



AVAILABLE FOR LEASE | RETAIL

SQUIRE SHOPPING CENTER | 3316 NAVARRE AVENUE, OREGON, OH 43616

28,809 SF RETAIL PROPERTY

rkgcommercial.com

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



3316 NAVARRE AVENUE

Offering Summary

Lease Rate:
\$9.75 - 12.75
SF/yr (NNN)

Available SF:
5,014 - 9,417 SF

Building Size:
28,809 SF

Lot Size:
2.38 Acres

Lease Term:
Negotiable

Property Overview

- Excellent accessibility with multiple points of ingress and egress
- Flexible floorplan – space can be divided to suit tenant needs
- Anchored by Dollar Tree and ProMedica Urgent Care, driving consistent daily traffic
- NNN charges estimated at \$6.00 per SF
- 86 ± surface parking spaces for customer and employee convenience
- High visibility with 20,885 vehicles per day projected in 2025 along Navarre Avenue
- Prominent Pylon Signage available

Contact us for additional information!
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3316 NAVARRE AVENUE

Property Details

Zoning
C2 - General Commercial

Submarket
**E.
Toledo/Oregon/Northwood**

County
Lucas

Traffic Count
20,885

Tenancy
Multiple

Climate Controlled
Yes

Restrooms
Multiple

Exterior Signage
Yes

Condition
Good

Annual Real Estate Taxes
\$79,932

Annual Real Estate Taxes Per
SF
\$2.77

Parcel Nos.
4423074

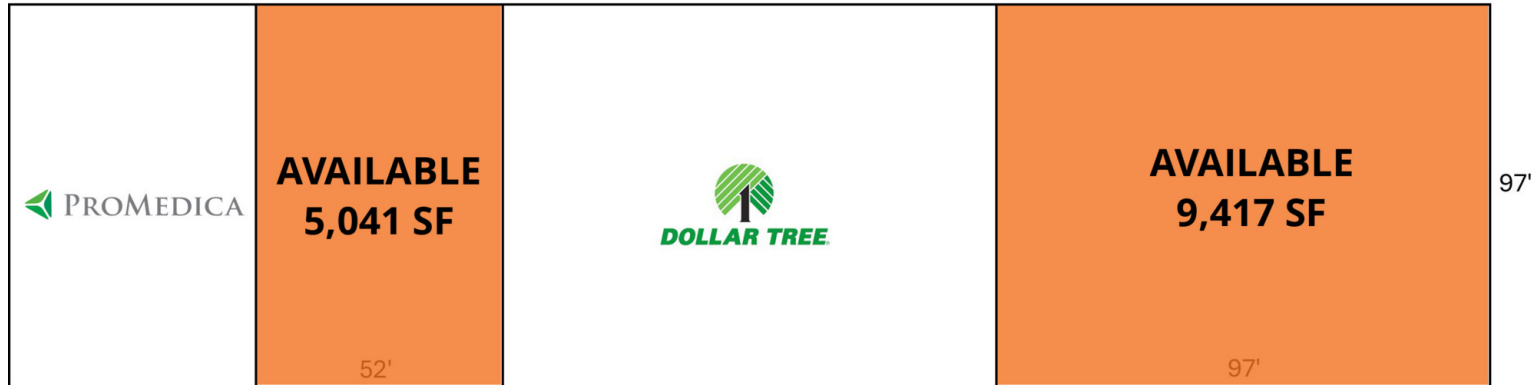
Cross Streets
S Coy Rd

Nearest Highway
I-280



3316 Navarre Ave. Oregon, OH

Lease Plan



**Measurements are approximate*

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Unit A/B	Available	9,417 SF	NNN	\$9.75 SF/yr	97'x97'; can be divided Open and flexible layout with display area; two restrooms; kitchenette/break area; dedicated checkout area; double doors for rear delivery
■ Unit E	Available	5,014 SF	NNN	\$12.75 SF/yr	52'x97' 4 private rooms/offices; two public restrooms and one staff only restroom; check out/pick up area with 4 roll up windows; kitchenette area; double doors for rear delivery



