



Suite A-1C&D
5,000 SF

Suite B-1A (rear)
2,400 SF

FOR LEASE

4900 N McCord Road, Sylvania, OH 43560

RETAIL PROPERTY

rkgcommercial.com

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



4900 N MCCORD ROAD

OFFERING SUMMARY

Lease Rate:

\$9.00 - 14.00/SF NNN

Available:

2,400 - 5,000 SF

Building Size:

28,500 SF

Lot Size:

3.75 Acres

Year Built:

1975

Zoning:

**B-1 Limited
Business and Office**

Property Overview:

- Space available in neighborhood center with history of high occupancy
- Center recently benefited from facade improvements and updates
- Ample, convenient parking field
- Join current tenants: Toledo Clinic, Ohio BMV, Sylvania License Bureau, Zane's Lebanese Grill, Sylvan Pantry, and Stilla Salon Spa Boutique
- 47,986 people and \$105,314 median household income within a three-mile radius

Contact us for additional information!
<https://www.rkgcommercial.com/>

Sylvan Square

LEASE RATE: \$9.00 - 14.00/SF NNN

LOCATION INFORMATION

STREET ADDRESS 4900 N McCord Road
CITY, STATE, ZIP Sylvania, OH, 43560
COUNTY Lucas
SUBMARKET West Toledo/Sylvania
CROSS STREETS Brint Rd & McCord Rd

PROPERTY INFORMATION

PROPERTY TYPE Retail
ZONING B-1 Limited Business and Office
APN # 8204531
TRAFFIC COUNT 13,250 vpd on Brint
TENANT RESPONSIBLE FOR Pro rata share of operating expenses (\$6.08 psf estimate)

BUILDING INFORMATION

AVAILABLE 2,400 - 5,000 SF
BUILDING SIZE 28,500 SF
OF FLOORS 1
TENANCY Multiple
CENTER TYPE Neighborhood Center
CONDITION Good
BUILDING EXTERIOR Exterior insulation finishing system
STRUCTURAL SYSTEM Block
RESTROOMS Per code
EXTERIOR SIGNAGE Monument and building
DELIVERY AREA Rear
CLIMATE CONTROLLED Yes
HEAT SYSTEM Forced air

UTILITIES

INTERNET PROVIDER Buckeye Broadband
POWER PROVIDER First Energy
FUEL PROVIDER Columbia Gas
WATER PROVIDER City of Sylvania
SEWER DESCRIPTION Municiple



Available Spaces:

Suite	Size	Lease Type	Lease Rate	Description
A-1C&D	5,000 SF	NNN	\$14/SF	Open floor plan with attached kitchenette
B-1A	2,400 SF	NNN	\$9/SF	Open area great for classes and meeting space

