

102

W MAIN ST

THE ARCADE

Unique opportunity to bring your business to life as a tenant of the historic 'Arcade' building on W. Main St.



PROPERTY HIGHLIGHTS

- 1484+ Square Feet
- 1 Restroom
- Fully ADA Compliant
- Storage Available w/ basement access
- Turn-key & Ready for your business



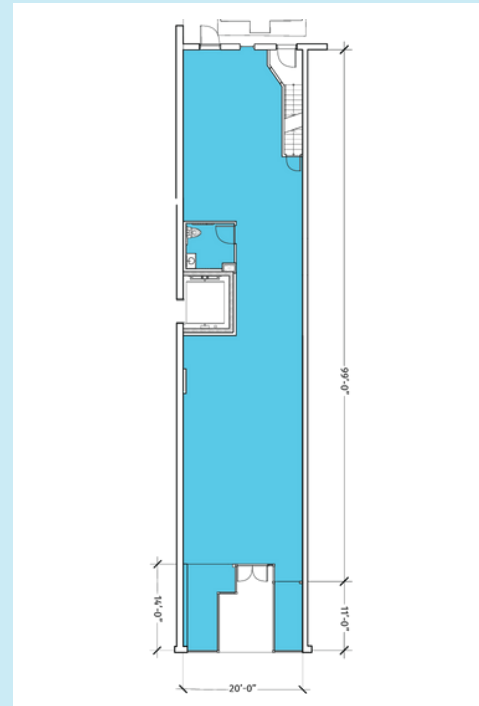
78+ public parking spaces within a one-block walk



Storefront on main corridor



Historic Tin Ceiling and Building Features



**READY TO MOVE FORWARD?
LET'S TALK.**

Stacy Adam

Leasing & Operation Partner
Van Wert Forward
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102 W MAIN ST

THE ARCADE
HISTORIC CHARM | MODERN AMENITIES

WHY VAN WERT?

TOTAL RTA



46,596

FREQUENT SHOPPERS



24,597

TOTAL HOUSEHOLDS



\$75,014

AVERAGE HH INCOME

VAN WERT



OVER 15K

VEHICLES PER DAY



7,900+

VAN WERT EMPLOYED



\$54K

IN DISPOSABLE INCOME



MARKET POTENTIAL

BASED ON ECONOMIC LEAKAGE FOR KEY SECTORS



\$65+M

GROCERY



\$56+M

RESTAURANTS



\$22+M

CLOTHING

VAN WERT
FORWARD



Scan to learn
more about the
Van Wert Forward
Revitalization.