SQUIRE SHOPPING CENTER | OREGON, OH



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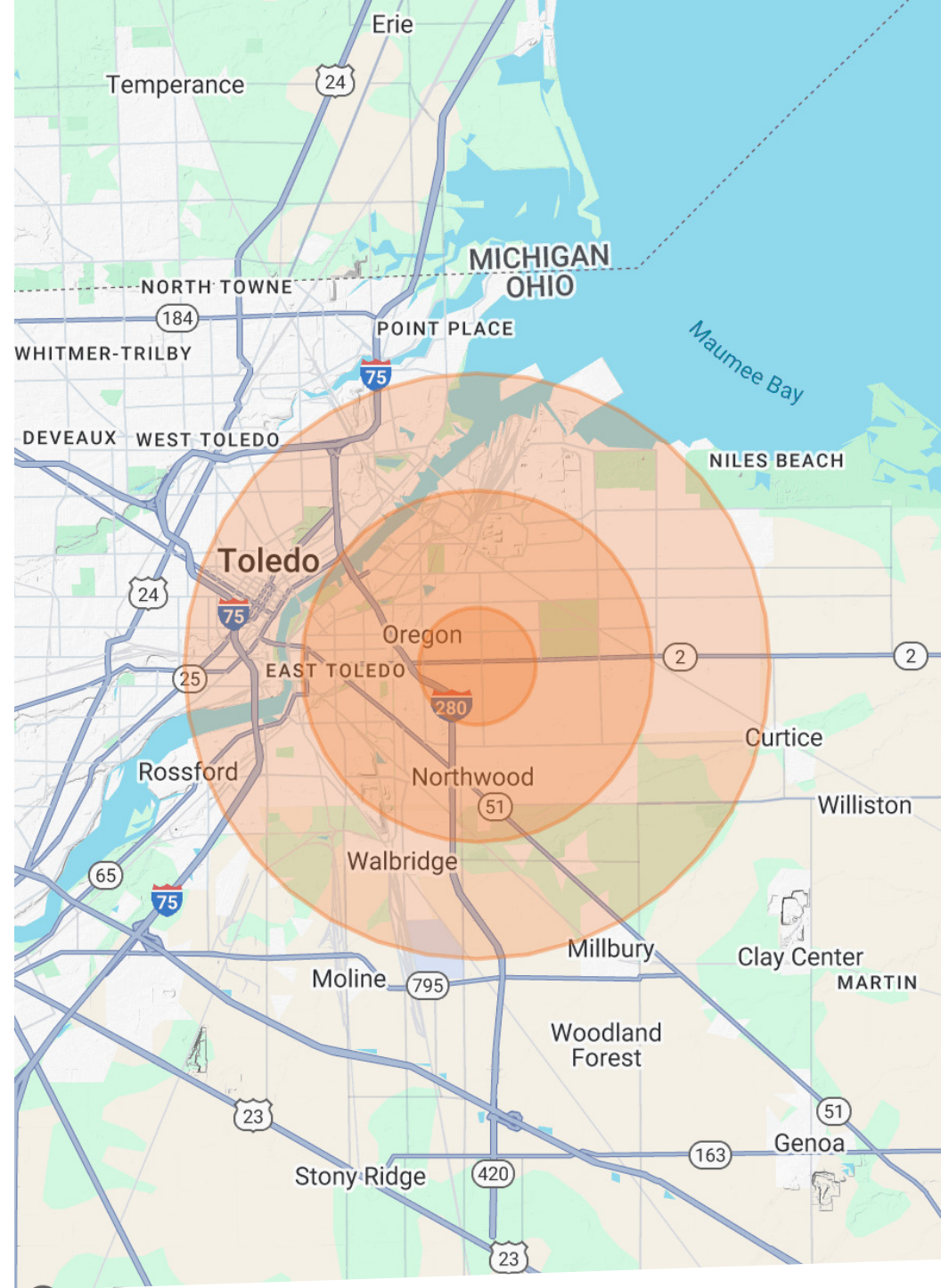
POPULATION