Sylvan Square



Suite A-1C&D



Suite A-1C&D



Suite A-1C&D

Sylvan Square

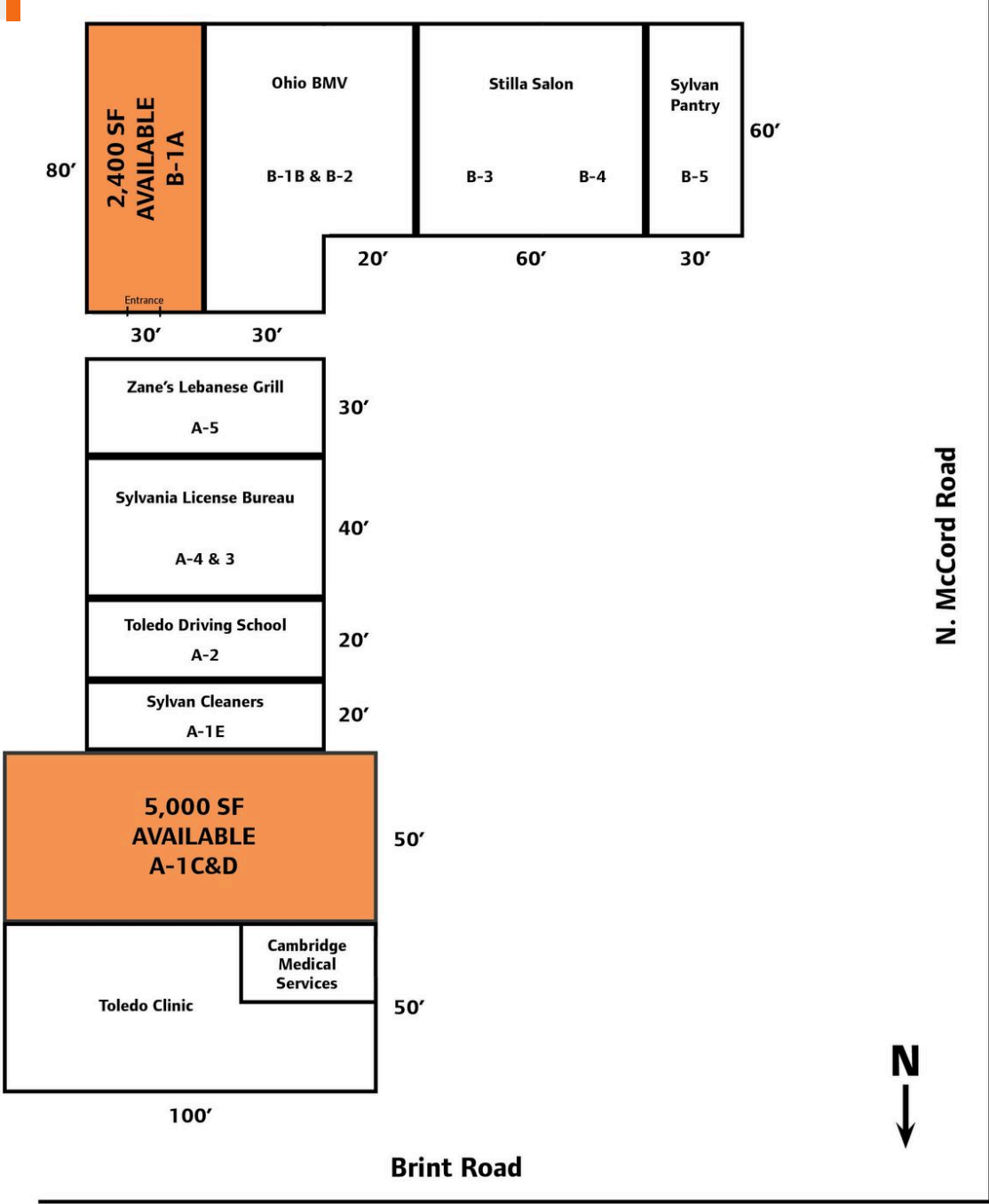


Suite B-1A



Suite B-1A

Sylvan Square



Pop-Facts® Demographic Snapshot | Summary



Trade Area: 4900 N McCord Road - 1 mi., 4900 N McCord Road - 3 mi., 4900 N McCord Road - 5 mi.

	4900 N McCord Road - 1 mi.	4900 N McCord Road - 3 mi.	4900 N McCord Road - 5 mi.
Population			
2010 Census	8,657	47,804	117,094
2020 Census	8,739	49,131	119,680
2026 Estimate	8,721	49,004	118,759
2031 Projection	8,681	48,715	117,659
Population Growth			
Percent Change: 2010 to 2020	0.95	2.78	2.21
Percent Change: 2020 to 2026	-0.21	-0.26	-0.77
Percent Change: 2026 to 2031	-0.46	-0.59	-0.93
	4900 N McCord Road - 1 mi.	4900 N McCord Road - 3 mi.	4900 N McCord Road - 5 mi.
Households			
2010 Census	3,626	19,245	48,940
2020 Census	3,583	19,994	50,911
2026 Estimate	3,711	20,366	51,381
2031 Projection	3,747	20,419	51,273
Household Growth			
Percent Change: 2010 to 2020	-1.19	3.89	4.03
Percent Change: 2020 to 2026	3.57	1.86	0.92
Percent Change: 2026 to 2031	0.97	0.26	-0.21
	4900 N McCord Road - 1 mi.	4900 N McCord Road - 3 mi.	4900 N McCord Road - 5 mi.
Family Households			
2010 Census	2,268	13,006	31,163
2020 Census	2,224	13,094	31,485
2026 Estimate	2,286	13,322	31,801
2031 Projection	2,299	13,349	31,737
Family Household Growth			
Percent Change: 2010 to 2020	-1.94	0.68	1.03
Percent Change: 2020 to 2026	2.79	1.74	1.00
Percent Change: 2026 to 2031	0.57	0.20	-0.20

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 4900 N McCord Road - 1 mi., 4900 N McCord Road - 3 mi., 4900 N McCord Road - 5 mi.

