



**FORMER
RITE AID**

530 W Market Street
Tiffin, Ohio 44883

AVAILABLE

FORMER RITE AID

530 W Market Street | Tiffin, Ohio 44883



HIGHLIGHTS

- ▶ 11,180 SF Rite Aid available on 1.3 acres
- ▶ Located in the heart of the Tiffin retail corridor
- ▶ Nearby retailers include: Kroger, Dollar Tree Harbor Freight Tools, Bealls, Walmart, Lowes, and many more
- ▶ Located at a traffic signal



CHRIS MCFARLAND | 216.342.2578 | cmcfarland@anchorretail.com

JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com

AVAILABLE

FORMER RITE AID
530 W Market Street | Tiffin, Ohio 44883



RECORD LEGAL DESCRIPTION

Situated in the Third Ward of the City of Tiffin, Seneca County, Ohio: A parcel of land in the Western part of Philip Wentz Addition in the Third Ward of the City of Tiffin, said Philip Wentz Addition is a subdivision of a part of The Armstrong Section so-called in Hopewell Township, Seneca County, Ohio. Said Parcel of land being more particularly bounded and described as follows:

Beginning at a rebar, said rebar being the Northwest corner of land Keith W. Scott and along the Southern right of way line of Wentz Street; thence along the Southern right of way line of Wentz Street by a bearing of North 50 degrees 34' 27" East for a distance of 129.64' to an iron pin;

Thence by same by a bearing of North 50 degrees 36' 51" East for a distance of 66.97 feet to an iron pin;

Thence by same by a bearing of North 53 degrees 29' 02" East for a distance of 17.52 feet to a point, said point being on the Southern right of way line of Wentz Street and the Northwest corner of land now or formerly owned by Kenneth L. and Betty J. Dayton (Deed Book 384, Page 68);

Thence along said land of Dayton by a bearing of South 05 degrees 53' 13" East for a distance of 85.20 feet to a point;

Thence by same and eventually along land now or formerly owned by Donald W. Shreman (Deed Book 446, Page 137) and Carrigan Realty Company (Deed Book 406, Page 19) consecutively by a bearing North 84 degrees 04' 47" East for a distance of 122.80' to a point, said point being the Southwest Corner of said land of Carrigan Realty Company and the Northwest corner of land now or formerly owned by Conrad C. and Sandra Kay Hufford (Deed Book 369, Page 415, Parcel #2);

Thence along said land of Hufford (Parcel #2 & Parcel #1) by a bearing of South 01 degrees 38' 43" East for a distance of 193.64' to a rebar;

Thence along said Northern Right of Way line of West Market Street by a bearing of South 84 degrees 30' 06" West for a distance of 118.29 feet to a point;

Thence by same by a bearing of North 05 degrees 29' 54" West for a distance of 7.00 feet to a point;

Thence by same by a bearing of South 84 degrees 30' 06" West for a distance of 178.56 feet to a point, said point being on the Northern right of way line of West Market Street and the Southeast corner of land now or formerly owned by JKS Associates, Inc. (Deed Book 423, Page 393, Parcel #2);

Thence along said land of JKS Associates, Inc. by a bearing of North 02 degrees 58' 47" West for a distance of 159.79 feet to a point, said point being the Northeast corner of said land of JKS Associates, Inc. and on the Southern right of way line of Wentz Street, said rebar being the point and place of beginning.

