

3015 Holland-Sylvania Road, Toledo, OH 43615

Retail Space For Lease

4,319
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Split face block/dryvit
Structural System:	Steel
Roof:	Rubber
Floors:	Concrete
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp, 3 phase
Restrooms:	One per suite
Sprinklers	No
Signage:	Facia and freestanding
Delivery Area:	In rear

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant responsible for all utilities and prorata share of taxes, insurance and CAM	

2024 REAL ESTATE TAXES

TD:	78
Parcel:	39567
Assessor Number:	30-014-001
Total Annual Taxes: \$15,969.00	

BUILDING INFORMATION

Occupancy Date:	Negotiable
Tenants:	419 Smoke, Hall of Fadesz
Sign on Property:	Yes
Key Available:	No



Comments:

- Great location that shares a traffic light with Super Wal-Mart, McDonald's and LA Fitness.
- High demographics.
- Convenient access on Central and Holland Sylvania.
- Over 50,000 cars per day at Central and Holland-Sylvania at traffic light.
- 1/2 mile east of I-475/US-23 (91,020 vehicles per day).
- Suite 4 - former medical/Urgent Care suite.
- 2022 NNN charges are \$5.50 psf, which includes water & trash.

For more information, please contact:

JOE FRANCIS
(419) 249 6320
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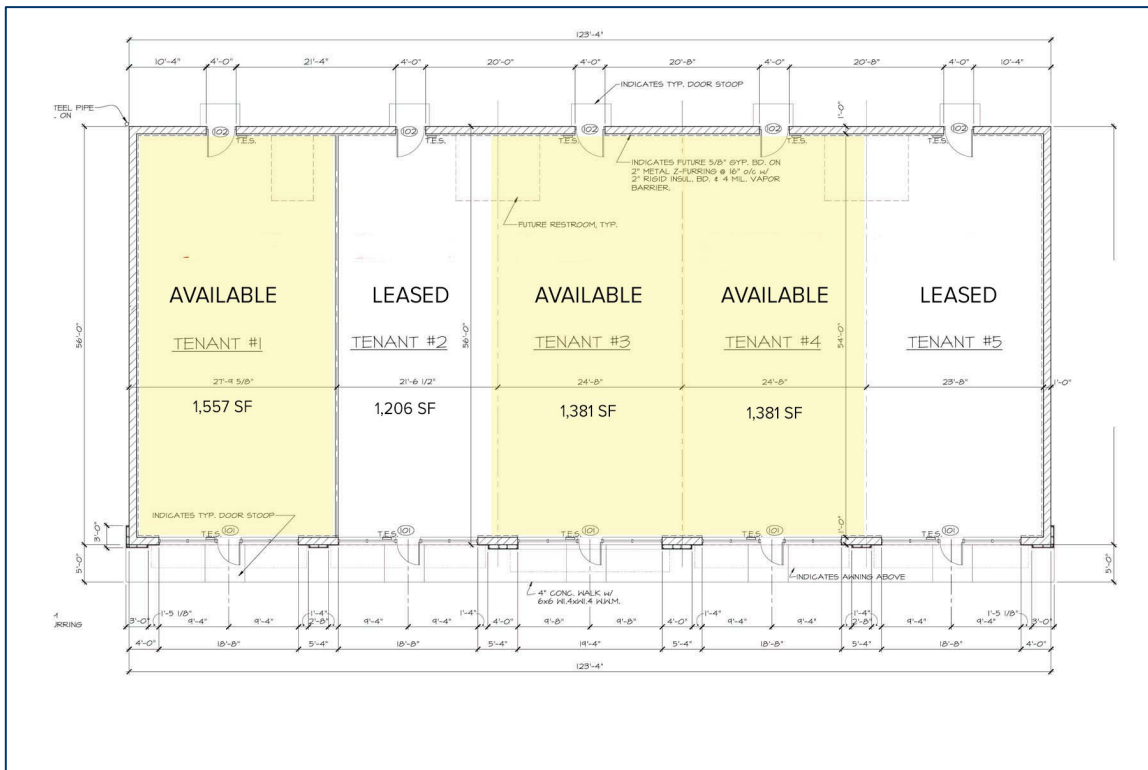
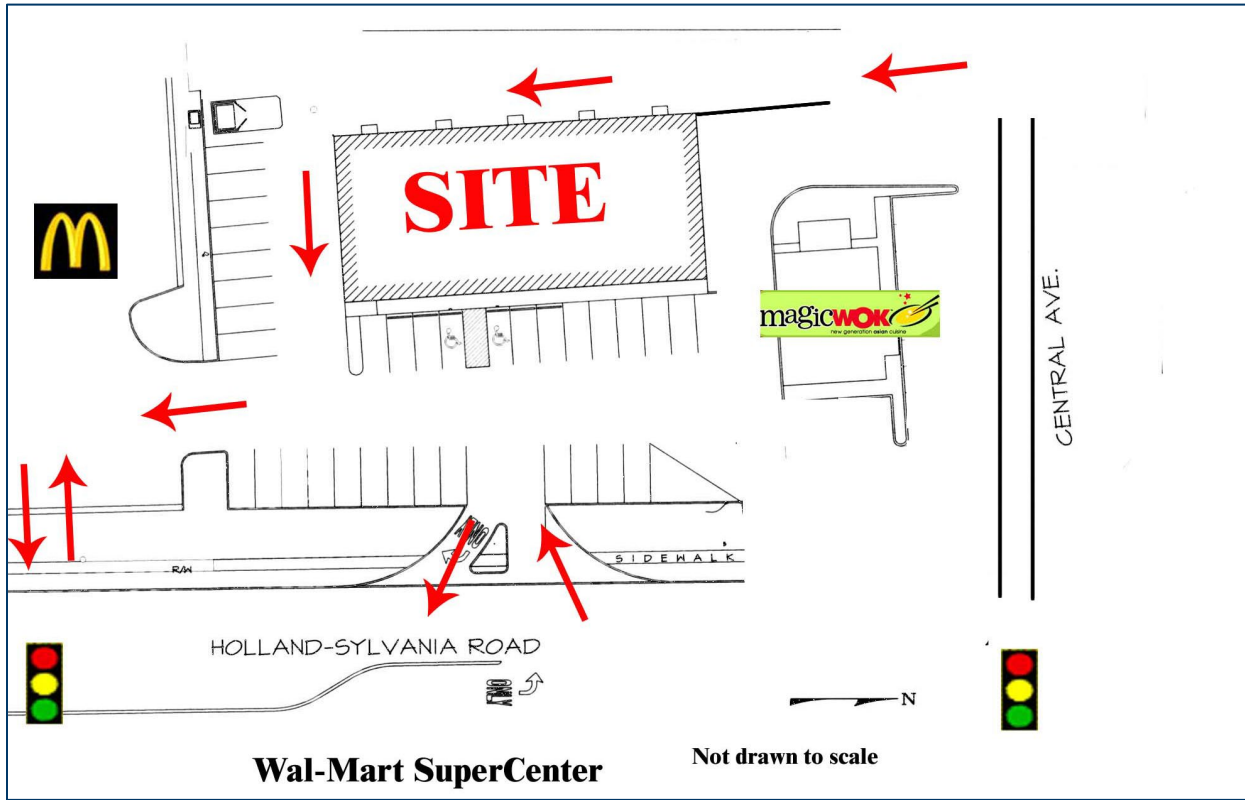
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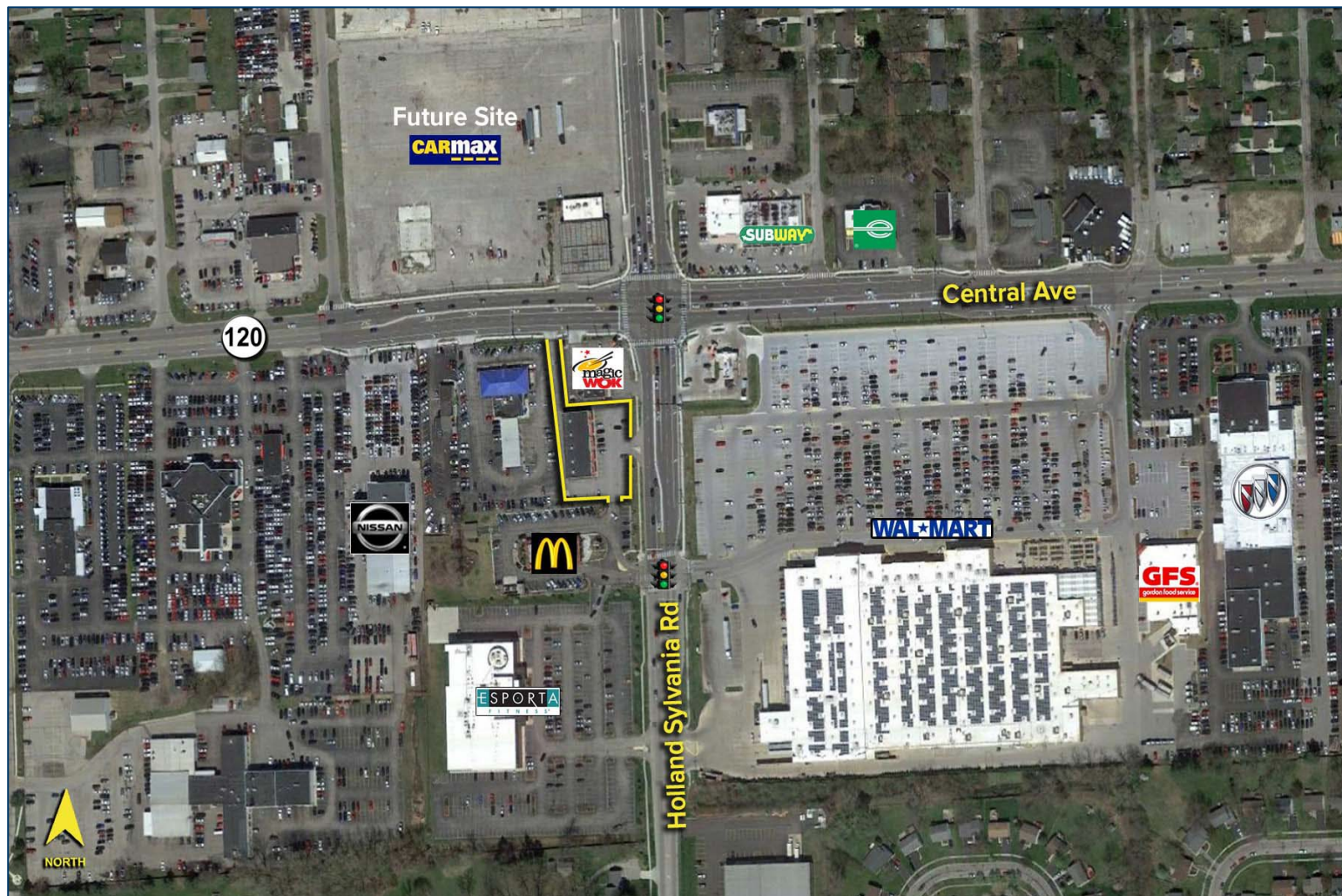
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,414	\$78,358
3 MILE	63,170	\$92,333
5 MILE	172,423	\$80,634

TRAFFIC COUNTS (TWO-WAY)

W. Central Avenue – 32,340 vehicles per day (2017)
N. Holland – Sylvania Road – 14,957 vehicles per day (2023)

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