

# 117

## N WASH ST

### McGavren Block

Unique opportunity to bring your business to life as a tenant of the historic 'McGavren Block' on N. Washington St.



## PROPERTY HIGHLIGHTS

- 1335+ Square Feet
- 1 Restroom
- Fully ADA Compliant
- Turn-key & Ready for your business
- Blank Canvas



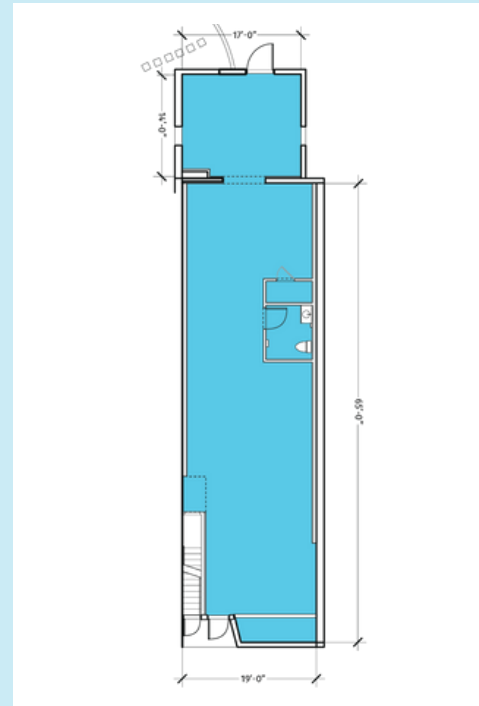
**95+ public parking spaces within a one-block walk**



**Storefront on main corridor**



**Natural Lighting**



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

**Stacy Adam**  
Leasing & Operation Partner  
Van Wert Forward  
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# 117 N WASH ST

**McGavren Block**  
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**



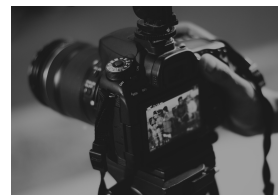
**7,900+**

**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.**