

709 N. Cable Rd. Lima, OH
45805

COMMERCIAL REAL ESTATE OFFERING MEMORANDUM



OFFICE SPACE,
COMMERCIAL SPACE,
AND
WAREHOUSE SPACE.



(419) 302 3940
209 N. Main St. Lima, OH



(419) 302-3940

SUMMARY OF THE OFFERING

709 N. Cable Rd. Lima, OH 45805

- 3 potential different units
- Dock
- 7 Bathrooms
- Large open areas
- 11,316 total Sq.ft.
 - 6740 SF. Retail
 - 2400 SF. Offices
 - 1700 SF. Warehouse
- Many possibilities
- Large Digital signage on Allentown Rd.
- Parking lot spaces
- Current Owner rents

NEED AN OFFICE?

**HOW ABOUT RETAIL OR WAREHOUSE
SPACE?**



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PROPERTY SUMMARY

PRICING AND FACTS

\$ _____



HARTSOCK REALTY

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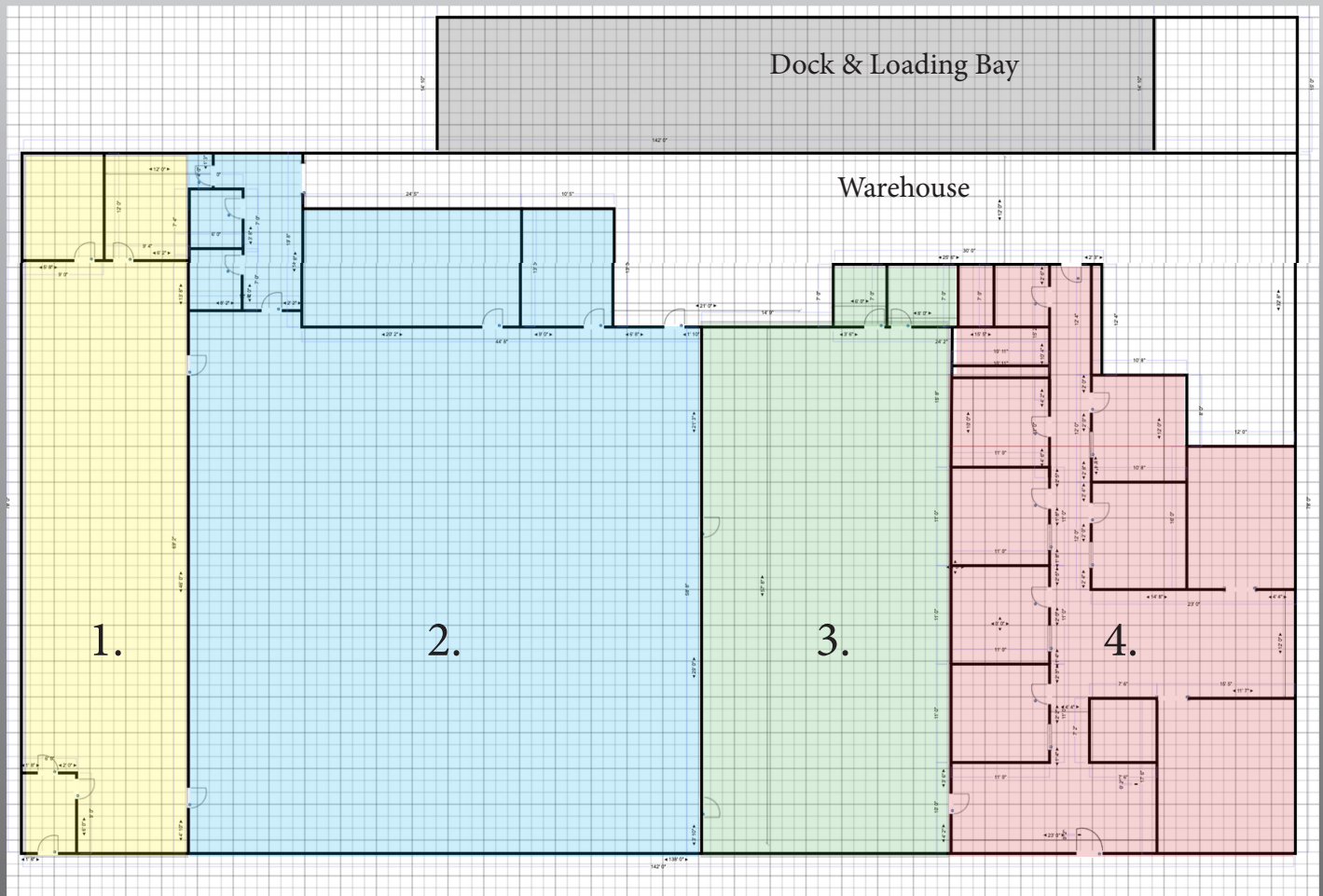
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MORE PICTURES





