

6636 BANCROFT STREET
TOLEDO, OH 43615 (SYLVANIA TWP)

RETAIL FOR LEASE
2,100 Square Feet Available



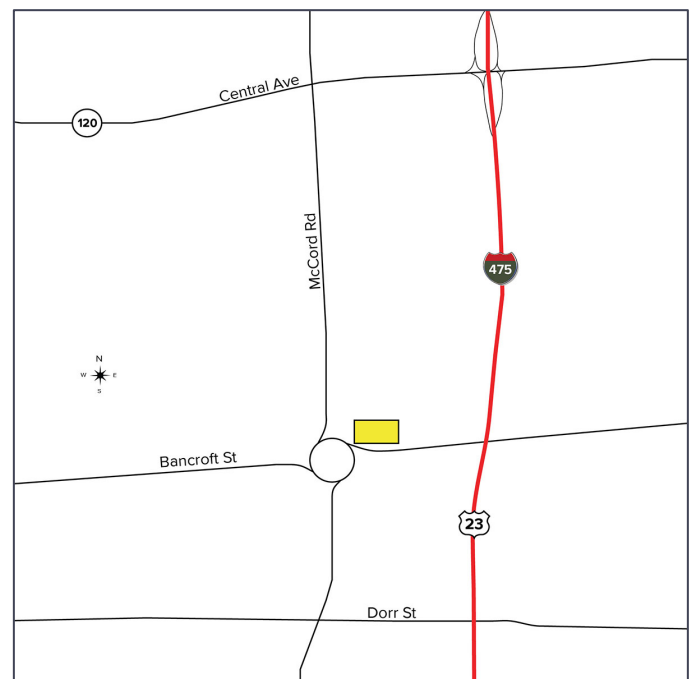
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$11.00 per square foot NNN
Space Available:	2,100 square feet
Building Size:	4,218 square feet
Number of Stories:	One
Year Constructed:	2000
Condition:	Very good
Closest Cross Street:	McCord Road
Acreage:	.4715 acres
Land Dimensions:	Irregular
County:	Lucas
Zoning:	C-1
Parking:	25 spaces
Curb Cuts:	Two
Street:	2 way with turn



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Exterior Walls:	Decorative block
Structural System:	Block & wood truss
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	VCT tile
Ceiling Height:	9' – 11'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two
Sprinklers	No
Elevator:	No
Signage:	Facia

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Prorata share of plate glass insurance & CAM

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

2026 REAL ESTATE TAXES

TD:	78
Parcel Number:	45137, 45004, 45141, 45001
Assessor Number:	30208020, 21, 22, 19
Total Taxes:	\$10,043.94

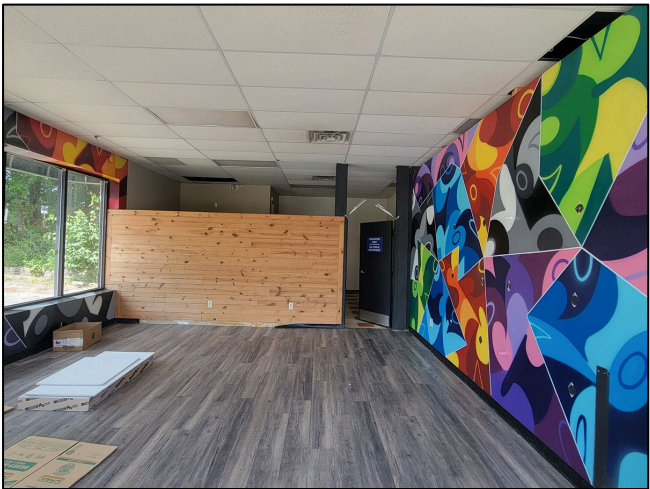
Comments:

- Clean.
- Very good exposure.
- Easy access at roundabout.
- Two 1,050 square foot units. Can be combined for qualified tenant.
- Unit B is a former pizza space with limited infrastructure.

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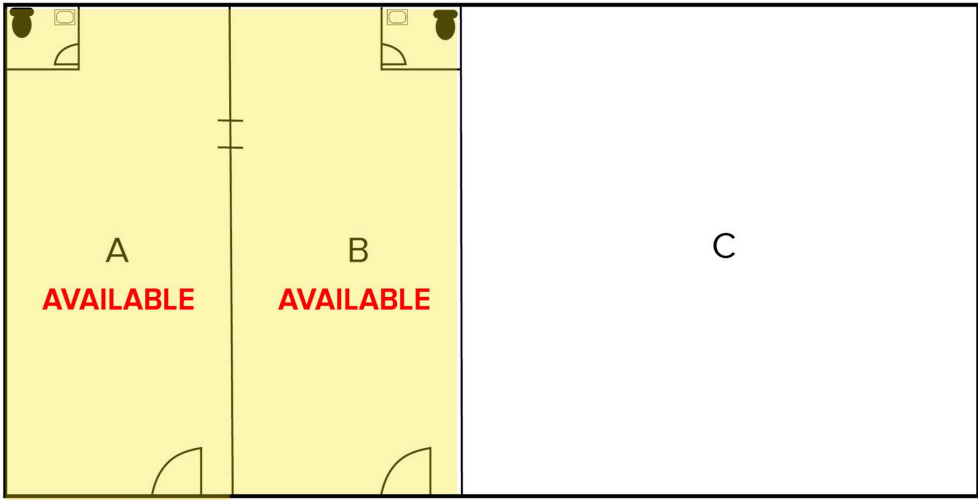
Unit A



Unit B



Unit B



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Not to scale

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,598	\$89,813
3 MILE	56,587	\$96,331
5 MILE	148,980	\$88,451

TRAFFIC COUNTS (TWO-WAY)

BANCROFT STREET	12,076 (2025)
MCCORD ROAD	15,535 (2025)
I-475	85,099 (2025)

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