

6630 CENTERS DRIVE
HOLLAND, OH 43528

RETAIL SPACE FOR LEASE
Up to 6,377 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

AVAILABLE SPACE & PRICING

	SIZE	LEASE RATE
Retail/Office	3,500 SF	\$13.00/SF NNN + Utilities
Retail	1,456 SF	\$13.00/SF NNN + Utilities
	1,421 SF	\$13.00/SF NNN + Utilities
Total Available	6,377 SF	

Building Size:	13,996 SF
Number of Stories:	1
Year Constructed:	1989
Condition:	Good
Acreage:	Approx. 1.23 AC
Closest Cross Street:	Airport Hwy.
County:	Lucas
Zoning:	C-2 (General Commercial District)
Parking:	40 ± spaces
Curb Cuts:	3
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

ZACK LIBER, SIOR
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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Block/siding
Structural System:	Block/steel
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet/hardwood
Ceiling Height:	10'
Heating:	GFA
Air Conditioning:	Central air
Power:	250 amp 120/208V
Restrooms:	Multiple in suite
Security System:	Yes
Signage:	Facade + street monument

2025 REAL ESTATE TAXES

Area:	Springfield Township
Parcel Number:	6586747
Assessor Number:	28202003
Total Annual Taxes:	\$25,893.44

Comments:

- Former daycare space
- Excellent retail location
- 0.4 miles to I-475/US 23
- 6.6 miles to I-80/90



LEASE DETAILS

Term:	3 ± years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN, CAM, utilities, suite janitorial

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents (lockbox)

