

Available for Lease / Ground Lease or Sale



FORMER RITE AID

305 W Main St Ottawa, OH 45875



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

FORMER RITE AID

305 W Main St Ottawa, OH 45875

BROKERAGE TEAM



ANTONIO SIBBIO

ASSOCIATE

Direct +1 (216) 201-9295

Mobile +1 (330) 931-9780

antonio.sibbio@matthews.com

License No. 2019005258 (OH)



JONAH YULISH

ASSOCIATE VICE PRESIDENT

Direct +1 (216) 503-3610

Mobile +1 (216) 973-1882

jonah.yulish@matthews.com

License No. 2018004451 (OH)

BROKER OF RECORD

MATT WALLACE

License No. REC.2022007141 (OH)

TABLE OF CONTENTS

FINANCIAL OVERVIEW	03
ASSET OVERVIEW	04
AREA OVERVIEW	07

FINANCIAL SUMMARY



\$1,650,000
SALE PRICE



\$12/PSF - NNN
ASKING LEASE RATE



±11,325
BUILDING SF



±0.99 AC
LOT SIZE

PROPERTY HIGHLIGHTS

- Freestanding ±11,300 SF former Rite Aid pharmacy Available For Ground Lease, Lease, or Sale on ±0.99 AC
- Over ±16,200 VPD passing by the property, with over 255 linear feet of frontage along W. Main and 165 linear feet along N. Elm St.
- Center of town location surrounded by rooftops with the most premier visibility and access in the corridor
- Rite Aid completed “Wellness Remodel” inside the store for greatly updated interior
- Newly improved roof on the property due to this being a sale leaseback from 2022
- Building features existing Double Lane Drive Thru



±11,325
BUILDING SF



±0.99 AC
LOT SIZE



±16,883
VPD

ASSET OVERVIEW

PROPERTY DETAILS

Existing Curb Cuts Three (3), to the East (2) and the West (1)

Traffic Count ±16,293 VPD (per ODOT TCDS)

Building Dimensions ±138 ft x 86 ft

Site Dimensions ±259 ft (along W. Main St) x 165 ft (along S. Elm St)

Construction Type Brick / Block and Stucco, on Slab

Parking Spaces 60 total spaces (3 ADA compliant)

Zoning Code B-2 Central Business District

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
------------	--------	--------	--------

Current Year Estimate	2,569	7,394	9,957
-----------------------	-------	-------	-------

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
------------	--------	--------	--------

Current Year Estimate	1,002	2,943	3,871
-----------------------	-------	-------	-------

INCOME	1-MILE	3-MILE	5-MILE
--------	--------	--------	--------

Average Household Income	\$109,456	\$109,809	\$111,328
--------------------------	-----------	-----------	-----------