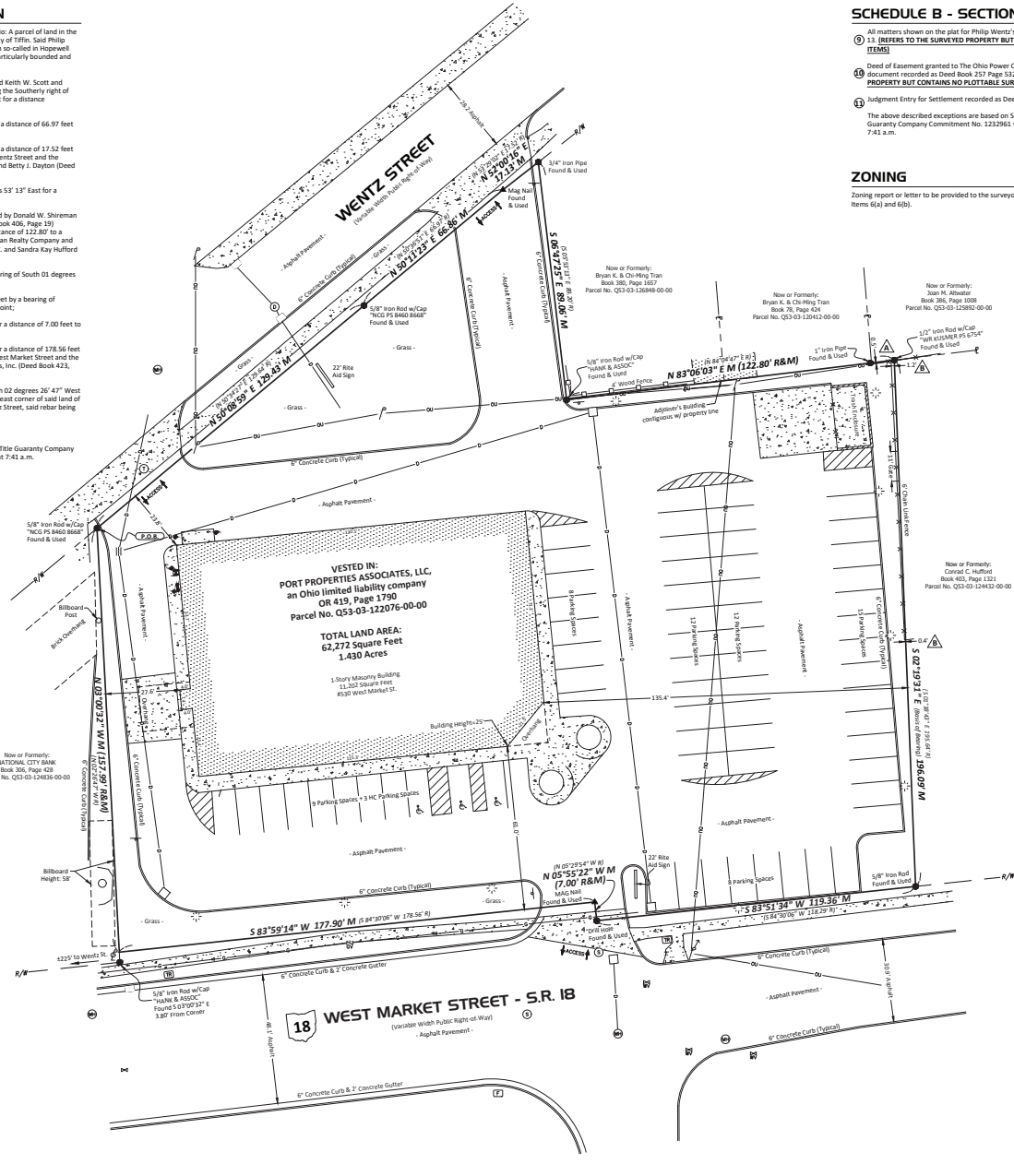
Parcel Number Q23-03-122076-00-00

The surveyed property is the same property described in Stewart Title Guaranty Company Commitment No. 1232961 with an effective date of May 6, 2021 at 7:41 a.m.

SYMBOL LEGEND

- R/W - Right of Way
- P - Adjoiner Property Line
- C - Centerline
- P.D.B. - Point of Beginning
- ⊙ - Encroachment
- ⊙ - Schedule Item
- M - Measured
- (R) - Record
- ⊙ - Monument Found
- ⊙ - MAG Nail Found
- ⊙ - Electric Meter
- ⊙ - Fiberoptic Vault
- ⊙ - Gas Meter
- ⊙ - Gas Valve
- ⊙ - Sanitary Manhole
- ⊙ - Cleanout
- ⊙ - Storm Manhole
- ⊙ - Catch Basin (Round)
- ⊙ - Catch Basin (Square)
- ⊙ - Curb Inlet
- ⊙ - Telephone Manhole
- ⊙ - Traffic Vault
- ⊙ - Bollard
- ⊙ - Light Pole
- ⊙ - Traffic Pole
- ⊙ - Utility Pole w/Light
- ⊙ - Utility Pole
- ⊙ - Guy Wire
- ⊙ - Water Valve
- ⊙ - Unknown Manhole
- ⊙ - Unknown Valve
- ⊙ - Sign
- ⊙ - HC Parking Space
- ⊙ - Overhead Utilities
- ⊙ - Chain Link Fence
- ⊙ - Wood Fence
- ⊙ - Underground Gas
- ⊙ - Underground Storm
- ⊙ - Wall
- ⊙ - Concrete Area
- ⊙ - No Parking Area
- ⊙ - Building Area

Now or Formerly:
NATIONAL CITY BANK
Book 306, Page 108
Parcel No. Q23-03-124836-00-00



SCHEDULE B - SECTION II EXCEPTIONS

All matters shown on the plat for Philip Wentz's Addition of record as Plat Book 2 Page ① refers to THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS

