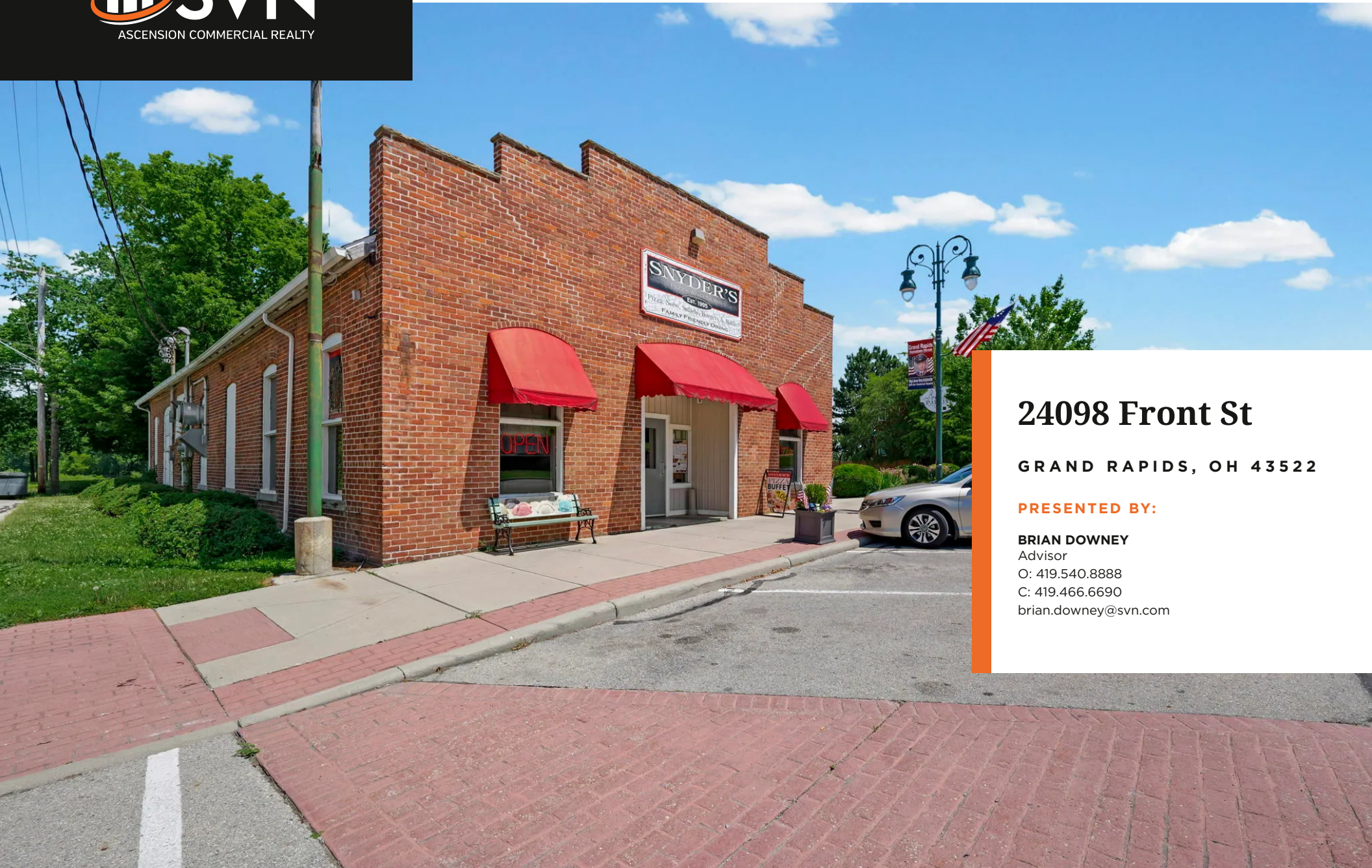




Snyders Pizza



24098 Front St

GRAND RAPIDS, OH 43522

PRESENTED BY:

BRIAN DOWNEY

Advisor

O: 419.540.8888

C: 419.466.6690

brian.downey@svn.com

PROPERTY SUMMARY

24098 FRONT ST

GRAND RAPIDS, OH 43522

OFFERING SUMMARY

SALE PRICE:	\$250,000
BUILDING SIZE:	3,040 SF
LOT SIZE:	0.1 Acres
PRICE / SF:	\$82.24
APN:	E19-509-070201008000

PROPERTY SUMMARY

3,040 SF retail building situated on 0.10 acres on Front Street in downtown Grand Rapids, currently occupied by Snyder's Pizza a family-owned pizza and sub shop operating at this location since 1995. Property sold as a sale lease back investment with a 5 year lease in place and an option to renew. Located on Front Street in downtown Grand Rapids, a historic walkable district along the Maumee River lined with restored 19th-century buildings, and local shops. The village draws steady seasonal traffic from Providence Metropark, the Miami and Erie Canal towpath, and community events like the annual Apple Butter Festival.



