

440 N. DIXIE HIGHWAY
ROSSFORD, OH 43460

COMMERCIAL BUILDING FOR LEASE
5,400 Square Feet Available



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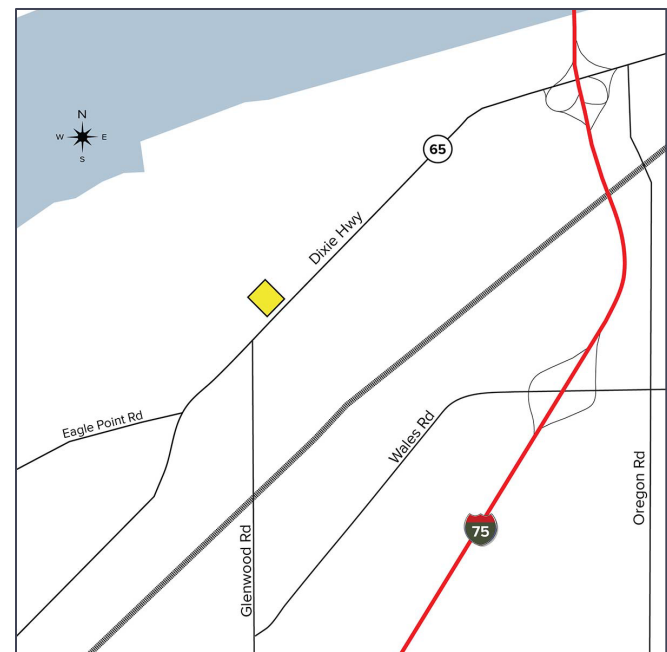
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER BANK BUILDING



GENERAL INFORMATION

Lease Rate:	\$8.00 per square foot NNN
Space Available:	5,400 SF
Building Size:	5,400 SF
Number of Stories:	One + finished basement
Year Constructed:	1955, remodeled in 1989
Condition:	Good
Acreage:	.81 acres
Closest Cross Street:	Walnut St.
County:	Wood
Zoning:	C-3 Core Business District in City of Rossford
Parking:	36 spaces
Curb Cuts:	Two
Street:	4 lane with median



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Concrete & steel
Roof:	Built up/composition
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	8' – 9'
Basement:	Yes
Heating:	Newer boiler
Air Conditioning:	Two newer units
Power:	400A/440V
Restrooms:	Main level – 1 Lower level – 2 oversized
Security System:	Available
Overhead Doors:	No
Sprinklers:	No
Signage:	Monument & pylon

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Other Occupants:	Fifth Third ATM
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	All operating expenses. RE taxes & insurance = \$3.50/SF.

Comments:

- Safes and vaults included.
- There is a short-term deed restriction against financial uses.

2025 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
T68—300-820101007000	.12	\$785.58	\$28,500	\$0	\$28,500
T68-300-820101006000	.14	\$980.80	\$35,600	\$0	\$35,600
T68-300-820101005000	.55	\$9,528.76	\$120,000	\$580,100	\$700,100
Totals:	.81	\$11,295.14	\$184,100	\$580,100	\$764,200

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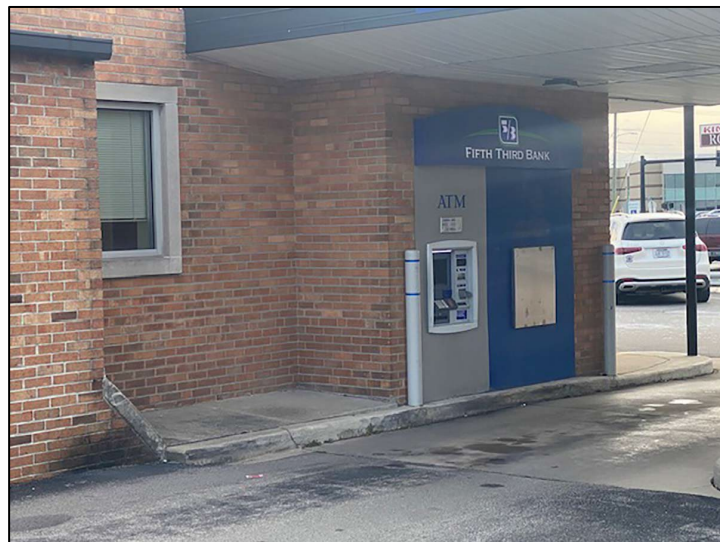
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Main entry



