

28400 CEDAR PARK BLVD.  
PERRYSBURG, OH 43551  
(PERRYSBURG TOWNSHIP)

COMMERCIAL SPACE FOR LEASE  
3,200 Square Feet Available



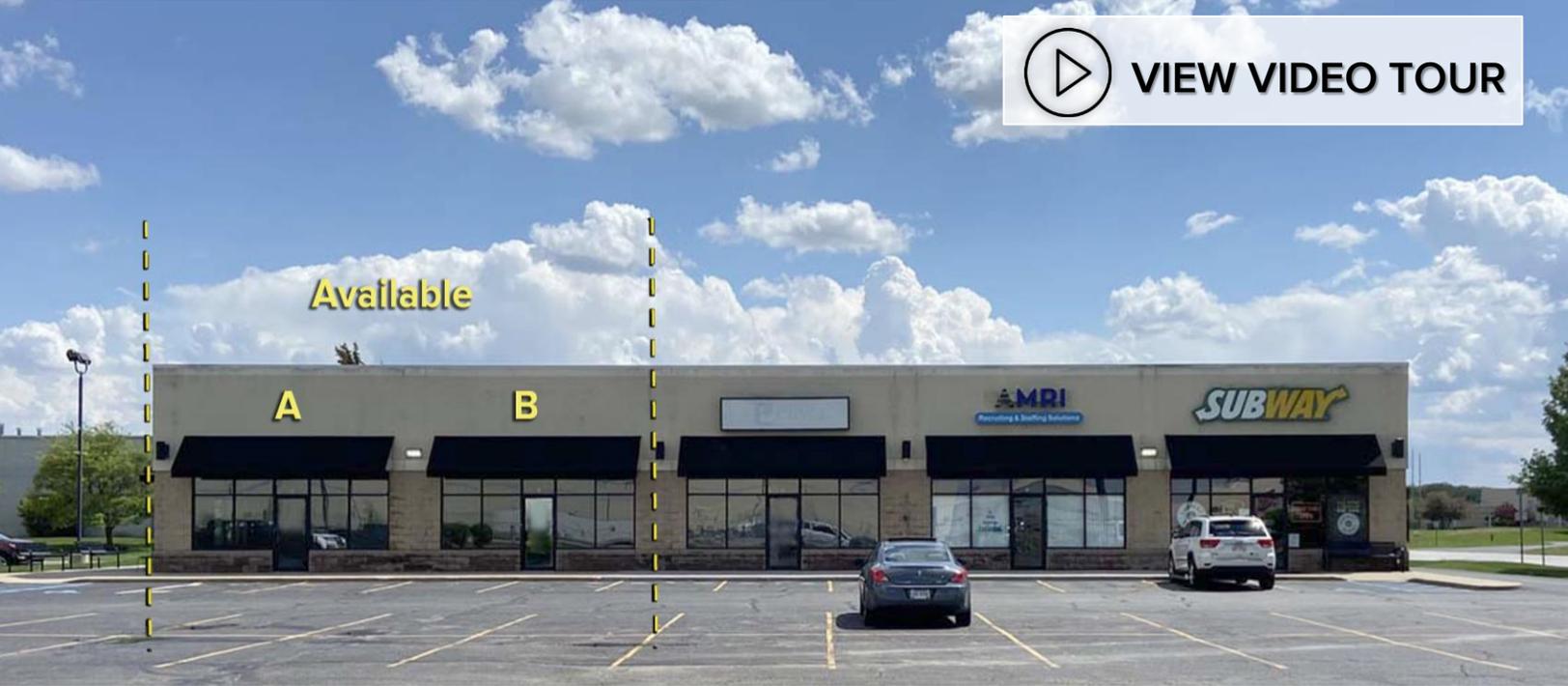
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FULL-SERVICE COMMERCIAL REAL ESTATE

**CEDAR SHOPS**



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## GENERAL INFORMATION

Lease Rate:	\$11.00 per square foot NNN
Space Available:	Units A & B – 3,200 SF
Building Size:	8,100 square feet
Number of Stories:	One
Year Constructed:	2006
Condition:	Great
Closest Cross Street:	State Route 795
Acreage:	1.26 acres
Land Dimensions:	170' x 320'
County:	Wood
Zoning:	Retail
Parking:	100± spaces
Curb Cuts:	Two
Street:	2 lane



