

4523 N. HOLLAND SYLVANIA ROAD
TOLEDO, OH 43623

COMMERCIAL SPACE FOR LEASE
1,320 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,200/month plus utilities
Available Space:	1,320 SF
Building Size:	1,320 sf (bldg. 2)
Year Constructed:	1960
Condition:	Good
Acreage:	0.4706
Closest Cross Street:	Harroun Road
County:	Lucas
Zoning:	R-1
Parking:	Concrete lot in rear
Curb Cuts:	1
Street:	4 lane, 2 way with middle turn lane



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

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

4523 N. Holland Sylvania Road, Toledo, OH 43623

Commercial Space For Lease

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block/steel/wood
Roof:	Slanted rubber membrane
Floors:	Concrete/wooden slab
Ceiling Height:	10'-12'
Basement:	Partial
Heating:	GFA
Air Conditioning:	None
Power:	50 amps 108/120V
Restrooms:	None
Security System:	None
Overhead Doors:	Yes – drive thru 10' x 8' and 8' x 8'
Sprinklers:	No
Signage:	No

Comments:

- Small City of Sylvania storage unit near Downtown Sylvania
- Distance to US-23: 1.77 miles
- Distance to I-475: 3.97 miles
- Close to Flower Hospital

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Base rent + utilities, content/liability insurance

BUILDING INFORMATION

Current Occupant:	None
Occupancy Date:	Upon lease
Other Occupants:	None
Sign on Property:	Yes
Showing Instructions:	Digital lockbox

REAL ESTATE TAXES

TD:	City of Toledo
Parcel Number:	8293700
Assessor Number:	45057184
Total Annual Taxes:	\$3,283.50

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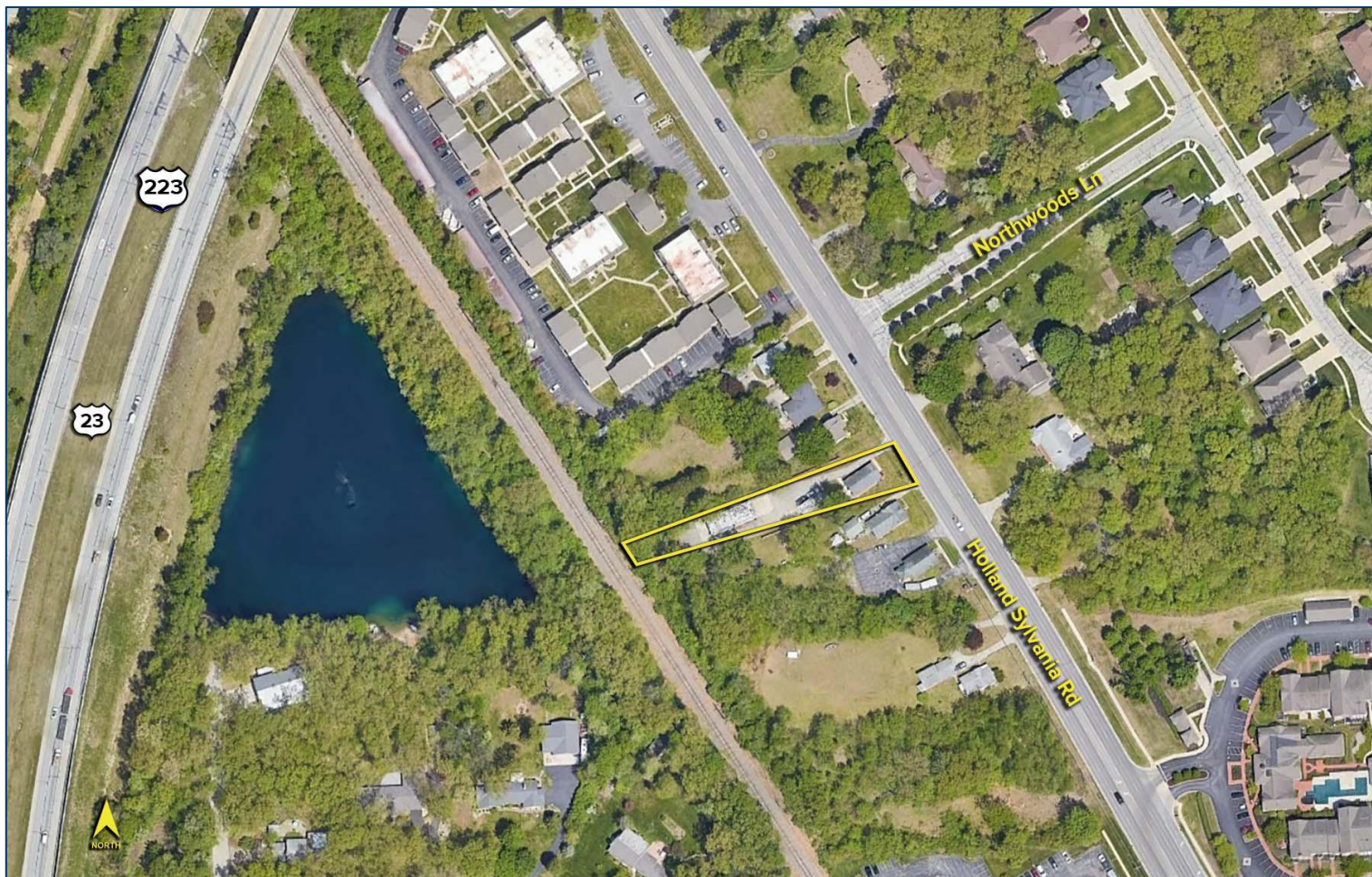
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TRAFFIC COUNTS (TWO-WAY)

16,600	N. Holland Sylvania Road
23,440	W. Sylvania Avenue

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,710	\$97,002
3 MILE	57,245	\$97,209
5 MILE	146,564	\$87,160

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