FLOOR PLAN



- 1. Yellow (Retail and Bathrooms) = Approx. 1443 SF.
- 2. Blue (Retail & Bathrooms) = Approx. 3019 SF.
- 3. Green (Retail & Bathrooms) = Approx. 1700 SF.
- 4. Red (Office & Bathrooms) = Approx. 2400 SF.
- Warehouse = Approx. 1700 SF.

ZONING & CITY SUMMARY

CITY AVERAGE RENT

Rents Per SF	Survey	Low	High
Asking Rent	\$5.94	\$0.60	\$42.49
Starting Rent	\$6.01	\$0.60	\$25.50
Effective Rent	\$45.07	\$0.60	\$96.00

Concessions	Survey	Low	High
Months Free Rent	1.6	0.0	3.0
TI Allowance Per SF	\$0.00	\$0.00	\$0.00
Concessions	5.0%	5.0%	5.0%
Asking Rent Discount	7.3%	-83.8%	73.3%
Annual Rent Increase	2.7%	1.5%	3.0%

Volume	Survey	Low	High
Deals	234	-	-
SF Leased	1,528,811	200	225,000
Average Deal SF	6,533	200	225,000
Buildings	136	-	-
Building SF	3,384,410	484	745,511

Time on Market	Survey	Low	High
Months on Market	13.3	0.0	119.9
Months Vacant	15.0	0.0	103.5
Average Term in Years	2.5	0.5	10.0

BRIEF CITY HISTORY

Lima is the county seat of Allen County, Ohio. Established in 1831. Lima became the county seat in 1831, eleven years after the formation of Allen County. Lima was named after Lima, Peru.

Fifty years after Lima's establishment, the community had grown immensely. Thanks to five railroads coming through the town, Lima's population soared from 2,354 residents in 1860 to 7,567 people in 1880. By 1886, Lima boasted five newspapers, thirteen churches, and three banks. Numerous manufacturing establishments existed in the town, including several that produced oil drilling machinery for a booming oil industry in the surrounding countryside. Oil was discovered in 1885, and the Lima's population soared to approximately eighteen thousand residents by 1886, with over seventy producing oil wells in Lima alone. Other local businesses produced train locomotives, paper products, crackers, and woodwork. In 1887, Lima also became the first city in Ohio to have an electrified street car system in place.

ZONING INFORMATION

This property is zoned as a commercial property. This Westside building is perfect for any growing business. The estimated traffic for this corner is 15,000 to 25,000 per day according to 2018 research.



HartsockRealty.com

PROPERTY MANAGEMENT

OUR HISTORY

Hartsock Realty was founded in 2009 to serve the real estate and property management needs of the Lima, OH, area. Our team has over 40 years of combined experience in property management, experience we put to work on behalf of our clients. We strive each and every day to make ownership easy, enjoyable and profitable.

OUR SERVICES

In addition to our property management services, we are a full-service real estate firm that can handle all of our real estate transactions. If your needs change and you choose to purchase or sell property, we can take care of all the detail. If the property is for investment purposes, we can prepare it for rental, locate tenants and manage the property moving forward.

Working with Hartstock Realty Property Management, you can expect our full attention to your property and your tenants!

**HARTSOCK REALTY**

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