

941 DIXIE HIGHWAY
ROSSFORD, OH 43460

RETAIL SPACE FOR LEASE
3,565 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$5.00/SF NNN
Space Available:	3,565 SF
Building Size:	16,560 SF
Number of Stories:	1
Year Constructed:	1960
Condition:	Grey Box (has electrical, plumbing, and HVAC)
Closest Cross Street:	Rossway Avenue
County:	Wood
Zoning:	Commercial
Parking:	In common with strip center
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

JARED JENSEN
(419) 249 6326 or (419) 377 8964
jjensen@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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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BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block
Structural System:	Steel joist
Roof:	Built up
Floors:	Concrete
Ceiling Height:	12' clear
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	800 amps, 3 phase
Restrooms:	1
Sprinklers:	No
Elevator:	No
Signage:	Facia

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	<ul style="list-style-type: none">• Educare Academy• Rossford Cleaners
Sign on Property:	Yes
Showing Instructions:	Contact agent

LEASE DETAILS

Term:	3+ years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities, taxes, CAM (Snow/salt/lawn/landscaping), insurance



Comments:

- Open floor plan
- Versatile, ready-to-finish space for your business needs
- Great exposure to Dixie Highway
- 2.3 miles to I-75

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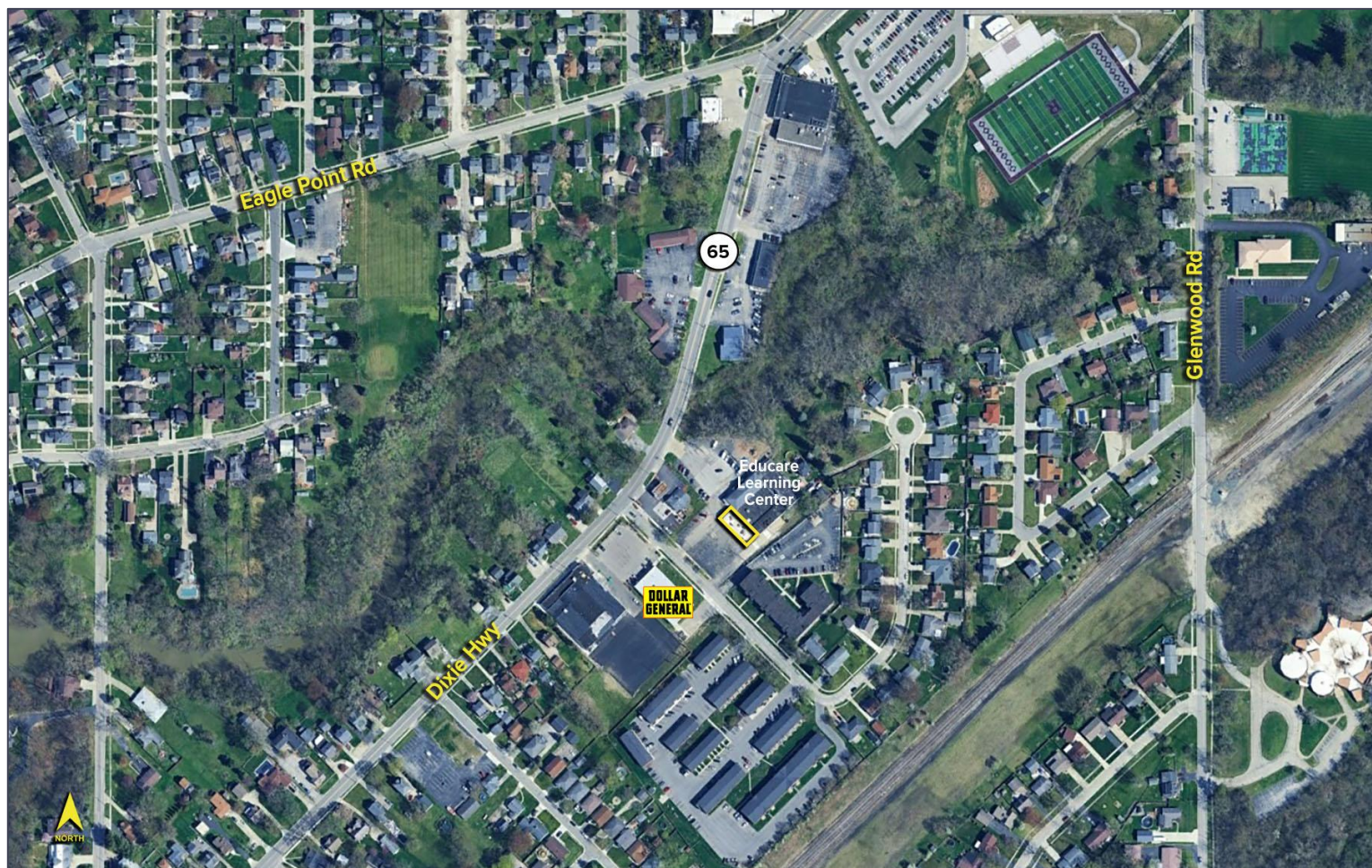
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,678	\$84,921
3 MILE	52,931	\$59,950
5 MILE	167,958	\$54,899

TRAFFIC COUNTS (TWO-WAY)

5,955	Superior Street
3,750	Glenwood Road

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