PROPERTY HIGHLIGHTS

- Sale lease back with a 5 year modified gross lease in place plus option to renew (Tenant Covers Utilities)
- Currently the only commercial building on market in downtown Grand Rapids Ohio
- FF&E Included: Walk in cooler, Soup and Salad Bar, Stainless steel 3 tub commercial sink
- Lease review available upon an accepted LOI by both parties



**Well Known Local
Tenant**



PROPERTY DETAILS

SALE PRICE	\$250,000
LOCATION INFORMATION	
STREET ADDRESS	24098 Front St
CITY, STATE, ZIP	Grand Rapids, OH 43522
COUNTY	Wood
PROPERTY INFORMATION	
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
LOT SIZE	0.1 Acres
APN #	509070201008000
LOT FRONTAGE	38 ft
LOT DEPTH	80 ft
2025 TAXES	\$2537.60

BUILDING INFORMATION	
BUILDING SIZE	3,040 SF
TENANCY	Single
OCCUPANCY	100%
YEAR BUILT	1900
FOUNDATION	Slab
FRAMING	Brick/masonry
WALL HEIGHT	14 ft
ROOF	Shingle
NUMBER OF BUILDINGS	1
FLOOR COVERINGS	Tile
PARKING	Street
HVAC	GFA
RESTROOMS	2
UTILITIES	
GAS	Suburban Natural Gas
WATER	Village of Grand Rapids
ELECTRIC	Toledo Edison