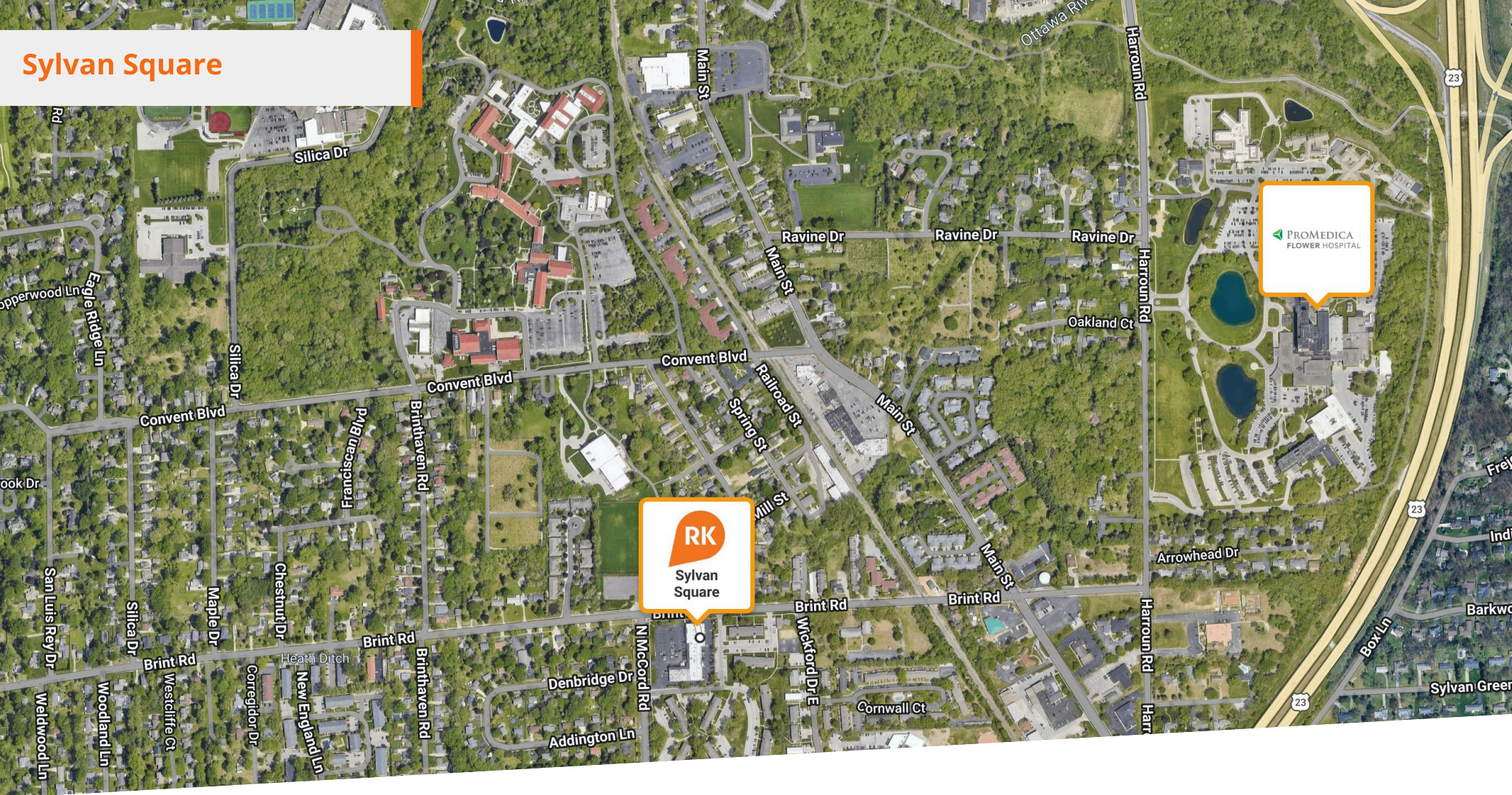
Total Population: 8,721, 49,004, 118,759 | Total Households: 3,711, 20,366, 51,381

