

6404 MONROE STREET

Sylvania, OH 43560

RK



Offering Summary

Lease Rate:	Contact Broker
Building Size:	7,700 SF
Available SF:	1,400 - 7,700 SF
Lot Size:	1.18 Acres
Zoning:	B-2 General Business
Submarket:	West Toledo/Sylvania

Property Overview

- Proposed New Shopping Center-7,700 SF (110' x 70')
- Bay sizes from 1,400 SF and up
- Owner will consider a ground lease or Build to Suit
- 1.18 acres with 150' of frontage on Monroe Street
- Excellent demographics with a population of 112,135 within a 5-mile radius
- High traffic counts with over 20,396 vpd on Monore Street

Location Overview

- Located on Monroe Street, City of Sylvania's major retail/commercial corridor
- 1/2 mile from US 23 expressway interchange
- Walking distance to downtown Sylvania
- Proximity to Flower (Promedica) Hospital, Lourdes University, and Northview High School

Joe Belinske, CCIM

419.794.3951

jbelinske@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Lease Rate	Contact Broker
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Lease Details

Available SF	1,400 - 7,700 SF
Lease Type	NNN

Building Information

Building Size	7,700 SF
Tenancy	Multiple
Center Type	Street Retail
Construction Status	Proposed
Exterior Signage	Monument at Street

Property Details

Zoning	B-2 General Business
Acreage	1.18 Acres
Parcel / APN Numbers	82-03457, -61, -66
Lot Frontage	150 ft

Location Information

City, State & Zip	Sylvania, OH 43560
County	Lucas
Cross Streets	Summit Street
Nearest Highway	US 23

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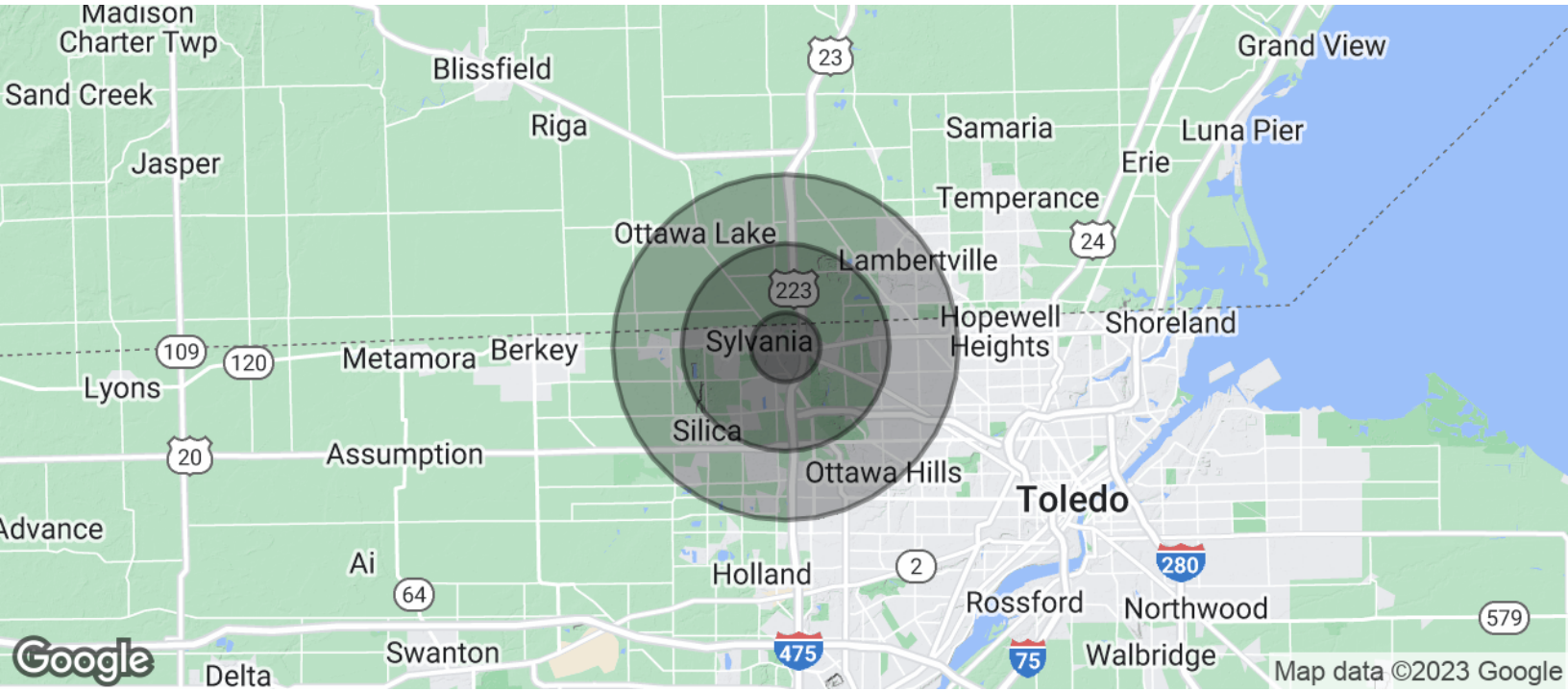