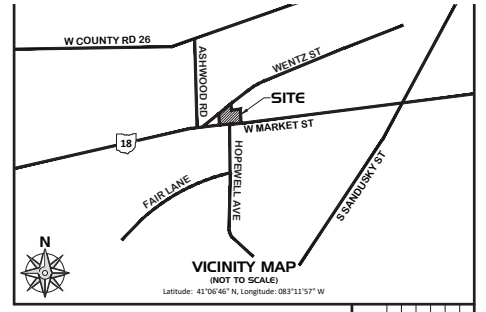
② Need of easement granted to The Ohio Power Company, as more fully set forth in the document recorded as Deed Book 257 Page 532. (REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)

③ Judgment Entry for Settlement recorded as Deed Book 413 Page 371.
The above described exceptions are based on Schedule B - Section II of Stewart Title Guaranty Company Commitment No. 1232961 with an effective date of May 6, 2021 at 7:41 a.m.

ZONING

Zoning report or letter to be provided to the surveyor by the client pursuant to Table A items 6(a) and 6(b).

PARKING
64 Parking Spaces
3 Handicapped Spaces
67 Total Parking Spaces



MISCELLANEOUS NOTES

- There is direct access to the subject property via West Market Street (S.R. 18) and Wentz Street, each a dedicated public right-of-way.
- Table A Item 2) The posted address on site is 530 West Market Street, Tiffin, OH 44883.
- Table A Item 11) Information from plans and/or reports provided by the client will be combined with observed evidence of utilities pursuant to Sections 5.6, 5.7, to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurate, completely, and reliably depicted.
- Table A Item 14) The nearest intersecting street is Wentz Street, located approximately 225 feet from the southwest corner of the subject property, as shown.
- Table A Item 16) At the time of this survey, there was no observable surface evidence of recent earth moving work, building construction or building additions.
- Table A Item 17) At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- Table A Item 17) At the time of this survey, there was no observable evidence of recent street or sidewalk construction or repairs.
- At the time of this survey, there was no evidence of cemeteries, burial grounds, or graveyards on the surveyed property.

FLOOD ZONE

By scaled map location and graphic plotting only, the surveyed property appears to lie entirely in Zone "X Unshaded" (Area of Minimal Flood Hazard) according to the Flood Insurance Rate Map for the County of Seneca, Community Number 390502, Map Number 39147003D2, Effective Date May 3, 2021.

BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (NAD 83 Zone 3401), on the North American Datum of 1983 (NAD 83) Epoch 2010.000 using geoid model GEOID12B, with a combined scale factor of 1.000000570502. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 02°19'31" East for the easterly line of the subject property, and a Northing of 527,340.98 and Easting of 1,775,992.65 (U.S. Survey Feet) for the 5/8-inch iron rod found at the southeast corner of the subject property.

UTILITY NOTES

Table A Item 11 was included in the scope of this survey.
Surface ground markings for gas were observed at the time of the survey.
No additional utility plans or documents were provided to the surveyor.

ENCROACHMENTS

- Chain link fence appears to lie a maximum distance of 0.5 feet south of the northerly property line.
- Chain link fence appears to lie a maximum distance of 1.2 feet west of the easterly property line.

CERTIFICATION

To Wolfe Investments, LLC, a Texas limited liability company and/or its assigns; Midland States Bank, its successors and/or assigns as their interests may appear; Stewart Title Guaranty Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 16, & 17 of Table A thereof.
The field work was completed on May 7, 2021.
Date of Plat or Map: May 18, 2021

Eric S. Jackson, PS Signature Date:
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

