



Holiday Park Condos

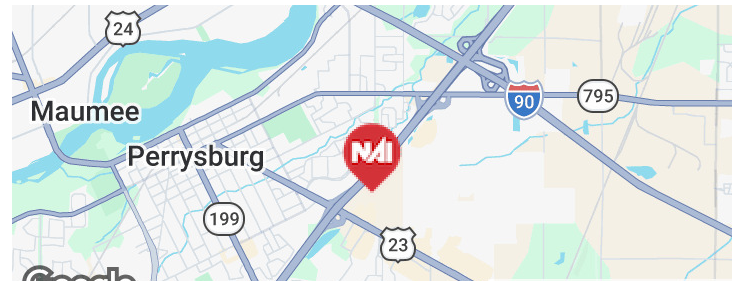
Perrysburg, Ohio 43551

Property Highlights

- Newly renovated multi-use suite condos
- Highly visible from I-75
- Conveniently located in an office park off of Fremont Pike in Perrysburg, Ohio
- Heavily traveled retail and business corridor off of Rt. 20
- All ADA compliant
- New elevator
- High-speed internet available

Property Overview

Newly renovated multi-use office suites. Ideal for health and wellness businesses, salon suites, medical offices, accounting firm, attorney offices, and many more small business ventures.



Offering Summary

Lease Rate:	\$475.00 - 750.00 per month (Gross+ Utilities + WiFi)
Building Size:	6,000 SF
Available SF:	Suite 105 - 400 SF Suite 205B - 200 SF

For More Information

Dallas Paul

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GENERAL INFORMATION

Property:	Holiday Park Condos
Location:	27511 Holiday Ln
Closest Intersection:	Holiday Ln & State Rt 20
City, State:	Perrysburg, OH
County:	Wood County
Zip:	43551

PROPERTY INFORMATION

Building SF (Min/Max):	137 SF-6000 SF
Available Area:	6000 SF
Parking:	180 surface parking spaces
Zoning:	Commercial
Current Use:	Office

BUILDING DETAILS

Year Built:	1978
Heat Fuel/Type:	Natural gas
Ceiling Height (Min/Max):	9.6 ft
Air Conditioning:	New
Building Class:	C
Floor:	Second
Lighting:	LED (New)
Restrooms:	Single in suites
No. of Floors:	2
Sprinklers:	Yes
Security System	Yes



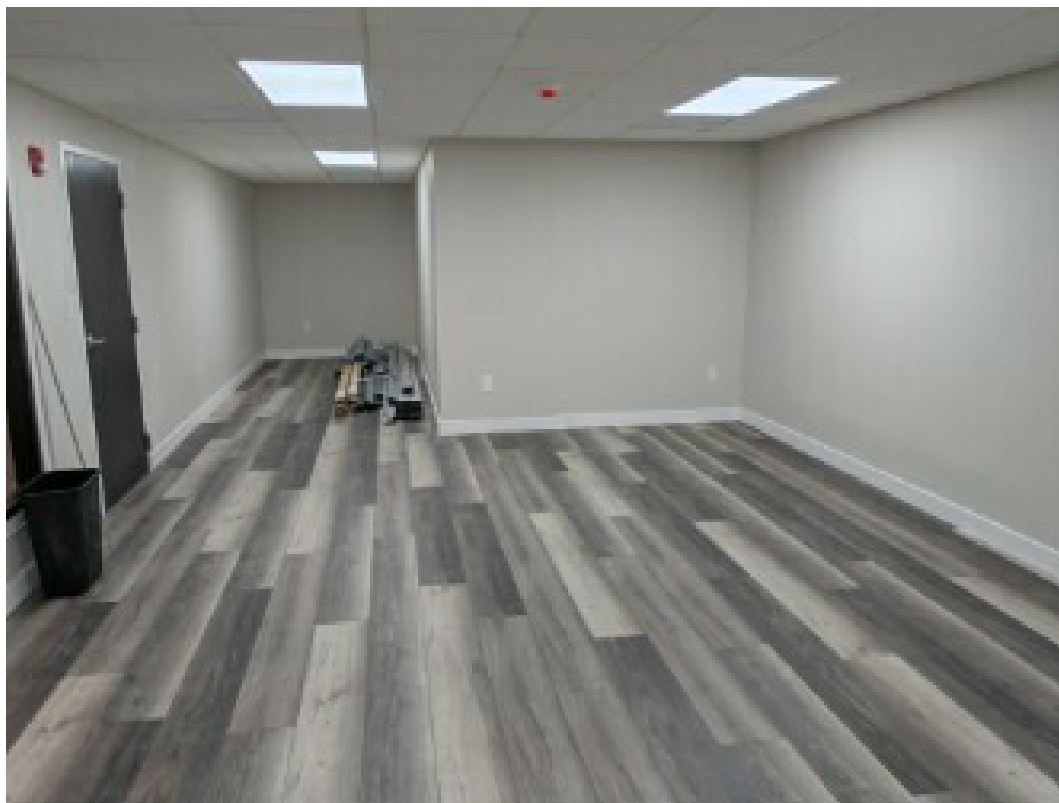
LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Landlord
Insurance (Fire & Hazard):	Landlord
Content, Liability Insurance:	Landlord
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Landlord
Improvements:	Negotiable
Lease Term:	2-3 Years
Mail Box:	Tenant available
Wifi (Spectrum)	Available \$30.00/month