For more information, please contact:

**ZACK LIBER**  
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7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 28400 Cedar Park Blvd, Perrysburg, OH 43551

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BUILDING SPECIFICATIONS	
Office Space:	2,500 SF
Warehouse Space:	700 SF
Exterior Walls:	Brick/block
Structural System:	Block
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet/hardwood
Ceiling Height:	10' – 14'
Heating:	Gas forced air
Air Conditioning:	Rooftop unit
Power:	480 volt
Restrooms:	One ADA for 2,000 sf
Sprinklers	Yes
Signage:	Façade & street pylon

LEASE DETAILS	
Term:	3 – 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM, utilities, RE taxes, insurance (NNN fees \$3.82 psf.)

BUILDING INFORMATION	
Current Tenant:	Vacant
Other Tenants:	AMRI, Subway, Common Grounds Coffee Shop
Occupancy Date:	Negotiable
Sign on Property:	Yes
Showing Instructions:	Lockbox

2026 REAL ESTATE TAXES	
Parcel Number:	P57-400-010000040004
Total Annual Taxes:	\$15,869.70

### Comments:

- Newer retail/commercial strip shopping center.
- Easy access from State Route 795.
- Located near industrial park, which includes Stellantis, Cintas, Walgreens, First Solar and Amazon.
- Located on a prime retail/industrial corridor.
- Less than 1 mile from I-80/90, I-75, 4 miles from I-280.

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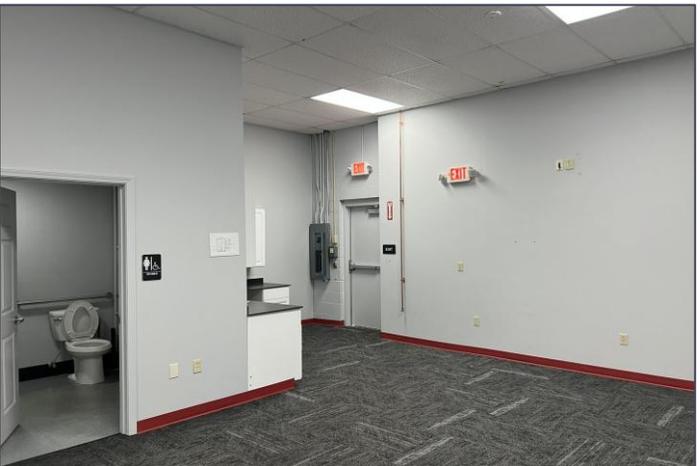
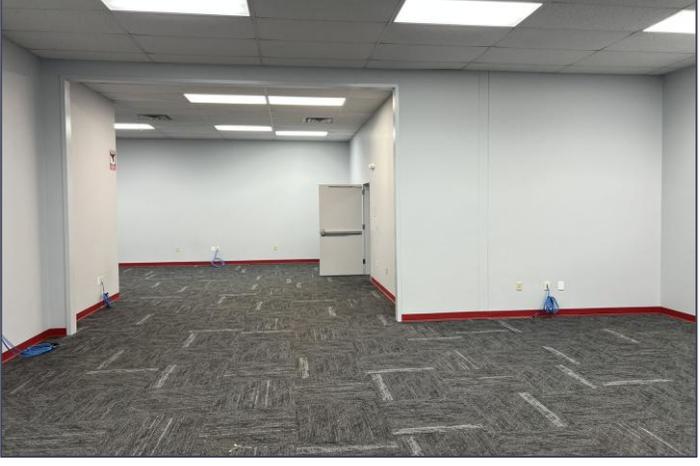
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### 2026 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,098	\$63,638
3 MILE	16,314	\$82,800
5 MILE	76,646	\$71,542

### TRAFFIC COUNTS (TWO-WAY)

4,586	Oregon Road
17,780	Avenue Road (SR 795) westbound
17,658	Avenue Road (SR 795) eastbound

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