ATM area



Parking



Pylon sign

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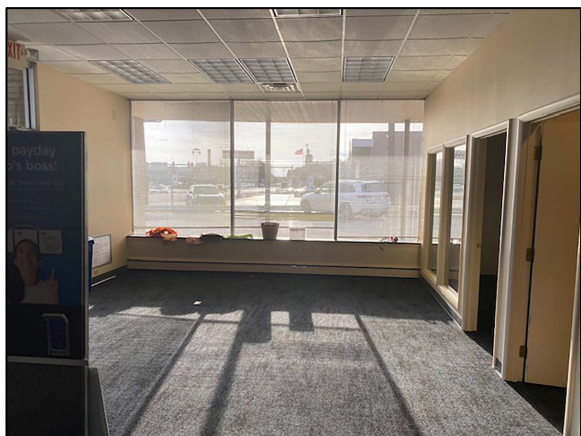
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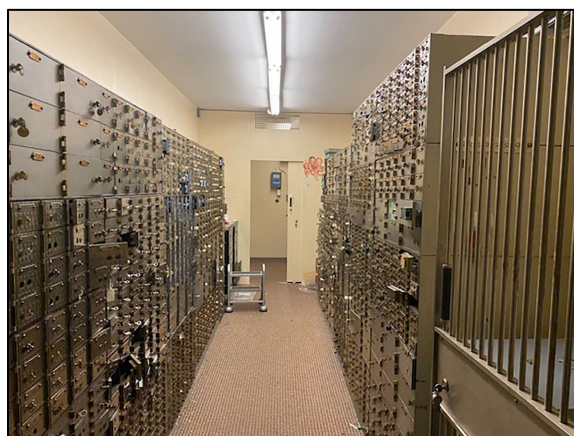
Front lobby



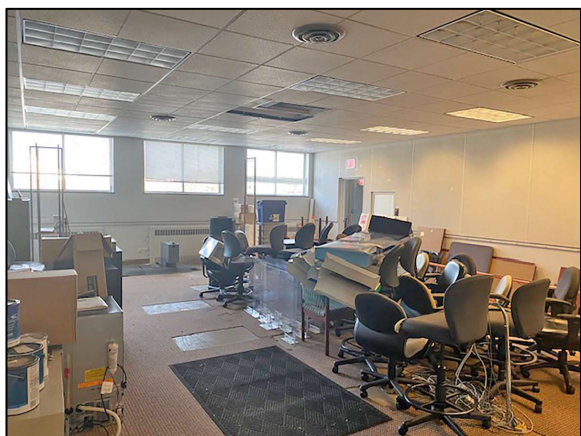
Front lobby



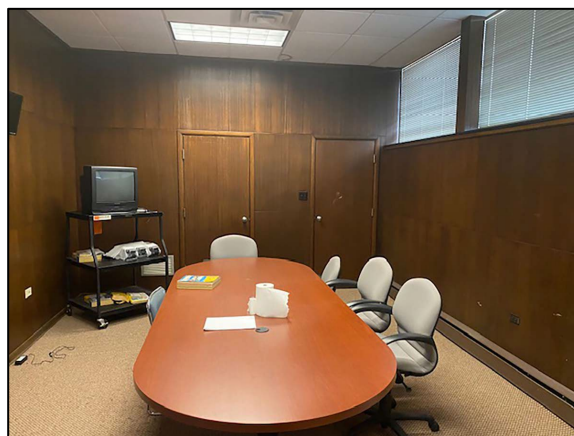
Counter area



Vault



Meeting room



Conference room

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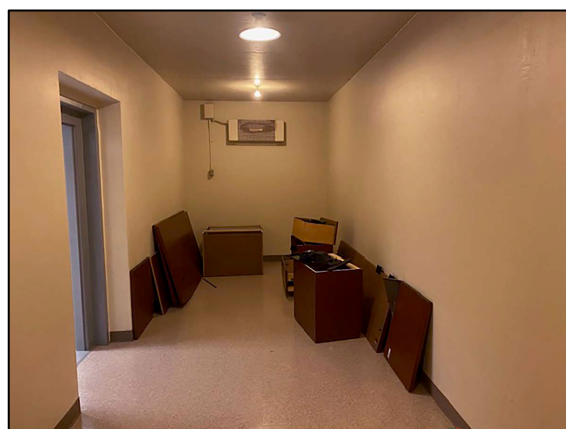
ATM area