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Population	1 Mile	3 Miles	5 Miles
Total Population	6,933	41,792	112,135
Average Age	39.7	43.7	41.8
Average Age (Male)	31.6	38.8	39.6
Average Age (Female)	46.3	46.0	43.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,903	17,936	50,421
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$81,611	\$104,360	\$86,790
Average House Value	\$159,037	\$212,366	\$171,539

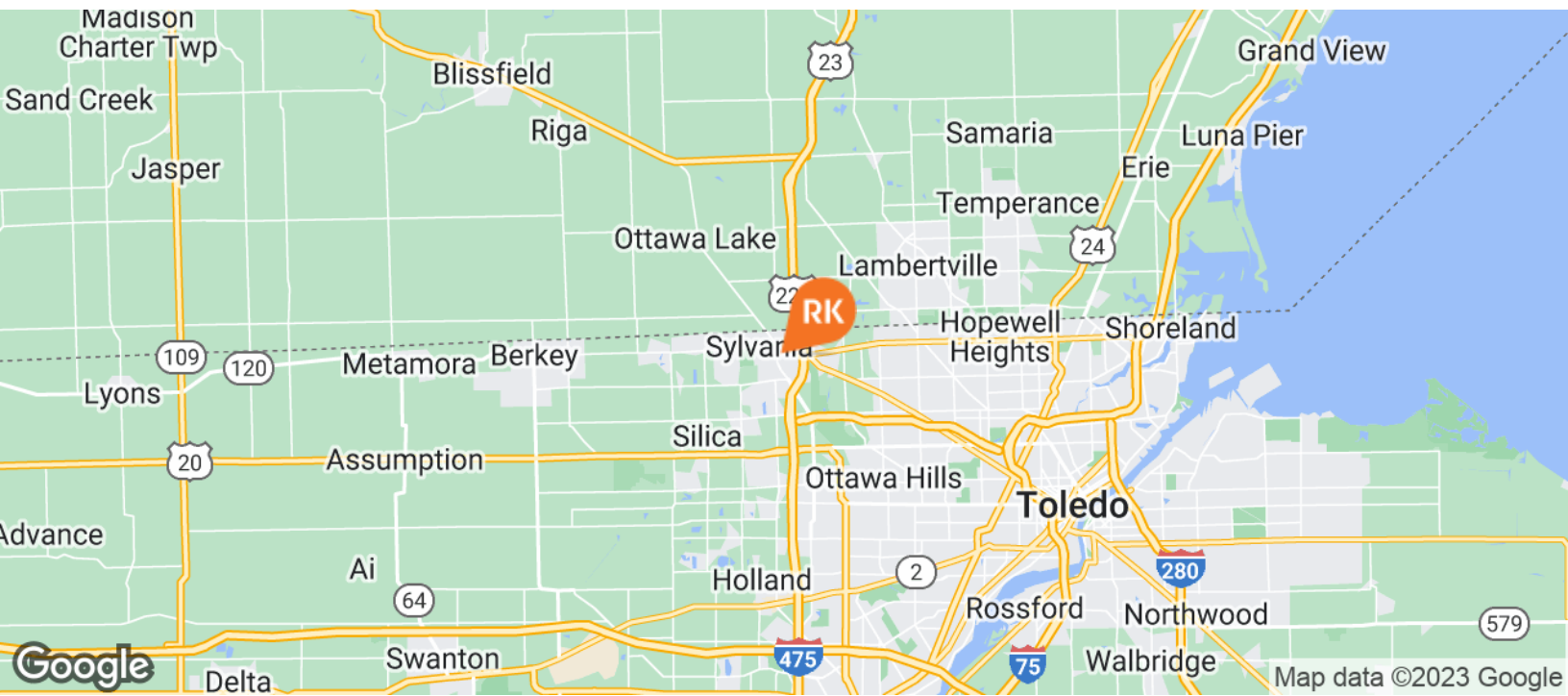
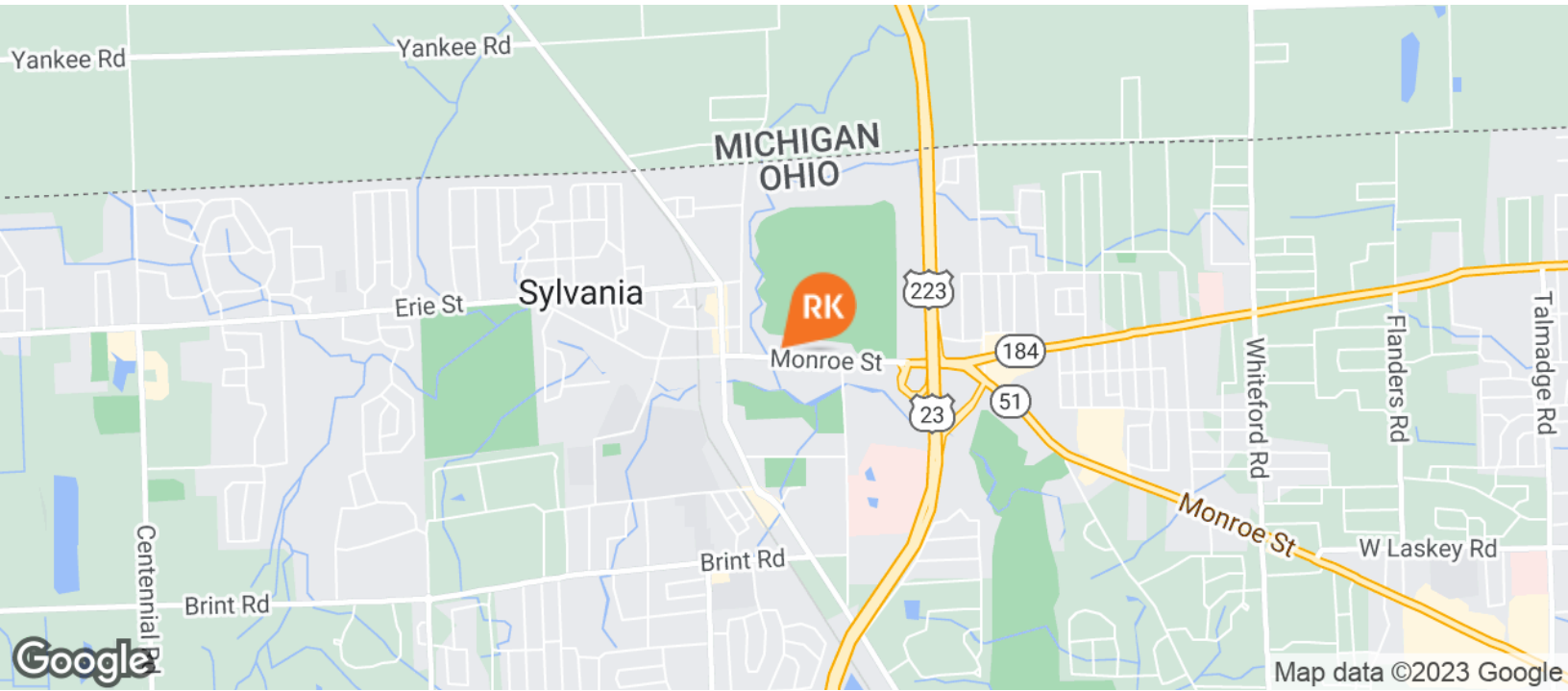
* Demographic data derived from 2020 ACS - US Census

