

3015 HOLLAND-SYLVANIA ROAD
TOLEDO, OH 43615 (SYLVANIA TOWNSHIP)

RETAIL SPACE FOR LEASE
1,381 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SYLVANIA WALK SHOPPES



GENERAL INFORMATION

Lease Rate:	\$15.00 per square foot NNN
Building Size:	6,906 square feet
Space Available:	1,381 square feet
Number of Stories:	1
Year Constructed:	2006
Condition:	Very good
Acreage:	0.725
Closest Cross Street:	W. Central Avenue
County:	Lucas
Zoning:	C-2 General Commercial
Parking:	34 spaces
Curb Cuts:	1 on Central; 1 on Holland-Sylvania with access to traffic light
Street:	4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Split face block/dryvit
Structural System:	Steel
Roof:	Rubber
Floors:	Concrete
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	100 amp
Restrooms:	One per suite
Sprinklers	No
Signage:	Facia and freestanding
Delivery Area:	In rear

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant responsible for all utilities and prorata share of taxes, insurance and CAM	

2026 REAL ESTATE TAXES

TD:	78
Parcel:	39567
Assessor Number:	30-014-001
Total Annual Taxes: \$14,257.74	

BUILDING INFORMATION

Occupancy Date:	Negotiable
Tenants:	419 Smoke, Hall of Fadez, Rita's Italian Ice, Cottage Inn Pizza
Sign on Property:	Yes
Key Available:	Yes



Comments:

- Great location that shares a traffic light with Super Wal-Mart, and McDonald's.
- High demographics.
- Convenient access on Central and Holland Sylvania.
- Over 38,000 cars per day at Central and Holland-Sylvania at traffic light.
- 1/2 mile east of I-475/US-23 (91,020 vehicles per day).
- Suite 4 - former medical/Urgent Care suite.
- 2026 NNN charges are \$5.50 psf, which includes water & trash.