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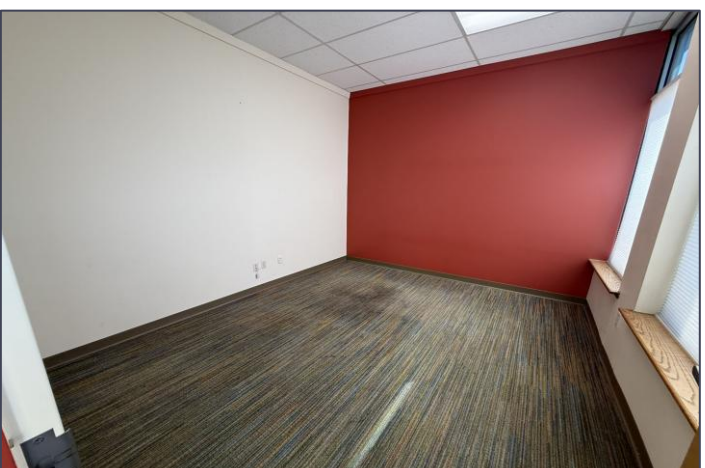
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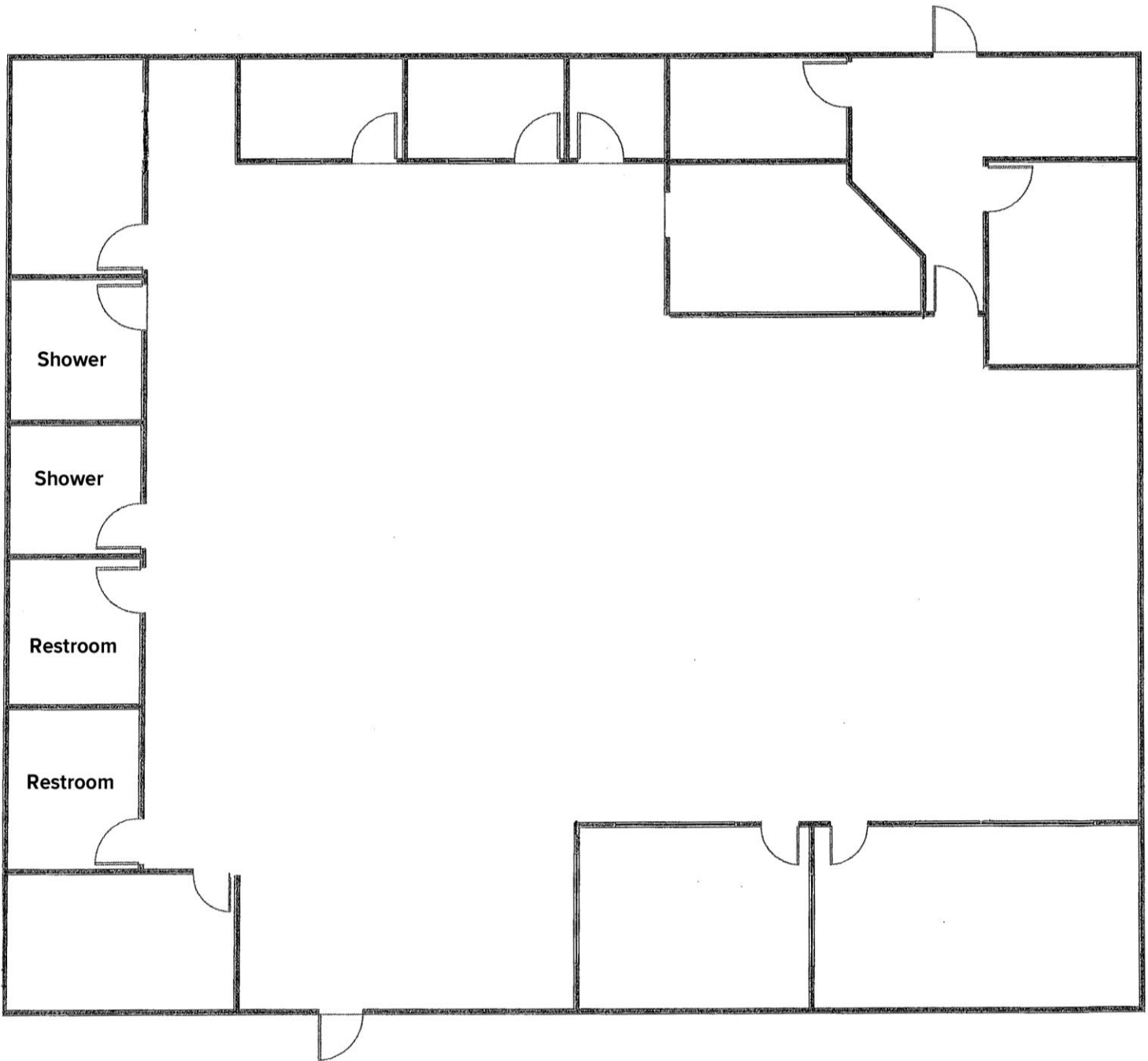
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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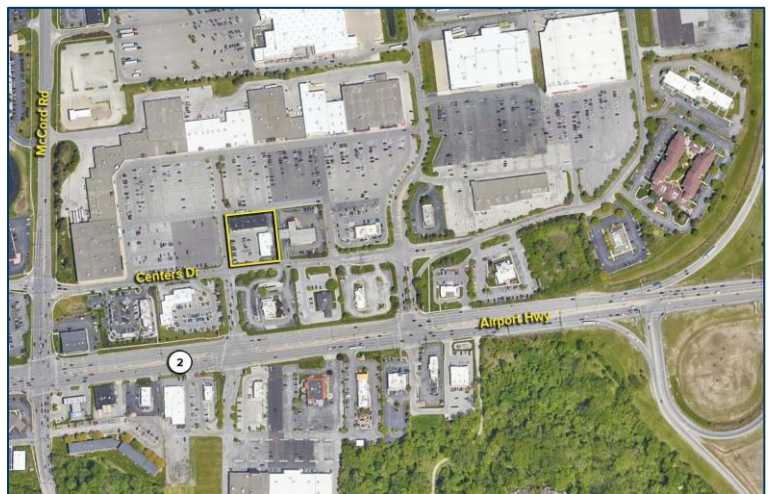


TRAFFIC COUNTS (TWO-WAY)

15,055	McCord Road
44,493	Airport Highway
2,374	Centers Drive

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,530	\$71,093
3 MILE	52,285	\$76,153
5 MILE	128,051	\$79,863



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