INTERIOR PHOTOS



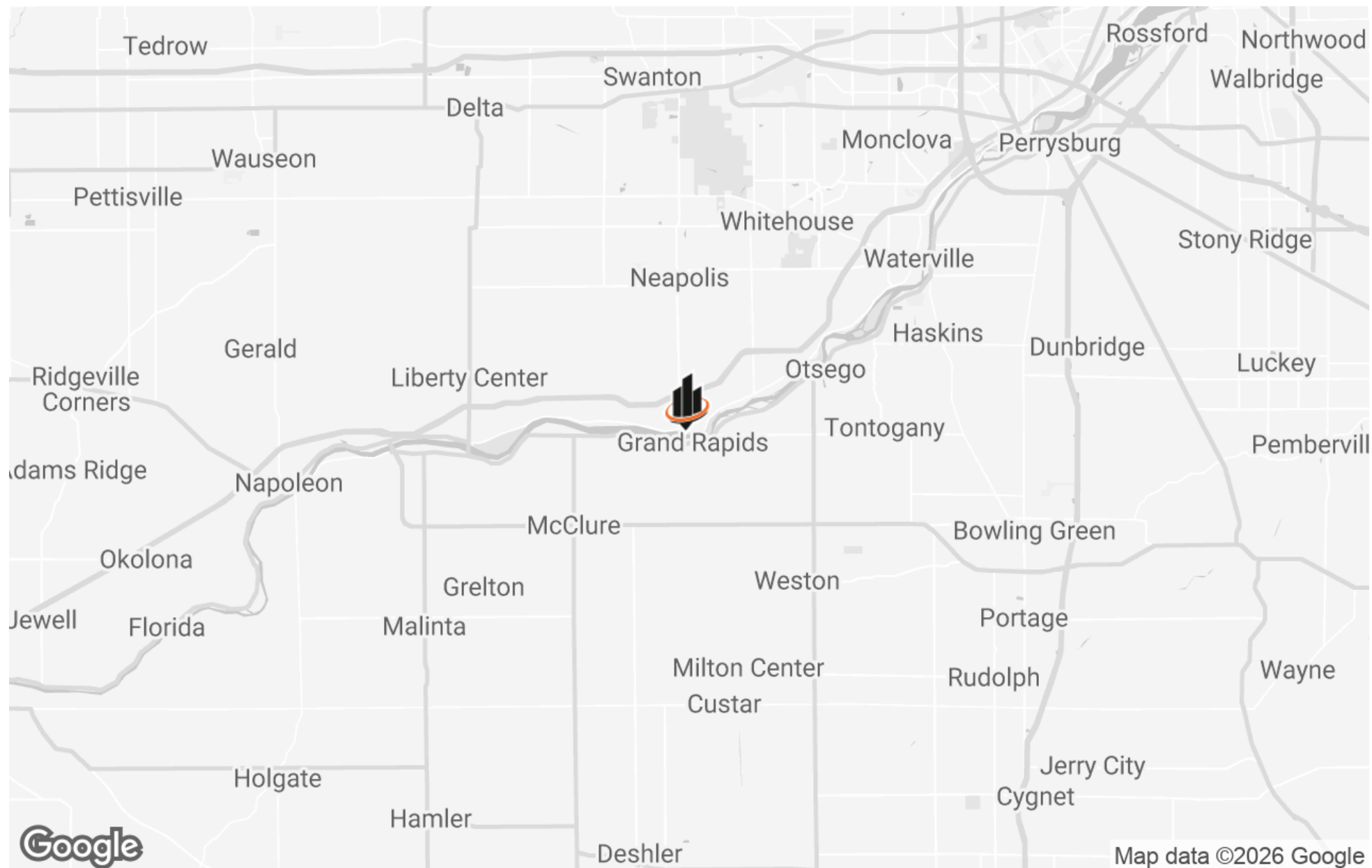
EXTERIOR PHOTOS



RETAILER MAP



REGIONAL MAP

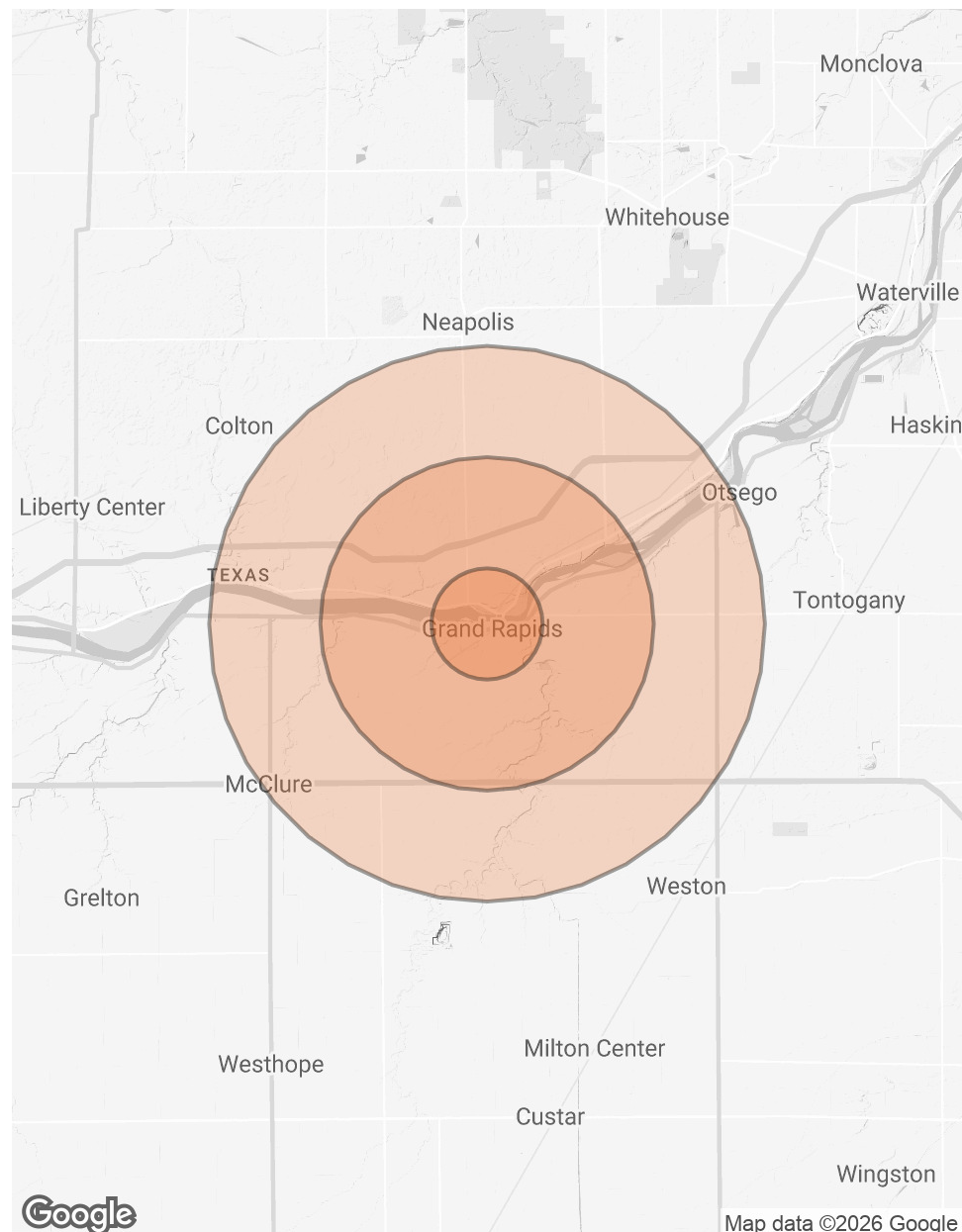


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	556	2,713	7,033
AVERAGE AGE	36.6	40	40
AVERAGE AGE (MALE)	37.2	41.4	40
AVERAGE AGE (FEMALE)	35.3	37.9	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	205	1,003	2,646
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$96,664	\$103,065	\$104,429
AVERAGE HOUSE VALUE	\$198,220	\$231,089	\$223,719

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



WWW.SVN-ACRE.COM