UTILITIES

Gas:	Columbia Gas
Water:	City of Perrysburg
Sanitary Sewer:	City of Perrysburg
Electric:	Toledo Edison
Storm Sewer:	City of Perrysburg





Suite 105

Available SF	400 SF
Lease Rate	\$750.00
Other Costs	Utilities \$185.00

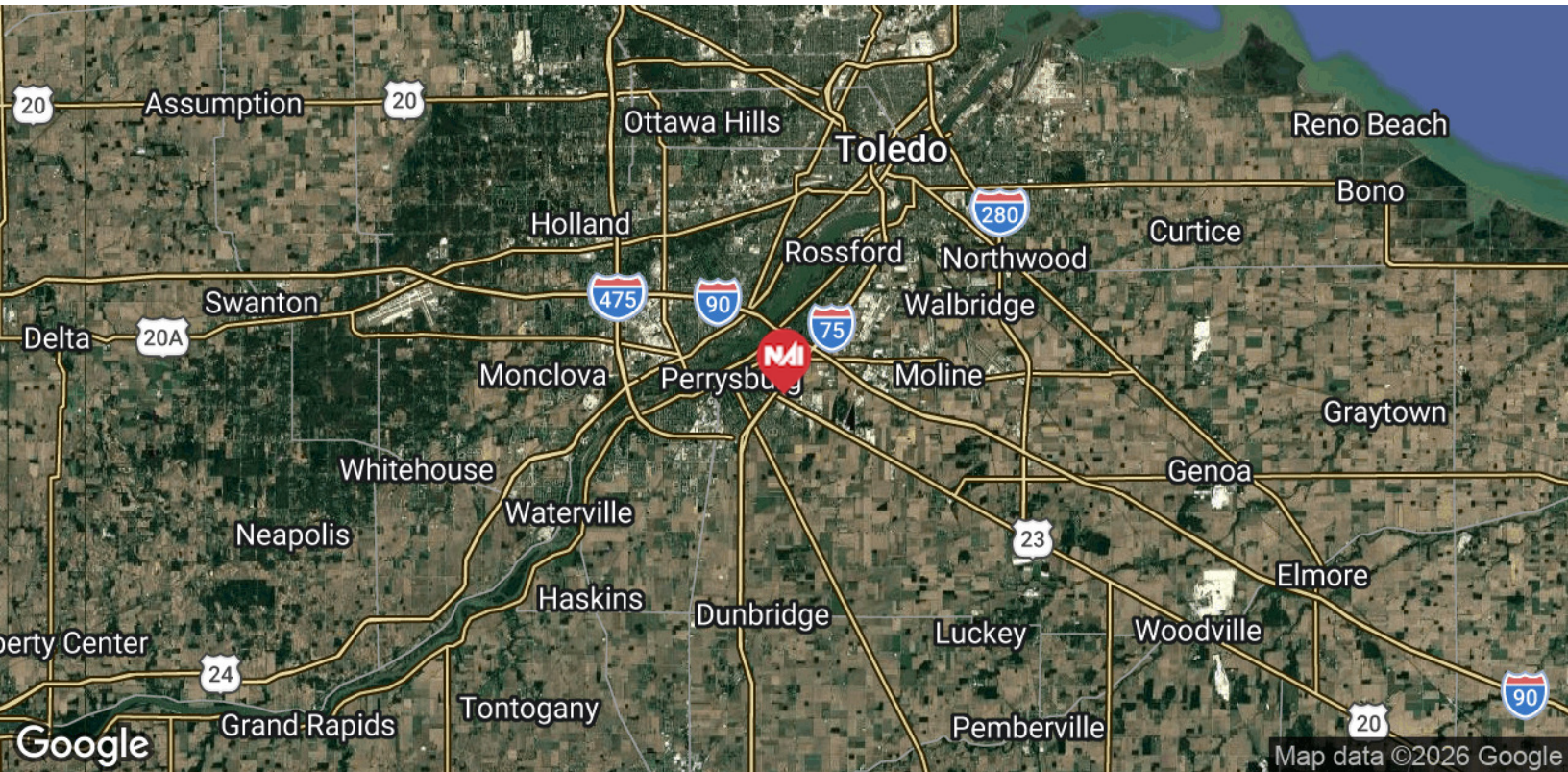
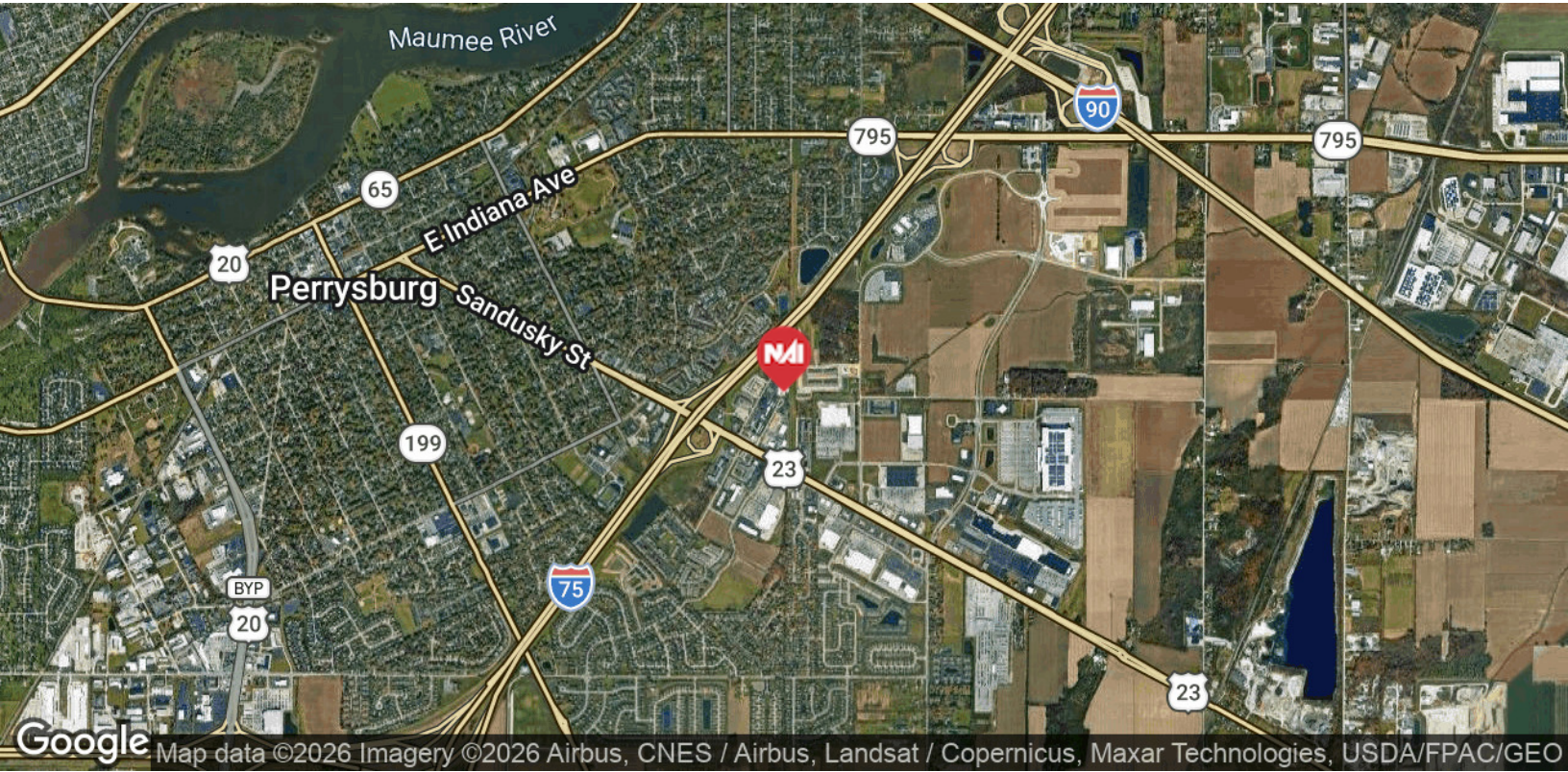


