

6805 WHITEHOUSE SQUARE BLVD.
WHITEHOUSE, OH 43571

RESTAURANT/RETAIL SPACE FOR LEASE
3,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER MEXICAN RESTAURANT



GENERAL INFORMATION

Lease Rate:	\$13.00/SF NNN
Available Space:	3,500 SF
Building Size:	10,500 SF
Number of Stories:	1
Year Constructed:	2006
Condition:	Turnkey
Acreage:	1.33 ± AC
Closest Cross Street:	Waterville Street/Route 64
County:	Lucas
Zoning:	C-3
Parking:	60 ± shared spaces
Curb Cuts:	2
Street:	2 lanes with center turn lane



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
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www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Decorative block
Structural System:	Steel
Roof:	Rubber flat roof
Floors:	Concrete
Floor Coverings:	LVP
Ceiling Height:	14'
Heating:	GFA
Air Conditioning:	Central air
Power:	120/208 w/240 plugs
Restrooms:	2 M/F
Security System:	Yes
Signage:	Façade

Comments:

- Turnkey former Mexican restaurant
- FF, and E available separately to purchase
- 6.7 miles to I-475/US-23
- 12 miles to I-80/90

LEASE DETAILS

Term:	3 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM, NNN, utilities, suite janitorial
2025 CAM Charges:	\$4.86/sf

BUILDING INFORMATION

Current Occupant:	Acapulco's Mexican
Occupancy Date:	Upon lease execution
Other Occupants:	Chiropractor, salon, JoJo's Pizza, State Farm
Sign on Property:	Yes
Showing Instructions:	Lockbox – contact agents

2025 REAL ESTATE TAXES

Area:	Whitehouse Village
Parcel Number:	98-40481
Assessor Number:	47059004
Total Annual Taxes:	\$15,931.99

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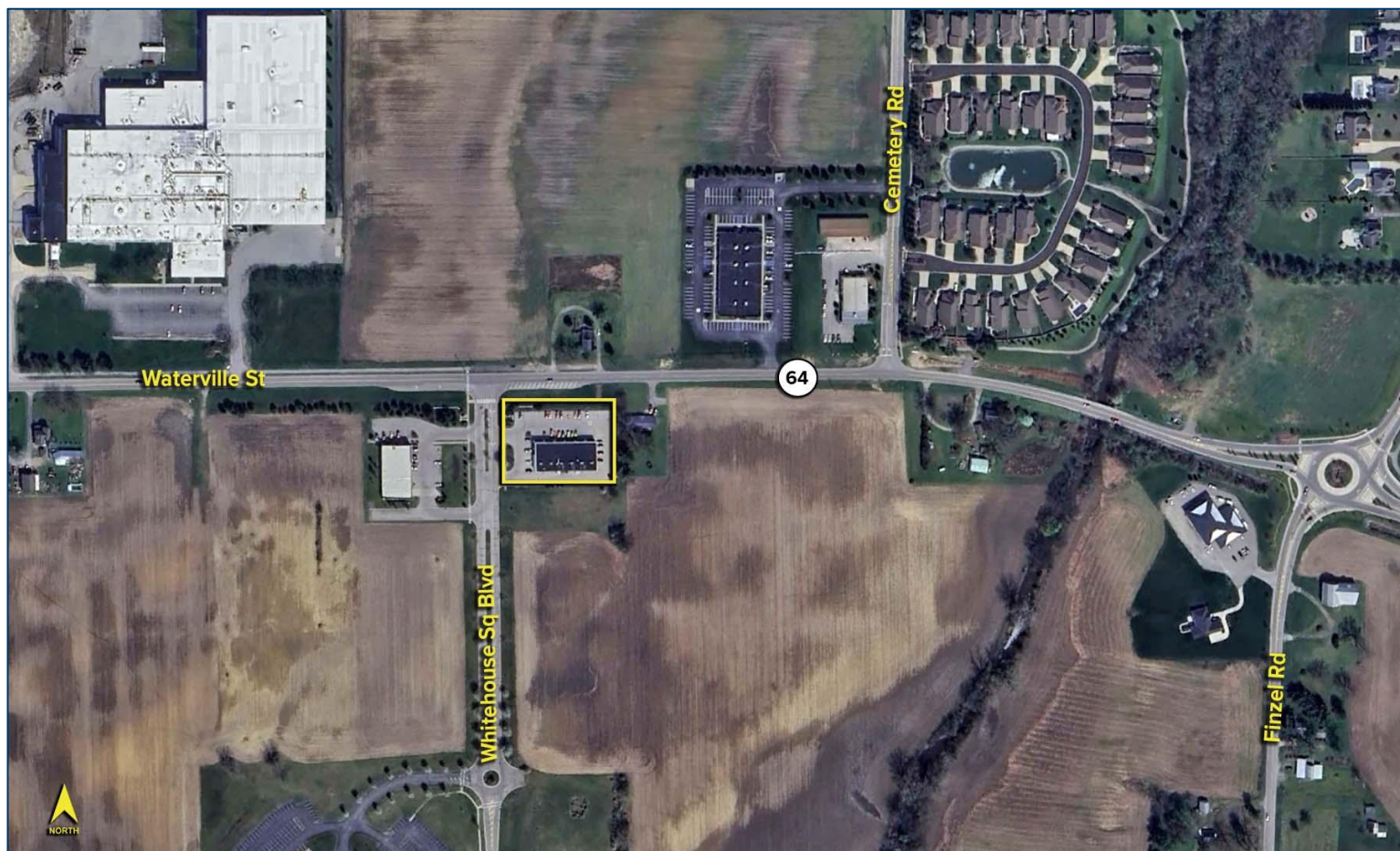
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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TRAFFIC COUNTS (TWO-WAY)

714 Whitehouse Square Blvd.

8,611 Waterville Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,087	\$103,040
3 MILE	11,177	\$119,733
5 MILE	25,986	\$118,838
10 MILE	138,180	\$98,307



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