

Space For Lease

5505 Tiffin Avenue | Castalia, OH 44824

Entrance



Property Highlights:

- 11,830 sq. ft. of light industrial & flex space
- Former Champion Cheer & Tumble Center
- Clear-span shop with 400-amp electrical service
- 24-foot ceiling height with 20-foot eave height
- 14-foot overhead door for easy loading
- Lobby, office area, and restrooms
- Ample on-site parking
- Excellent ownership and hands-on management

2024 Demographics:

	1 mile	3 mile	5 mile
Population Estimate	3,211	13,400	46,800
Avg HH Income	\$75,700	\$71,500	\$67,300

*Source: Cxexi

Lease Rate:

\$5.00/SF plus applicable NNN charges

Contact:

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*Principals of owner are licensed agents.

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