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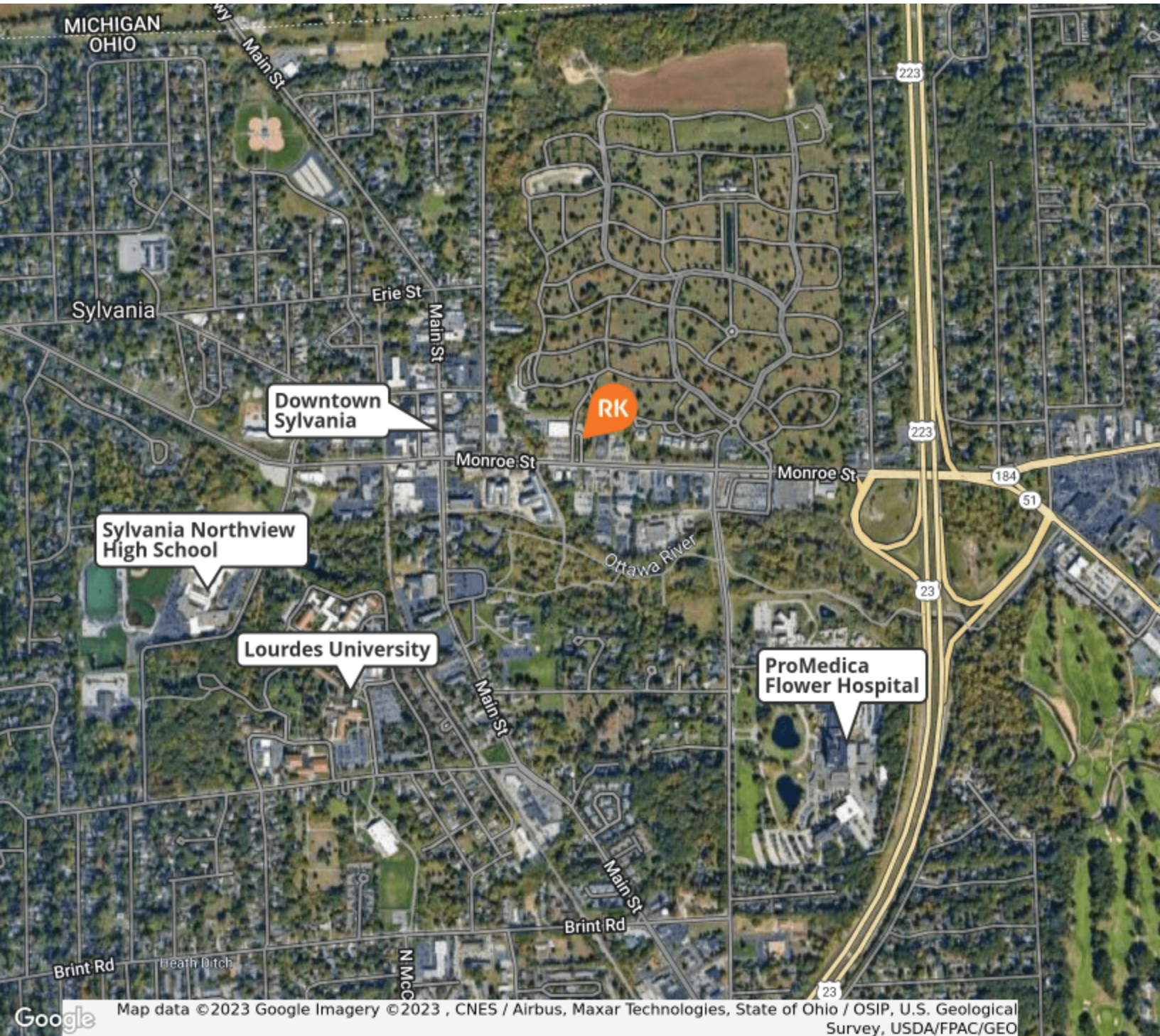


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