PROPERTY PHOTOS





OTTAWA ELEMENTARY
441 STUDENTS



CHEVROLET
OF OTTAWA



OTTAWA GLANDORF HIGH SCHOOL
537 STUDENTS



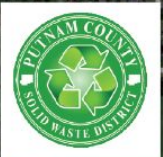
**SUBJECT
PROPERTY**



STS. PETER & PAUL CATHOLIC SCHOOL
320 STUDENTS



W MAIN ST



AREA OVERVIEW

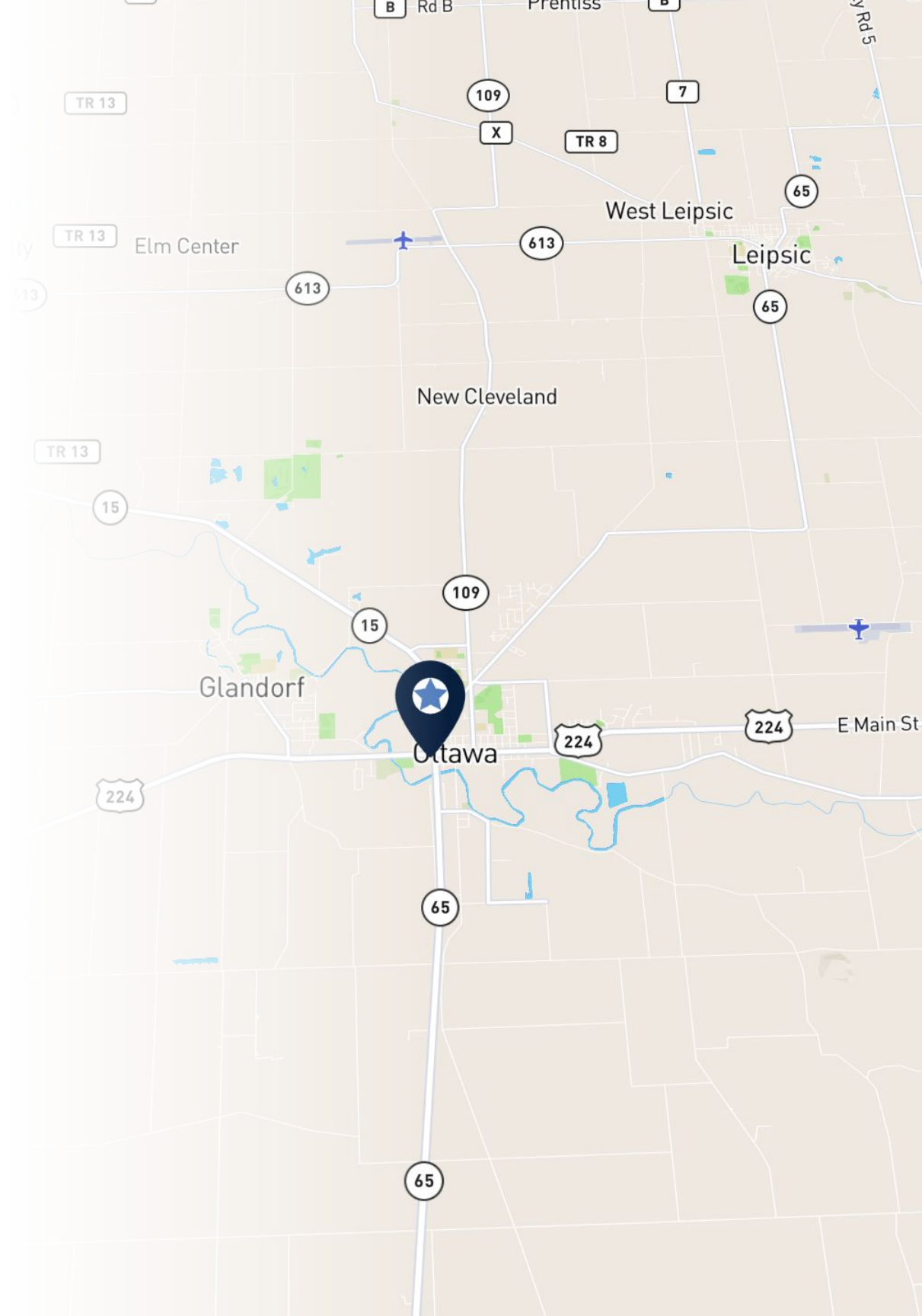
OTTAWA, OH

Ottawa, Ohio, serves as the county seat of Putnam County and offers a blend of rural charm and modern conveniences. Founded in the early 19th century, Ottawa grew around the Maumee River, which played a key role in its early development. Today, it retains its small-town feel while offering a welcoming environment for both residents and visitors. Its downtown area showcases a variety of locally owned shops, restaurants, and businesses that contribute to the community's economy and character.

Nature and recreation are integral to life in Ottawa, with ample opportunities for outdoor activities. The village is home to Memorial Park, which features playgrounds, picnic areas, and athletic fields for sports enthusiasts. Additionally, the nearby Blanchard River provides opportunities for fishing, kayaking, and canoeing, making the area popular with outdoor lovers. The scenic beauty of the region offers residents a peaceful environment while being close to essential services.

Ottawa has a stable and diverse economy, with industries such as agriculture, manufacturing, and healthcare driving the local workforce. Agriculture plays a particularly important role, with the fertile lands of Putnam County supporting crop production and farming. At the same time, the community has seen a rise in local businesses, further strengthening its economy. Ottawa's location, near larger cities like Lima and Findlay, provides additional job opportunities and access to urban amenities.

The community spirit in Ottawa is strong, with a close-knit population that values tradition and togetherness. The village hosts numerous events throughout the year, such as festivals, farmers markets, and parades that bring residents together. Ottawa's emphasis on education, family-friendly activities, and civic engagement fosters a sense of pride among its residents, making it a vibrant and welcoming place to call home.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **305 W Main St, Ottawa, OH, 45875** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



EXCLUSIVELY LISTED BY

ANTONIO SIBBIO

ASSOCIATE

Direct +1 (216) 201-9295

Mobile +1 (330) 931-9780

antonio.sibbio@matthews.com

License No. 2019005258 (OH)

JONAH YULISH

ASSOCIATE VICE PRESIDENT

Direct +1 (216) 503-3610

Mobile +1 (216) 973-1882

jonah.yulish@matthews.com

License No. 2018004451 (OH)

BROKER OF RECORD | MATT WALLACE | License No. REC.2022007141 (OH)

FORMER RITE AID

305 W Main St Ottawa, OH 45875

Available for Lease / Ground Lease or Sale

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES