

1069 KLOTZ ROAD
BOWLING GREEN, OH 43402

COMMERCIAL BUILDING FOR LEASE
14,908 Square Feet Available



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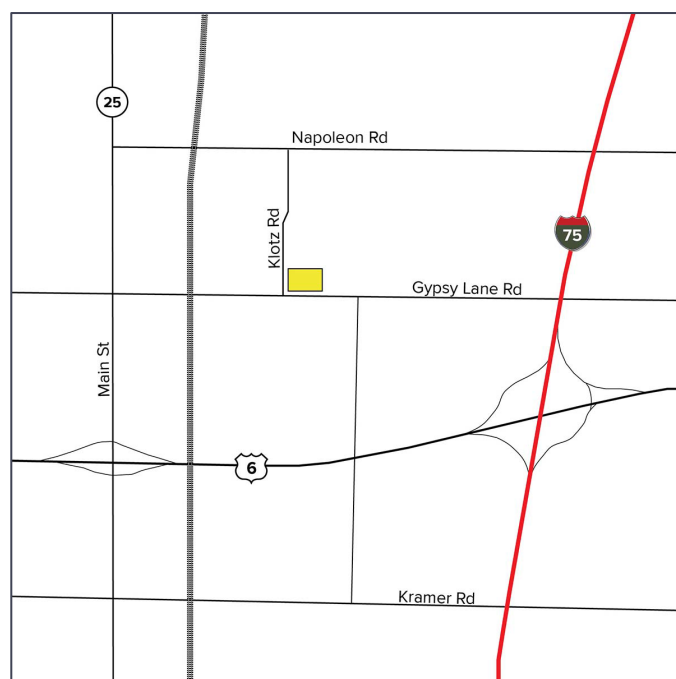
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER INDEPENDENT LIVING FACILITY



GENERAL INFORMATION

Lease Rate:	\$12.00/SF NNN
Space Available:	14,908 SF
Building Size:	22,288 SF
Number of Stories:	One
Year Constructed:	2011/2012
Condition:	Very clean
Lot Dimensions:	378.67' x 379.21'
Acreage:	3.19 acres
Closest Cross Street:	Gypsy Lane Rd
County:	Wood
Zoning:	C – Commercial zone
Parking:	75± spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Exterior Walls:	Brick & vinyl
Structural System:	Wood
Roof:	Pitched asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	8' – vaulted areas
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central & mini splits
Power:	200+ amp
Restrooms:	1 restroom with shower per unit + common restrooms
Security System:	Yes
Overhead Doors:	No
Sprinklers:	Yes
Signage:	Per code

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Northwest Ohio Orthopedic, Heritage Primary Care & Sports Medicine
Sign on Property:	Yes
Key Available:	Lockbox – arrange with agents

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsible For:	All NNN expenses. Est. NNN = \$3.75/SF.

2025 REAL ESTATE TAXES

Parcels:	B07-511-300401028005
Total Taxes:	\$35,069.54

Comments:

- Heritage Corner Healthcare campus. Former independent living facility. Adjacent to Discovery Kingdom Daycare.
- Subject space consists of the following: dining area(s) (1 with skylights), lobby, offices, conference, salon & spa, full kitchen with coolers, hood & kitchen equipment, patio, laundry room and 17 bedrooms with restrooms/showers.
- Has oversized water heaters.

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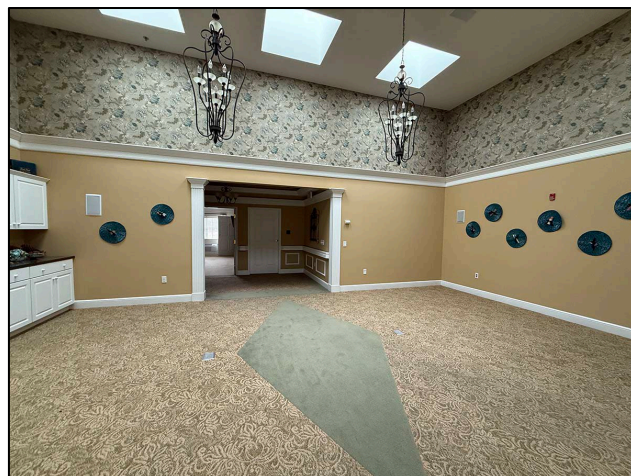
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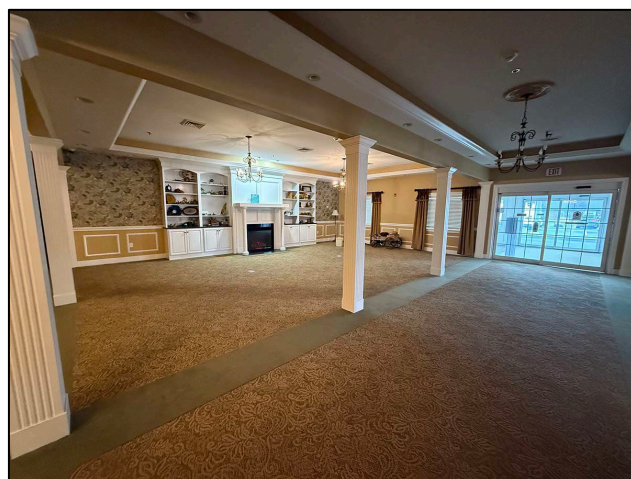
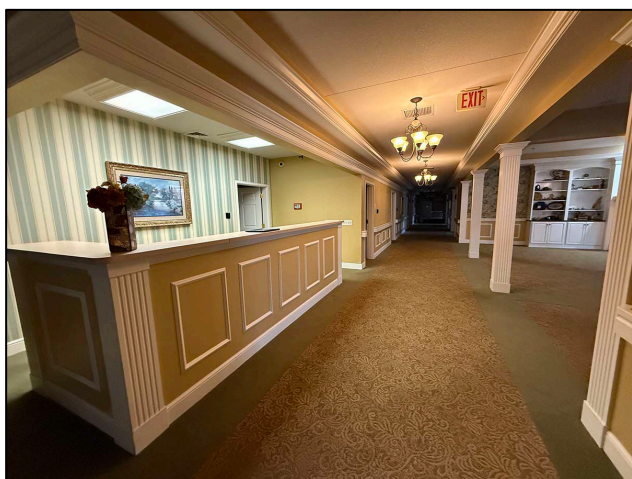
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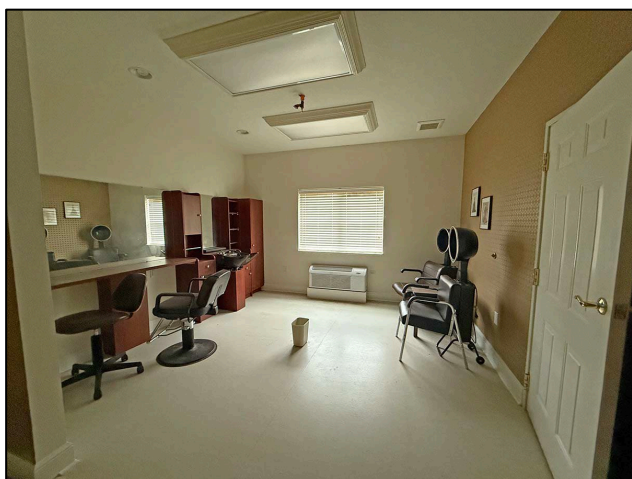
Covered entry



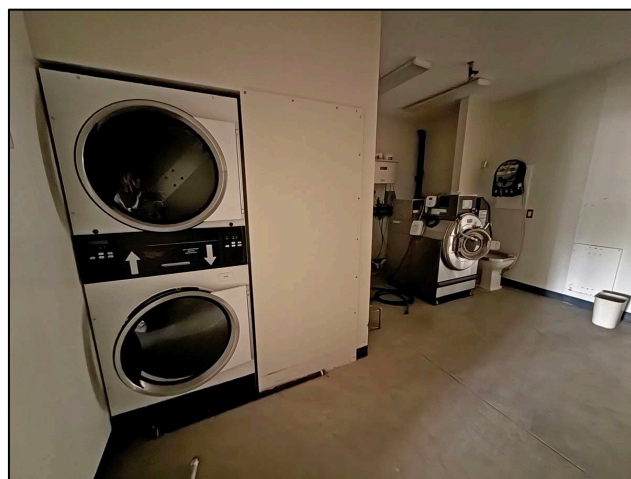
Dining area



Front dining area



Salon



Laundry

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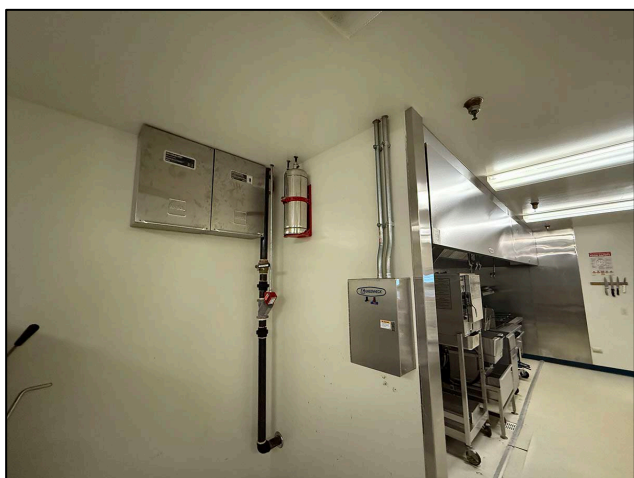
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Kitchen