Lower level additional storage



Downstairs meeting room with additional vault



Lower vault interior



Downstairs kitchenette



Lower level

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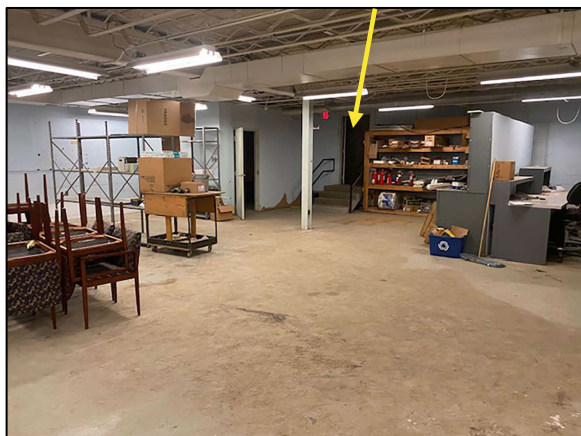
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Lower level exit staircase



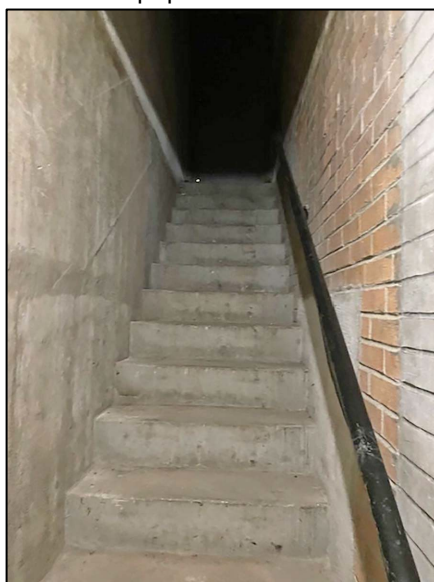
Newer mechanicals



Newer HVAC equipment



Main staircase to lower level



Lower level exit staircase



Main level safe

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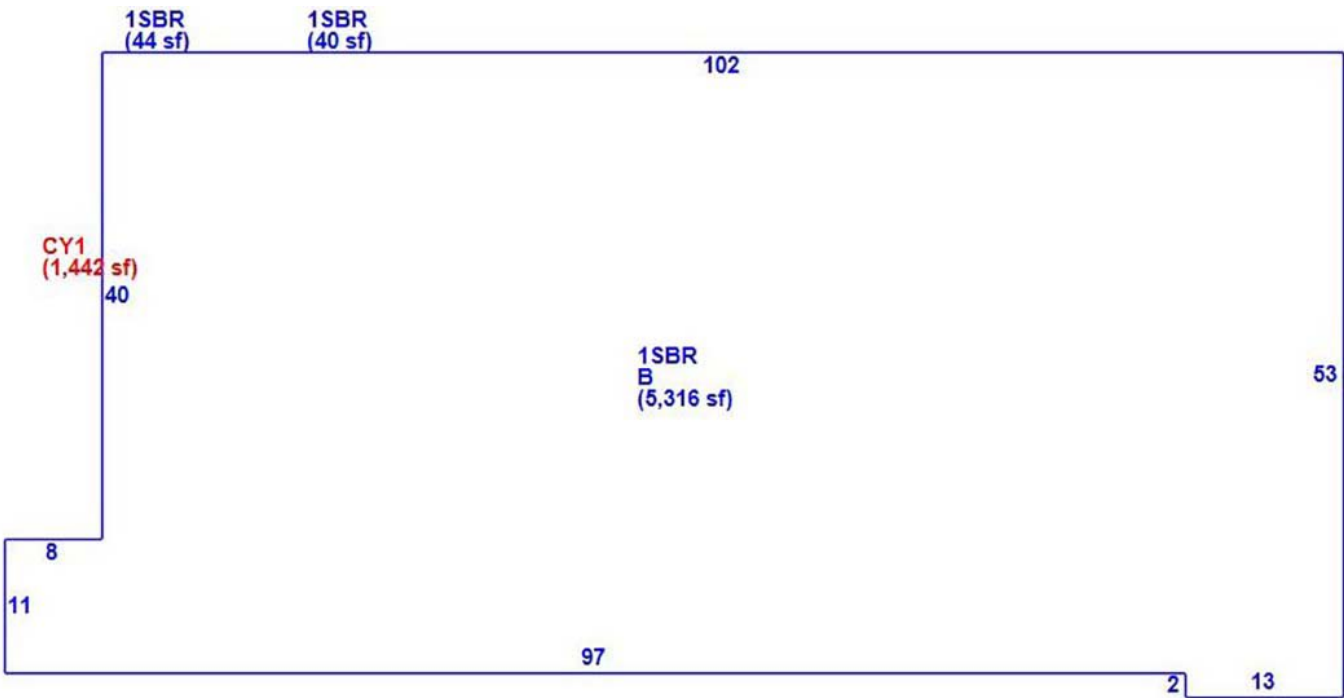
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OUTBLD