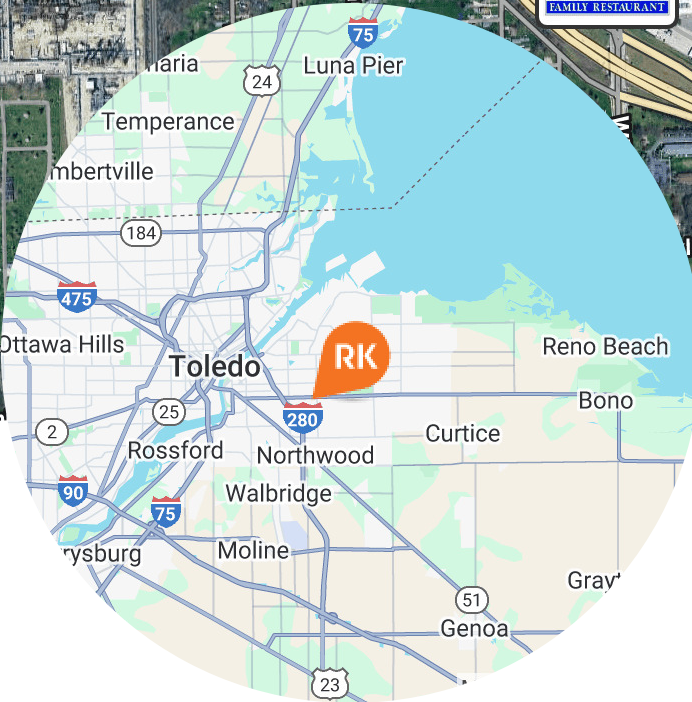
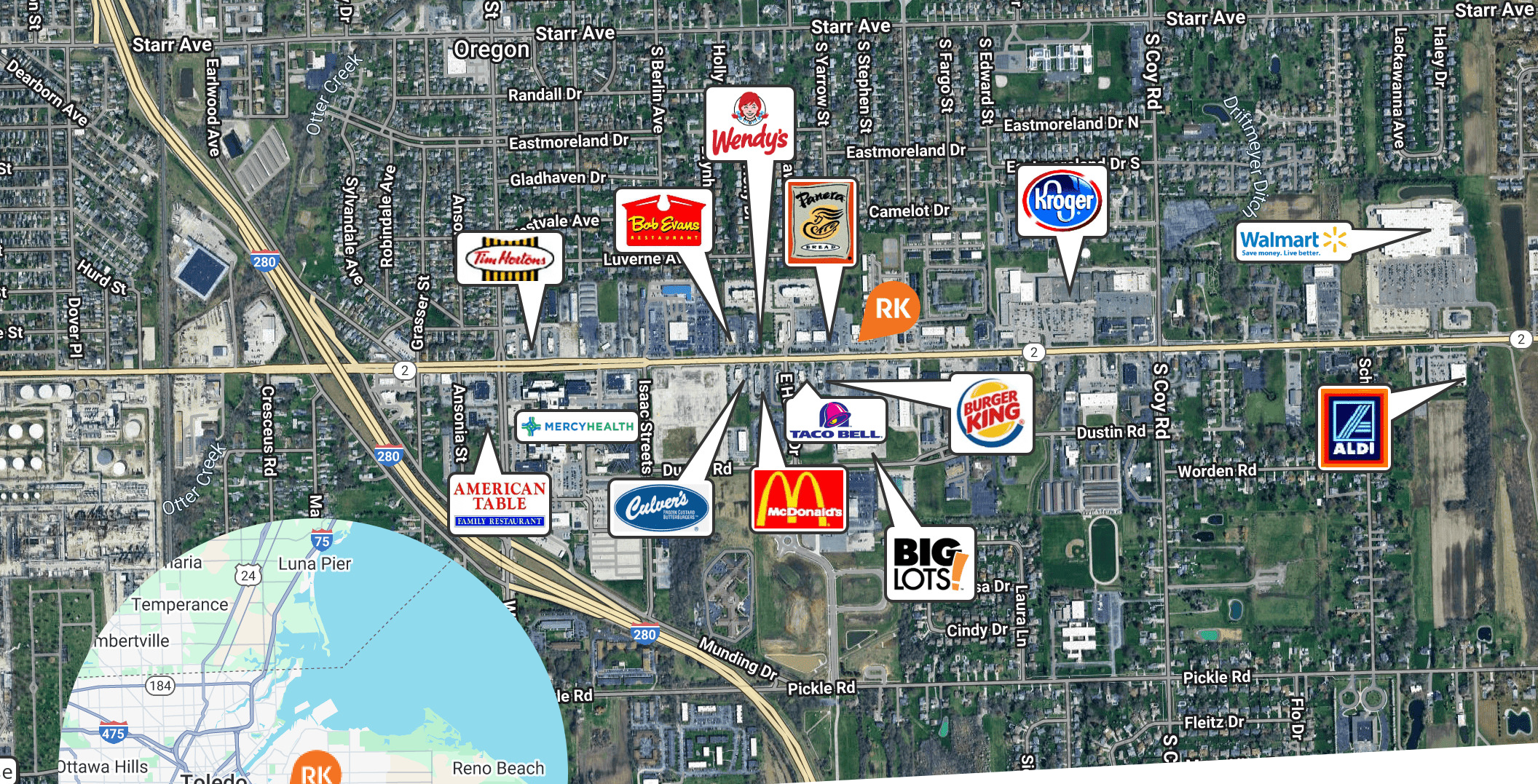
	1 MILE	3 MILES	5 MILES
Total Population	5,380	38,496	93,359
Average Age	40.8	37.8	35.8
Average Age (Male)	38.4	36.3	34.2
Average Age (Female)	43.6	39.8	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,293	15,512	37,289
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$55,340	\$49,297	\$42,322
Average House Value	\$156,758	\$136,870	\$129,011

2020 American Community Survey (ACS)





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Location Benefits

Located in a high-traffic retail corridor along Navarre Avenue, this center offers excellent visibility and strong daily foot and vehicle traffic. The property sits less than one mile from Mercy Health – St. Charles Hospital and just over a mile from I-280, providing quick access for customers and employees. Located across the street from Krogers and surrounded by additional national retailers, the location benefits from strong co-tenancy and a consistent consumer base. Ample parking, easy access with multiple entry points makes it ideal for a wide range of retail, medical, or service users.



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK