) 667-8000 ext.18 ~ www.VPDevelopment.com

Defiance, OH - Commercial Property



Demographic Summary / Population (2008)			
City of Defiance, OH	17,000		
Total Defiance County	39,037		
	1 Mile	3 Mile	5 Mile
POPULATION	2,852	14,993	21,680
HOUSEHOLDS			
Total Households	2,021	8,280	14,718
Median Home Value*	\$113,648	\$102,831	\$107,039
Average HH Income	\$44,369	\$46,900	\$48,595



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