	4900 N McCord Road - 1 mi.		4900 N McCord Road - 3 mi.		4900 N McCord Road - 5 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	36	0.59	324	0.95	1,279	1.52
Some High School, No Diploma	156	2.58	948	2.78	2,965	3.53
High School Graduate (or GED)	994	16.41	6,449	18.89	20,140	23.99
Some College, No Degree	837	13.82	5,785	16.95	16,034	19.10
Associate's Degree	733	12.10	3,645	10.68	8,817	10.50
Bachelor's Degree	1,643	27.13	8,545	25.03	18,463	21.99
Master's Degree	1,130	18.66	5,519	16.17	10,757	12.81
Professional Degree	280	4.62	1,732	5.07	3,051	3.63
Doctorate Degree	248	4.09	1,186	3.48	2,442	2.91
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	30	11.95	169	14.04	473	13.84
High School Graduate	18	7.17	232	19.27	795	23.27
Some College or Associate's Degree	42	16.73	372	30.90	1,207	35.32
Bachelor's Degree or Higher	160	63.74	430	35.71	941	27.54
2026 Est. Households by HH Income						
Income < \$15,000	140	3.77	1,128	5.54	3,593	6.99
Income \$15,000 - \$24,999	162	4.37	751	3.69	2,527	4.92
Income \$25,000 - \$34,999	189	5.09	1,114	5.47	3,085	6.00
Income \$35,000 - \$49,999	447	12.04	1,869	9.18	5,233	10.19
Income \$50,000 - \$74,999	471	12.69	2,290	11.24	7,426	14.45
Income \$75,000 - \$99,999	429	11.56	2,563	12.59	6,786	13.21
Income \$100,000 - \$124,999	401	10.81	2,276	11.18	5,522	10.75
Income \$125,000 - \$149,999	356	9.59	1,699	8.34	4,156	8.09
Income \$150,000 - \$199,999	467	12.58	2,536	12.45	5,111	9.95
Income \$200,000 - \$249,999	269	7.25	1,542	7.57	2,873	5.59
Income \$250,000 - \$499,999	269	7.25	1,730	8.49	3,220	6.27
Income \$500,000+	112	3.02	867	4.26	1,849	3.60
2026 Est. Average Household Income	--	131,594.00	--	140,860.00	--	123,337.00
2026 Est. Median Household Income	--	101,080.17	--	104,808.46	--	88,645.16
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	104,891.85	--	107,439.96	--	93,499.49
Black or African American Alone	--	44,861.47	--	79,718.55	--	57,051.29
American Indian and Alaskan Native Alone	--	55,768.07	--	63,045.12	--	63,045.10
Asian Alone	--	73,103.40	--	181,987.13	--	101,369.45
Native Hawaiian and Other Pacific Islander Alone	--	--	--	42,926.42	--	125,000.00
Some Other Race Alone	--	67,030.45	--	66,068.20	--	58,015.61
Two or More Races	--	73,225.66	--	109,562.56	--	81,087.62
Hispanic or Latino	--	186,725.46	--	111,722.59	--	73,530.15
Not Hispanic or Latino	--	99,939.32	--	104,651.62	--	89,093.71
2026 Est. Families by Poverty Status						
Families at or Above Poverty	2,217	96.98	12,581	94.44	29,672	93.31
Families at or Above Poverty with children	956	41.82	5,305	39.82	12,670	39.84
Families Below Poverty	69	3.02	741	5.56	2,130	6.70
Families Below Poverty, with children	21	0.92	353	2.65	1,188	3.74

Benchmark: USA

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Sylvan Square



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LOCATION BENEFITS

Located in Sylvania, Ohio, along a primary commuter corridor serving Sylvania's growing population

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



Duke Wheeler, CRRP
Senior Vice President

Duke Wheeler, CRRP

Reichle Klein Group

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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