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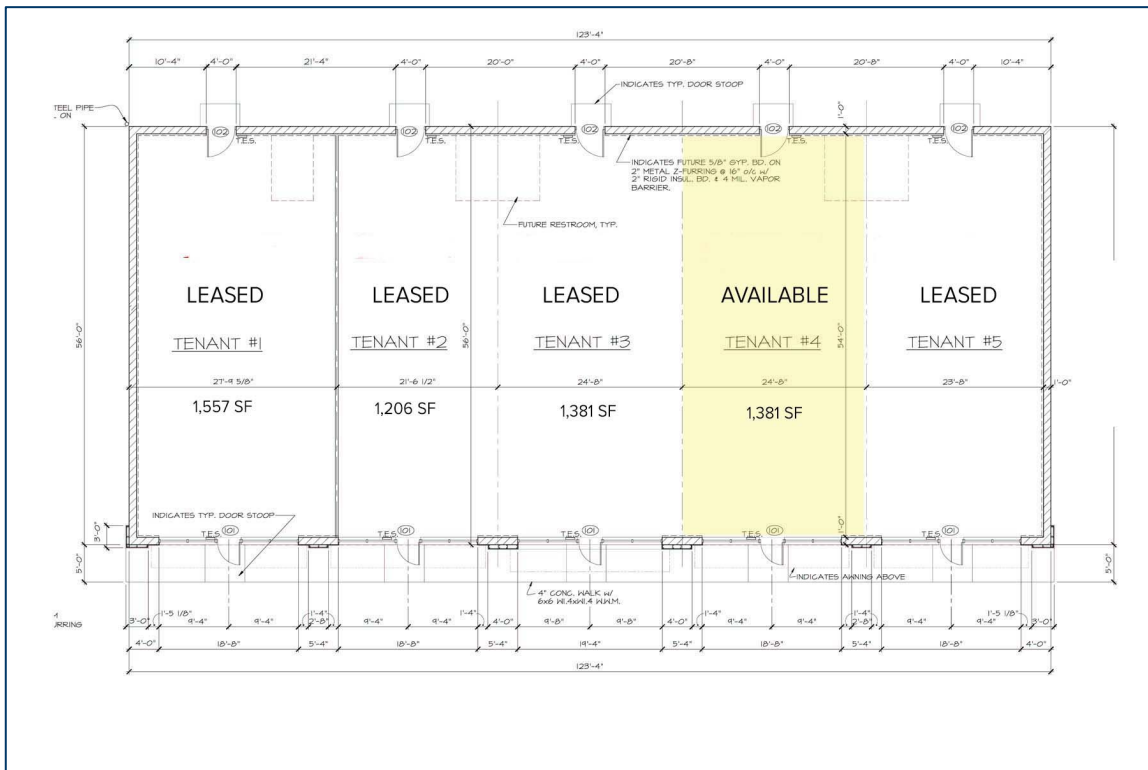
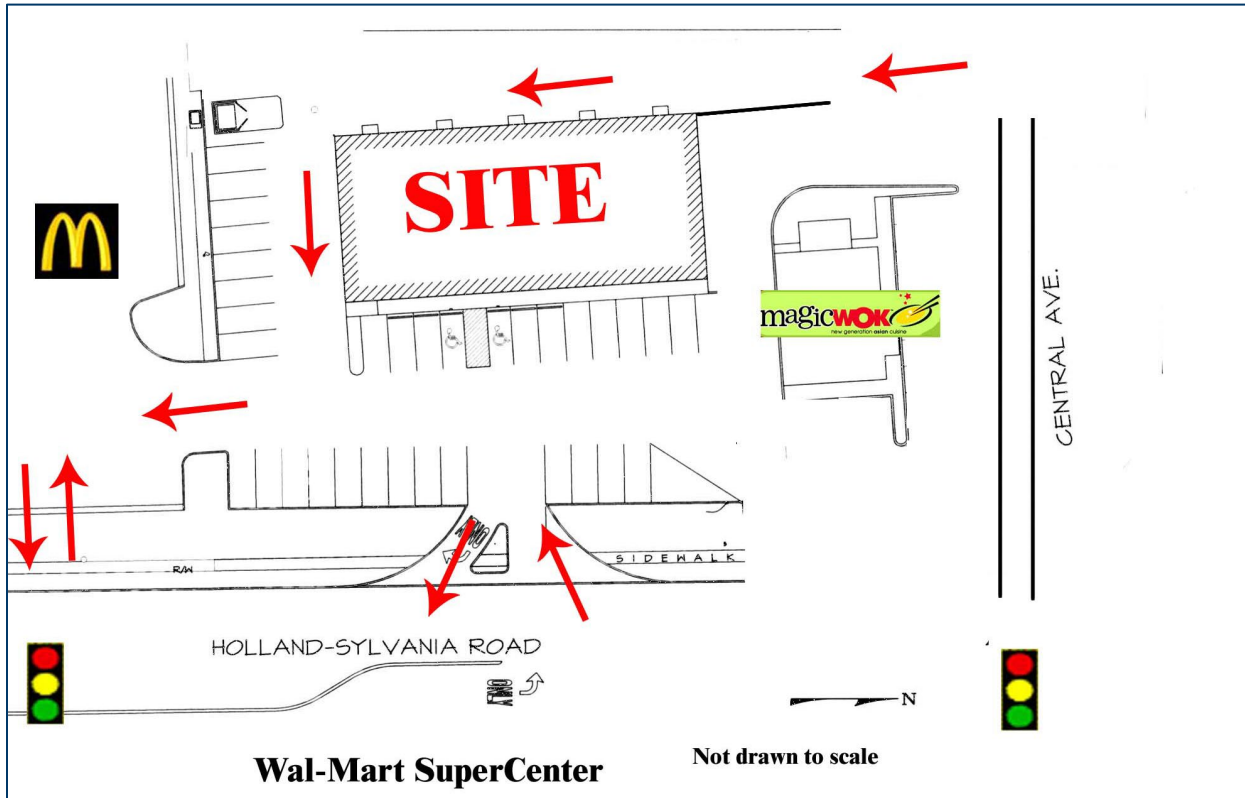
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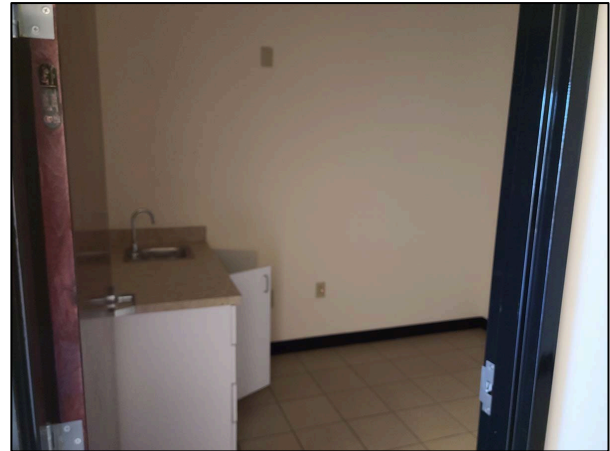
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	6,248	\$78,966
3 MILE	63,718	\$91,315
5 MILE	171,935	\$80,709

TRAFFIC COUNTS (TWO-WAY)
W. Central Avenue – 23,350 (2025)
N. Holland – Sylvania Road – 15,088 (2025)

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