Suite 205 B

Available SF	200 SF
Lease Rate	\$475.00
Other Costs	Utilities \$95.00

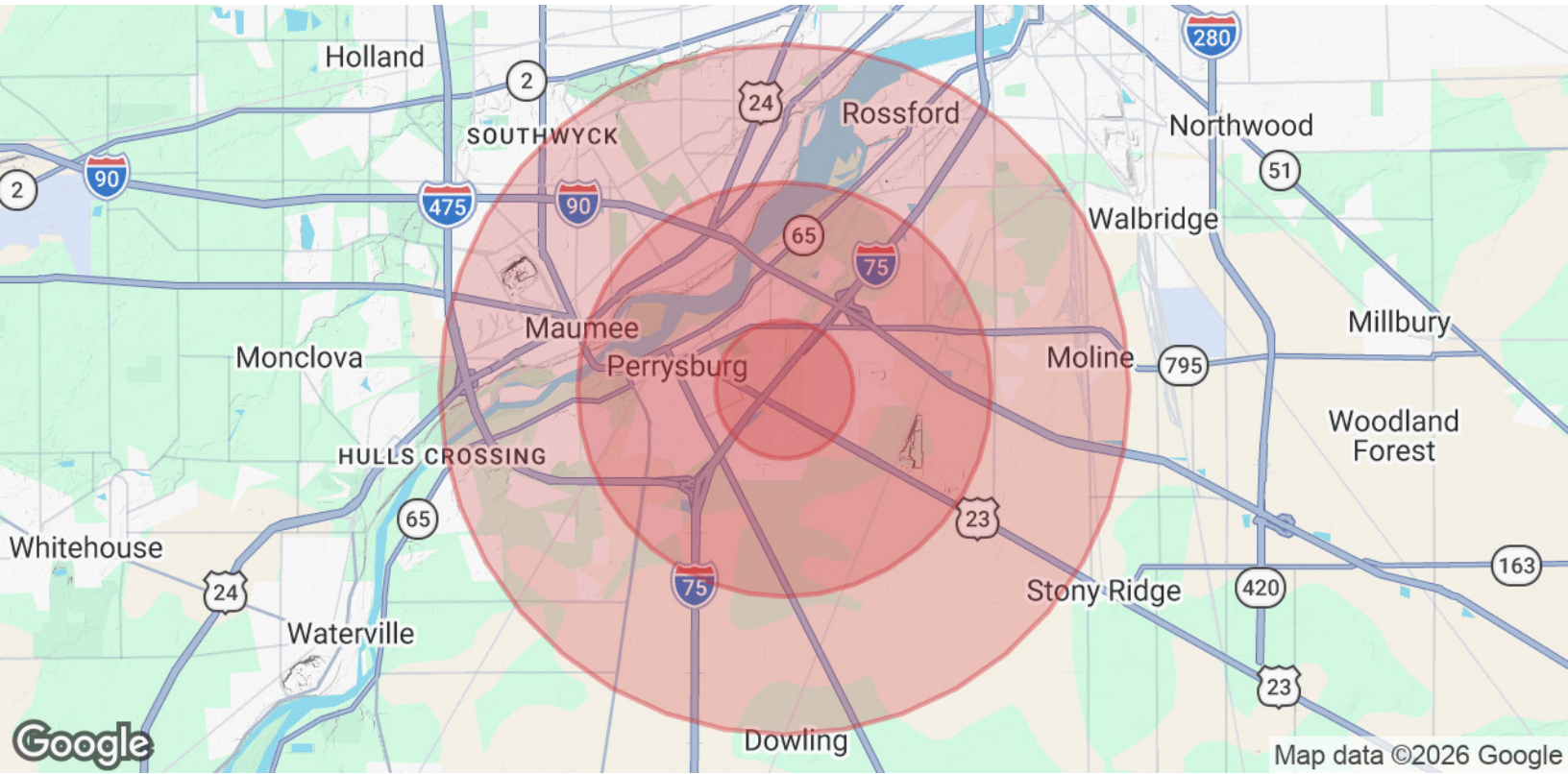


- Easy access to the Interstate
- Fastest growing area in NW Ohio
- \$300 million in investments
- 5,000 new jobs
- No Income Tax
- Amazon Distribution Center in close proximity
- Harmon Business Park in close proximity
- New developments, apartments, French Quarter Square
- Restaurants within walking distance



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Population	1 Mile	3 Miles	5 Miles
Total Population	6,009	32,644	86,038
Average Age	42.5	41.2	41.0
Average Age (Male)	37.7	39.7	39.2
Average Age (Female)	45.4	41.9	43.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,774	14,098	38,610
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$94,839	\$114,387	\$100,905
Average House Value	\$441,891	\$327,385	\$250,765

2023 American Community Survey (ACS)



Dallas Paul

Broker, Principal

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