

±3 Acres Available for Development

US-224 & SR-18 | Tiffin, Ohio



- Front door to Tiffin's main retail corridor
- Regional site with strong traffic counts, full movement access off US-224 and RIRO access off SR-18
- Dense retail corridor with high barriers to entry
- Directly across from Walmart and within 0.75-miles of other prominent retailers including Lowe's, Kroger, Aldi, CVS, Chipotle, McDonalds, and more
- Lowe's - 380.3K visits in the last 12 months
- Walmart - 2 million visits in the last 12 months
- Mercy Health Tiffin - 428.6K visits in the last 12 months

Property Contact

Dan Leathery DLeathery@castoinfo.com

614.744.2218 Direct | 614.228.5331 Office



Location

US-224 & SR-18,
Tiffin, Ohio
(41.1092, -83.2222)

[Click to navigate to Google Maps](#)

Traffic Counts

W Market Street: 18,270 ADT
US-224: 11,804



Key Demographics

5-Mile Radius

| | |
|------------------------------|------------|
| Current Estimated Population | 24,584 |
| Current Estimated Households | 10,002 |
| Average Household Income | \$70,627 |
| Median Age | 39 years |
| Businesses | 895 |
| Total Retail Expenditure | \$256.91 M |