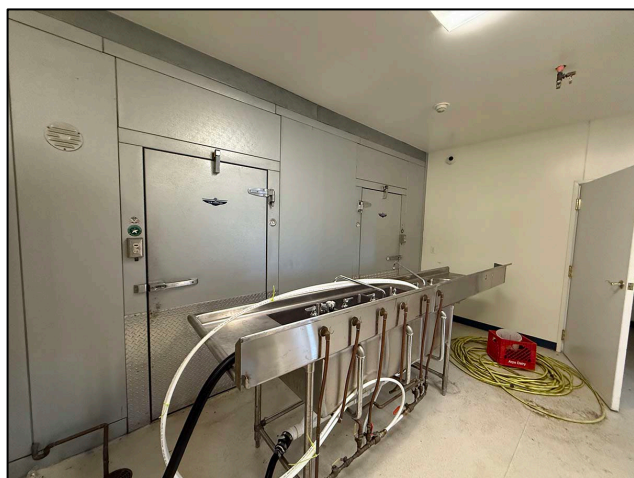
Kitchen



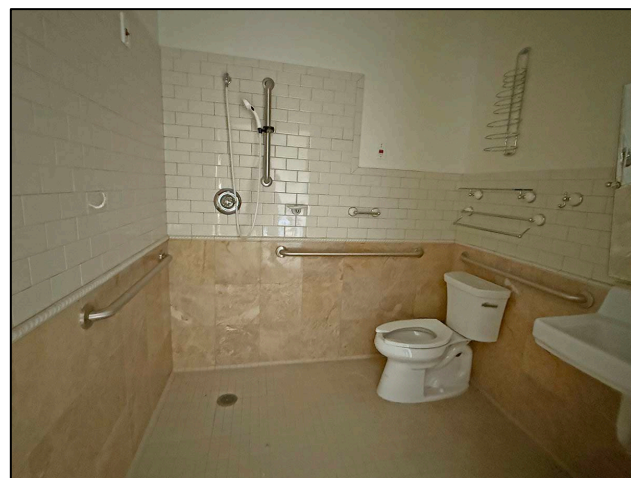
Kitchen



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Coolers



Restroom

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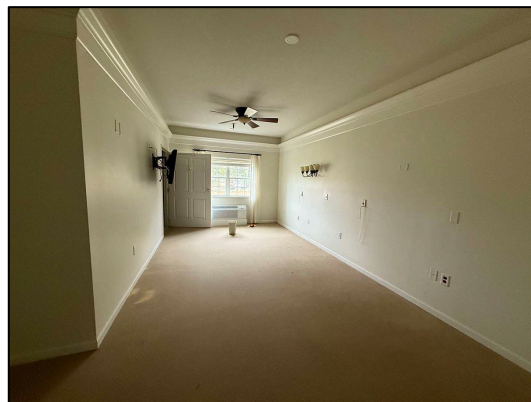
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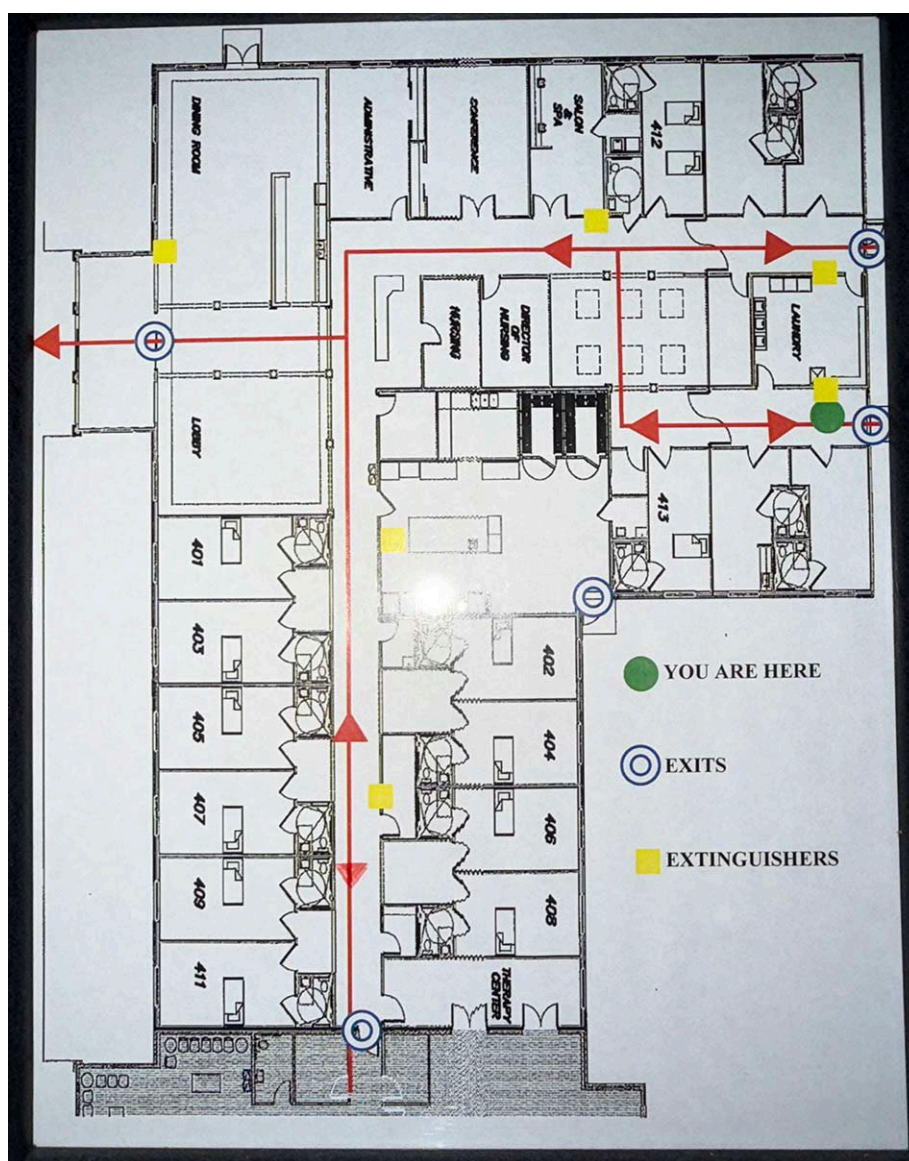
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Bedroom



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,122	\$40,885
3 MILE	30,313	\$55,971
5 MILE	34,403	\$60,133

TRAFFIC COUNTS (TWO-WAY)

KLOTZ ROAD	227 (2024)
GYPSY LANE ROAD	5,412 (2024)
MAIN STREET (SR-25)	17,842 (2024)

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