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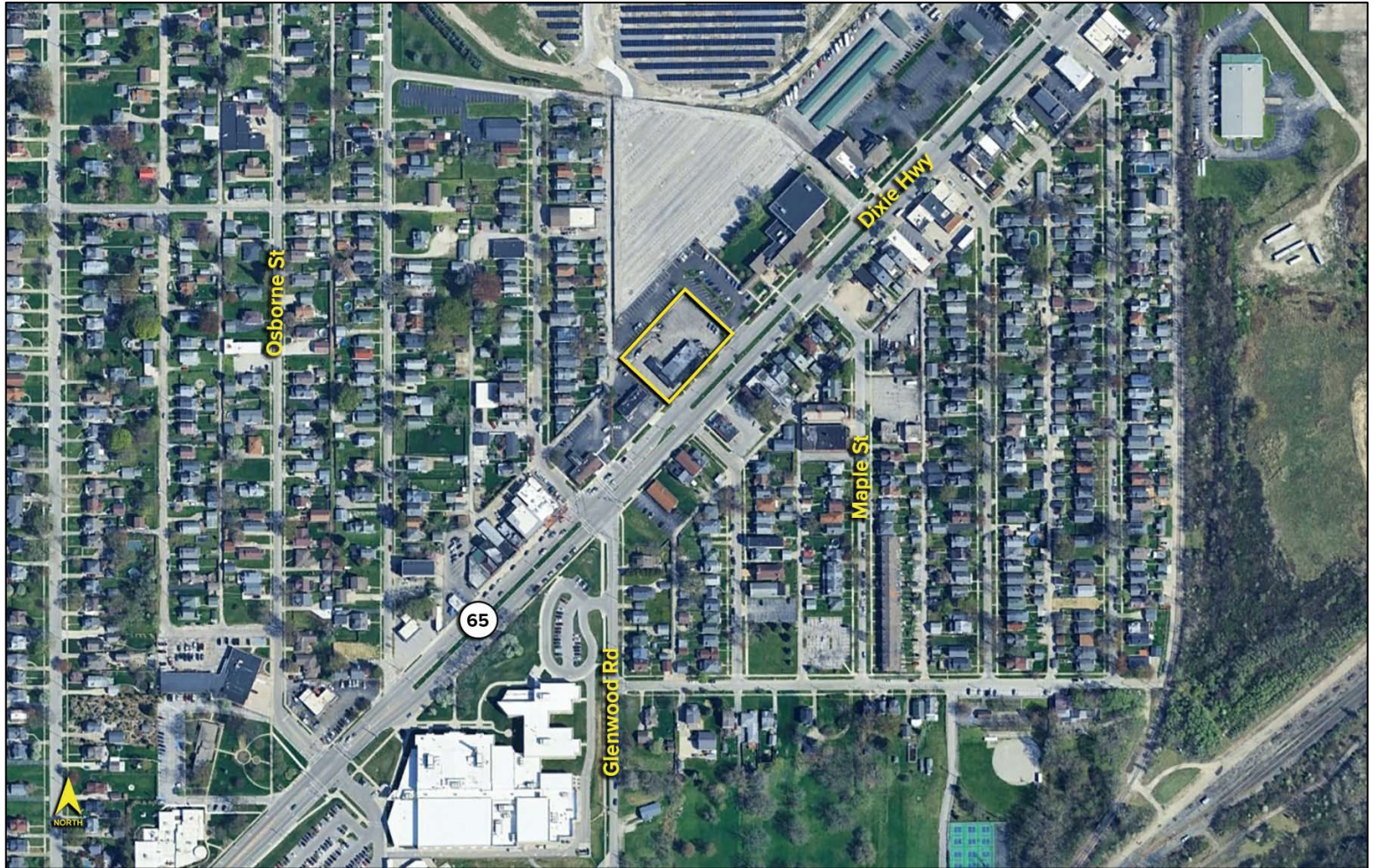
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,176	\$82,963
3 MILE	59,011	\$55,186
5 MILE	176,415	\$52,209

TRAFFIC COUNTS (TWO-WAY)

DIXIE HIGHWAY	11,680 (2023)
I-75	68,997 (2023)

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