



FOR LEASE

1405 S Defiance Street, Archbold, OH 43502

3,200 SF OF RETAIL SPACE

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



1405 S DEFIANCE STREET

OFFERING SUMMARY

Lease Rate: Available SF:
\$9.00 SF/YR NNN **3,200 SF**

Building: Size: Year Built:
13,310 SF **1955**

Lot Size: Zoning:
1.33 Acres **B-2 (General Business District)**

Property Overview:

- High-traffic location with strong visibility
- Neighboring tenants include Temple Gym & Fitness (with tanning) and AK Cuts (barber shop) offering increased foot traffic
- Pylon signage available for additional exposure
- Ample parking available in front, side, and rear of the building
- Space can be delivered as-is or built-to-suit
- Ownership willing to offer materials for business at a discounted rate
- Flexible layout suitable for a variety of retail or service users
- NNN estimated at \$0.61/SF (approximately \$192.50/month)

Contact us for additional information!
<https://www.rkgcommercial.com/>

LEASE RATE: \$9.00/SF NNN

LOCATION INFORMATION

STREET ADDRESS 1405 S Defiance Street

CITY, STATE, ZIP Archbold, OH, 43502

COUNTY Fulton

SUBMARKET Outside Metro Area

CROSS STREETS Short-Buehrer Rd

NEAREST HIGHWAY State Route 2

PROPERTY INFORMATION

PROPERTY TYPE Retail

TRAFFIC COUNT 7,039 vpd

APN # 17-033492-00.000

BUILDING INFORMATION

BUILDING SIZE 13,310 SF

TENANCY Single

RESTROOMS Yes

EXTERIOR SIGNAGE Pylon

DELIVERY AREA Rear

CLIMATE CONTROLLED Yes

ANNUAL RE TAXES \$6,710.74

ANNUAL RE TAXES PER SF \$0.50

1405 S Defiance Street



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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 1405 S Defiance - 1 mi., 1405 S Defiance - 3 mi., 1405 S Defiance - 5 mi.

	1405 S Defiance - 1 mi.	1405 S Defiance - 3 mi.	1405 S Defiance - 5 mi.
Population			
2010 Census	1,721	5,292	8,222
2020 Census	1,719	5,427	8,327
2026 Estimate	1,713	5,360	8,182
2031 Projection	1,703	5,304	8,083
Population Growth			
Percent Change: 2010 to 2020	-0.12	2.55	1.28
Percent Change: 2020 to 2026	-0.35	-1.24	-1.74
Percent Change: 2026 to 2031	-0.58	-1.04	-1.21
	1405 S Defiance - 1 mi.	1405 S Defiance - 3 mi.	1405 S Defiance - 5 mi.
Households			
2010 Census	670	2,101	2,925
2020 Census	697	2,232	3,078
2026 Estimate	710	2,229	3,058
2031 Projection	714	2,217	3,035
Household Growth			
Percent Change: 2010 to 2020	4.03	6.24	5.23
Percent Change: 2020 to 2026	1.86	-0.13	-0.65
Percent Change: 2026 to 2031	0.56	-0.54	-0.75
	1405 S Defiance - 1 mi.	1405 S Defiance - 3 mi.	1405 S Defiance - 5 mi.
Family Households			
2010 Census	480	1,451	2,112
2020 Census	456	1,445	2,084
2026 Estimate	466	1,446	2,073
2031 Projection	469	1,438	2,056
Family Household Growth			
Percent Change: 2010 to 2020	-5.00	-0.41	-1.33
Percent Change: 2020 to 2026	2.19	0.07	-0.53
Percent Change: 2026 to 2031	0.64	-0.55	-0.82

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 1405 S Defiance - 1 mi., 1405 S Defiance - 3 mi., 1405 S Defiance - 5 mi.

Total Population: 1,713, 5,360, 8,182 | Total Households: 710, 2,229, 3,058

	1405 S Defiance - 1 mi.		1405 S Defiance - 3 mi.		1405 S Defiance - 5 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	19	1.60	65	1.74	95	1.66
Some High School, No Diploma	54	4.54	109	2.92	219	3.82
High School Graduate (or GED)	516	43.40	1,504	40.27	2,414	42.14
Some College, No Degree	215	18.08	766	20.51	1,135	19.82
Associate's Degree	118	9.92	423	11.32	635	11.09
Bachelor's Degree	172	14.47	564	15.10	783	13.67
Master's Degree	80	6.73	251	6.72	367	6.41
Professional Degree	8	0.67	42	1.13	52	0.91
Doctorate Degree	6	0.51	10	0.27	27	0.47
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	19	13.87	55	12.56	71	11.78
High School Graduate	70	51.09	226	51.60	319	52.90
Some College or Associate's Degree	32	23.36	103	23.52	140	23.22
Bachelor's Degree or Higher	16	11.68	53	12.10	73	12.11
2026 Est. Households by HH Income						
Income < \$15,000	53	7.46	130	5.83	156	5.10
Income \$15,000 - \$24,999	37	5.21	110	4.93	139	4.55
Income \$25,000 - \$34,999	36	5.07	162	7.27	234	7.65
Income \$35,000 - \$49,999	67	9.44	252	11.31	333	10.89
Income \$50,000 - \$74,999	107	15.07	402	18.04	497	16.25
Income \$75,000 - \$99,999	105	14.79	299	13.41	421	13.77
Income \$100,000 - \$124,999	87	12.25	233	10.45	362	11.84
Income \$125,000 - \$149,999	64	9.01	184	8.26	279	9.12
Income \$150,000 - \$199,999	76	10.70	221	9.91	300	9.81
Income \$200,000 - \$249,999	47	6.62	143	6.42	189	6.18
Income \$250,000 - \$499,999	25	3.52	74	3.32	115	3.76
Income \$500,000+	6	0.84	19	0.85	34	1.11
2026 Est. Average Household Income	--	105,709.00	--	102,402.00	--	106,420.00
2026 Est. Median Household Income	--	87,786.56	--	79,348.28	--	84,641.18
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	90,756.70	--	81,156.67	--	85,728.93
Black or African American Alone	--	64,792.62	--	63,406.18	--	63,346.53
American Indian and Alaskan Native Alone	--	62,893.72	--	45,507.78	--	48,666.85
Asian Alone	--	88,287.45	--	87,500.00	--	87,892.16
Native Hawaiian and Other Pacific Islander Alone	--	--	--	--	--	--
Some Other Race Alone	--	75,868.84	--	73,933.02	--	76,149.54
Two or More Races	--	105,007.72	--	70,914.00	--	119,778.64
Hispanic or Latino	--	83,039.80	--	77,639.29	--	80,436.20
Not Hispanic or Latino	--	88,635.74	--	79,696.37	--	85,310.11
2026 Est. Families by Poverty Status						
Families at or Above Poverty	423	90.77	1,364	94.33	1,967	94.89
Families at or Above Poverty with children	208	44.63	541	37.41	772	37.24
Families Below Poverty	43	9.23	83	5.74	105	5.07
Families Below Poverty, with children	14	3.00	31	2.14	45	2.17

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1405 S DEFIANCE STREET

LOCATION BENEFITS

This property is located along South Defiance Street, a primary commercial corridor in Archbold, Ohio, offering strong visibility and convenient access for customers. The surrounding area features a mix of established retail, service, and community-oriented businesses that generate consistent local traffic. Its proximity to nearby residential neighborhoods, combined with easy access to major regional routes, makes the location well-suited for a variety of business uses.

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