173 Onwoso Ave
Fairlawn, OH 44833
(614) 519-3611

Project No. NCG 2395
Drafted by: LKA

SHEET
OF

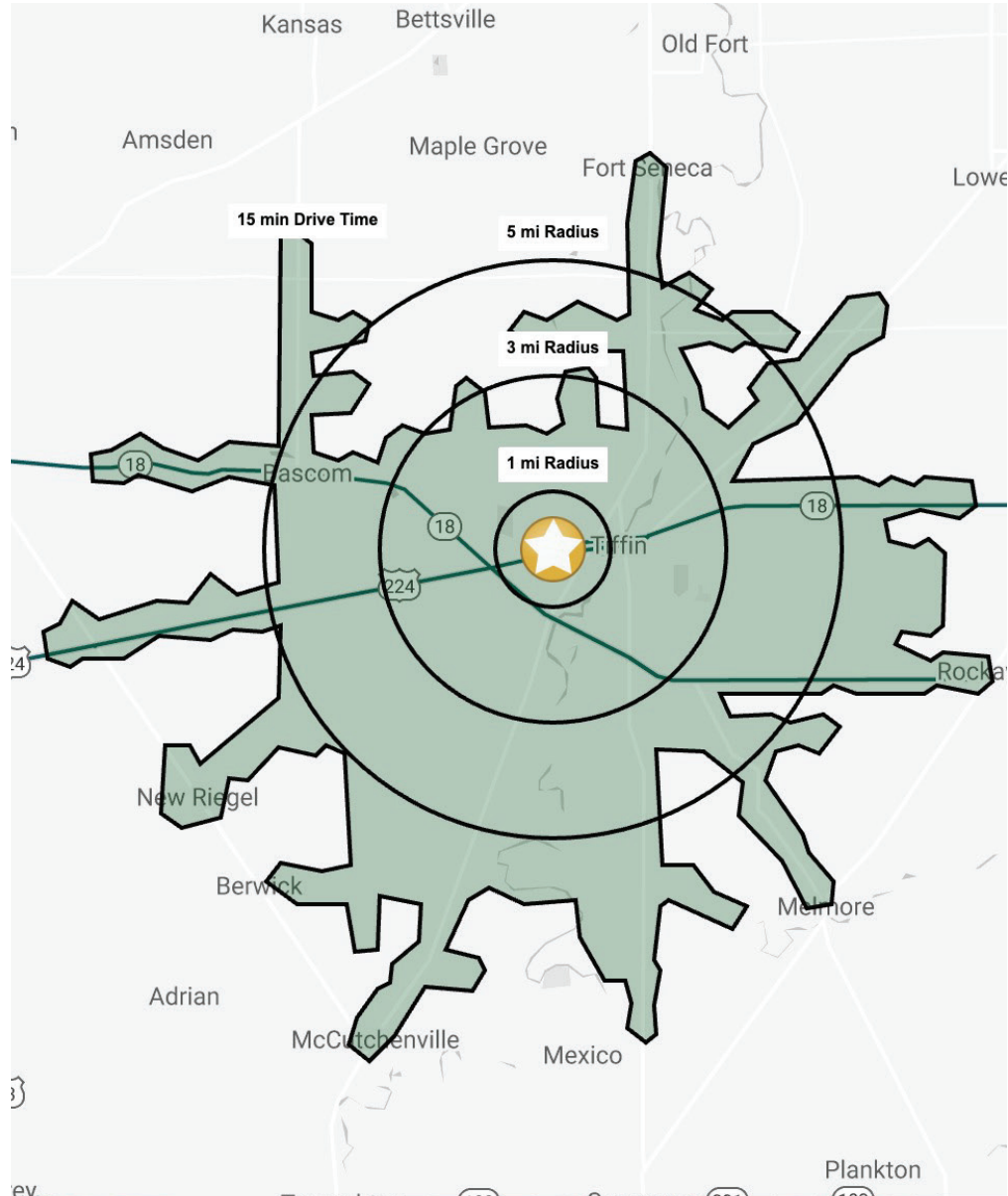
| REVISION HISTORY | COMMENT |
|------------------|---------|
| BY: DATE: | |

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:
WOLFE INVESTMENTS, LLC

530 WEST MARKET STREET
CITY OF TIFFIN
COUNTY OF SENECA
STATE OF OHIO



CHRIS MCFARLAND | 216.342.2578 | cmcfarland@anchorretail.com
JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com



DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES | 15 MIN DRIVE |
|------------------------|----------|----------|----------|--------------|
| POPULATION | 5,959 | 21,044 | 24,888 | 26,374 |
| HOUSEHOLDS | 2,454 | 8,793 | 10,309 | 10,899 |
| MEDIAN AGE | 36.1 | 38.0 | 38.8 | 39.1 |
| AVERAGE HH INCOME | \$82,910 | \$86,789 | \$89,600 | \$91,467 |
| MEDIAN HH INCOME | \$45,977 | \$58,622 | \$61,594 | \$62,926 |
| BUSINESSES | 275 | 864 | 944 | 970 |
| EMPLOYEES | 6,003 | 12,878 | 13,776 | 13,739 |
| EDUCATION: BACHELORS + | 22.7% | 30.0% | 30.0% | 29.9% |



CHRIS MCFARLAND | 216.342.2578 | cmcfarland@anchorretail.com

JIMMY DIFONZO | 216.342.2634 | jdifonzo@anchorretail.com

Cleveland • Columbus | www.anchorretail.com

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC DBA Anchor Retail, and its agents, associates, and employees make no guarantee, warranty, or representation of the property. All images contained here in are the property of Anchor Cleveland, LLC DBA Anchor Retail, and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC DBA Anchor Retail. © 2024