

6638 CENTERS DRIVE

Holland, OH 43528

AVAILABLE
3,501 SF



Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	12,874 SF
Available SF:	3,501 SF
Lot Size:	1.23 Acres
Year Built:	1989
Zoning:	C2-General Commercial
Submarket:	South/Southwest

Property Overview

- 3,501 SF (67+' x 52') retail/office space for lease.
- Unit is currently built out as office space with private offices, large open area, lobby with reception, and men's and women's restrooms (Landlord will deliver in white box condition if preferred).
- Front and rear entrances.
- Pylon sign in front.

Location Overview

- Located on an outparcel of the regional power center Spring Meadows Place. Anchors include: TJ Maxx, Dick's Sporting Goods, Target, Best Buy, Walmart and Sam's Club.
- Northwest corner Airport Hwy and US 23.

Joe Belinske, CCIM

419.794.3951

jbelinske@rkgcommercial.com

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

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Lease Rate	\$15.00 SF/Yr
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Lease Details

Available SF	3,501 SF
Lease Type	NNN

Building Information

Building Size	12,874 SF
Year Built	1989
Tenancy	Multiple
Center Type	Strip Center
Condition	Good
Construction Status	Existing
Building Exterior	Concrete Block
Clear Ceiling Height (Max)	10 ft
Restrooms	Two (2)
Exterior Signage	Pylon sign
Delivery Area	Side
Climate Controlled	Yes
Heat System Description	Gas Forced Air

Property Details

Zoning	C2-General Commercial
Acreage	1.23 Acres
Annual Real Estate Taxes	\$28,336.10
Annual Real Estate Taxes Per SF	\$2.20
Parcel / APN Numbers	65-86747
Lot Frontage	216 ft

Location Information

City, State & Zip	Holland, OH 43528
County	Lucas
Cross Streets	Airport Hwy
Nearest Highway	US-23

Utilities

Power Provider	Toledo Edison
Power Description	200 amps 120/240V
Fuel Provider	Columbia Gas

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,501 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
6638	Available	3,501 SF	NNN	\$15.00 SF/yr

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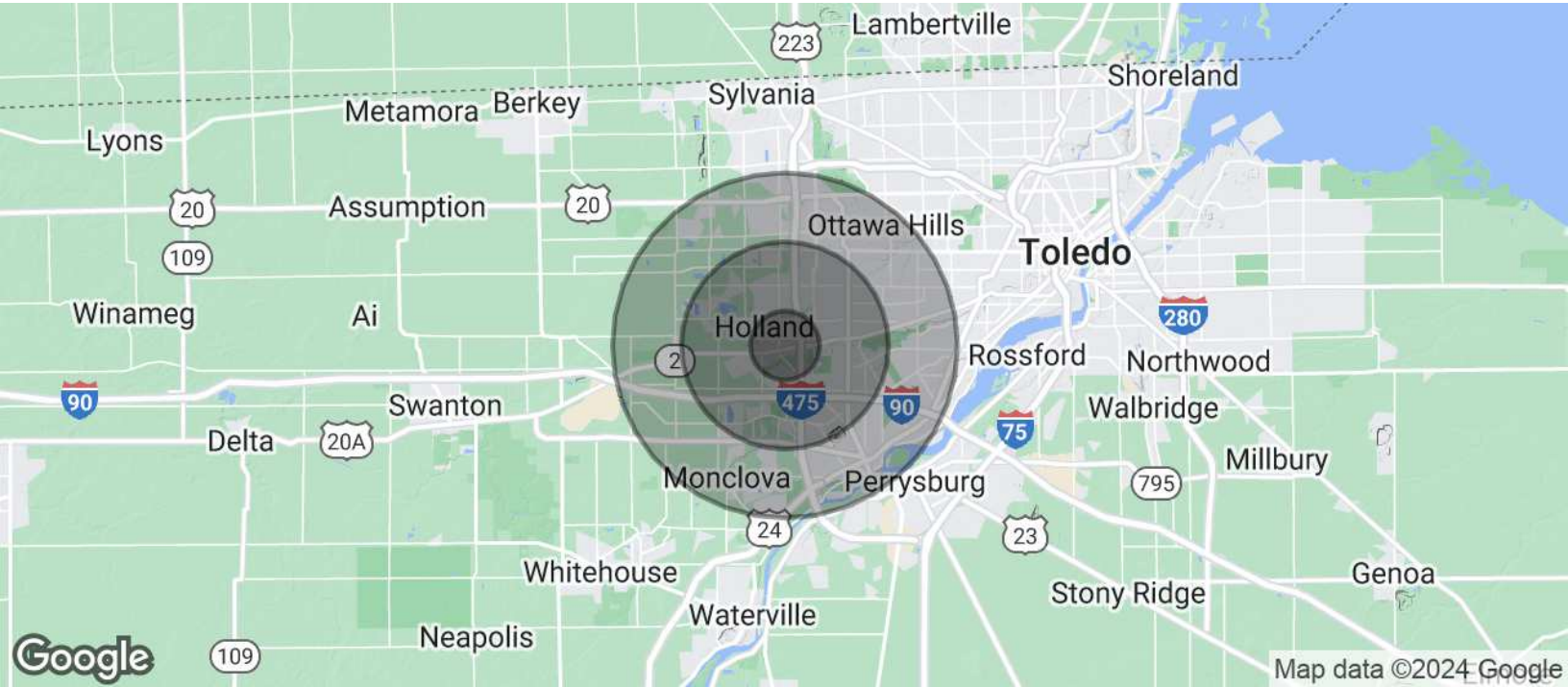


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,610	54,282	136,194
Average Age	47	42	42
Average Age (Male)	44	41	40
Average Age (Female)	49	44	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,044	23,954	59,380
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,985	\$89,325	\$94,796
Average House Value	\$227,868	\$207,440	\$220,623

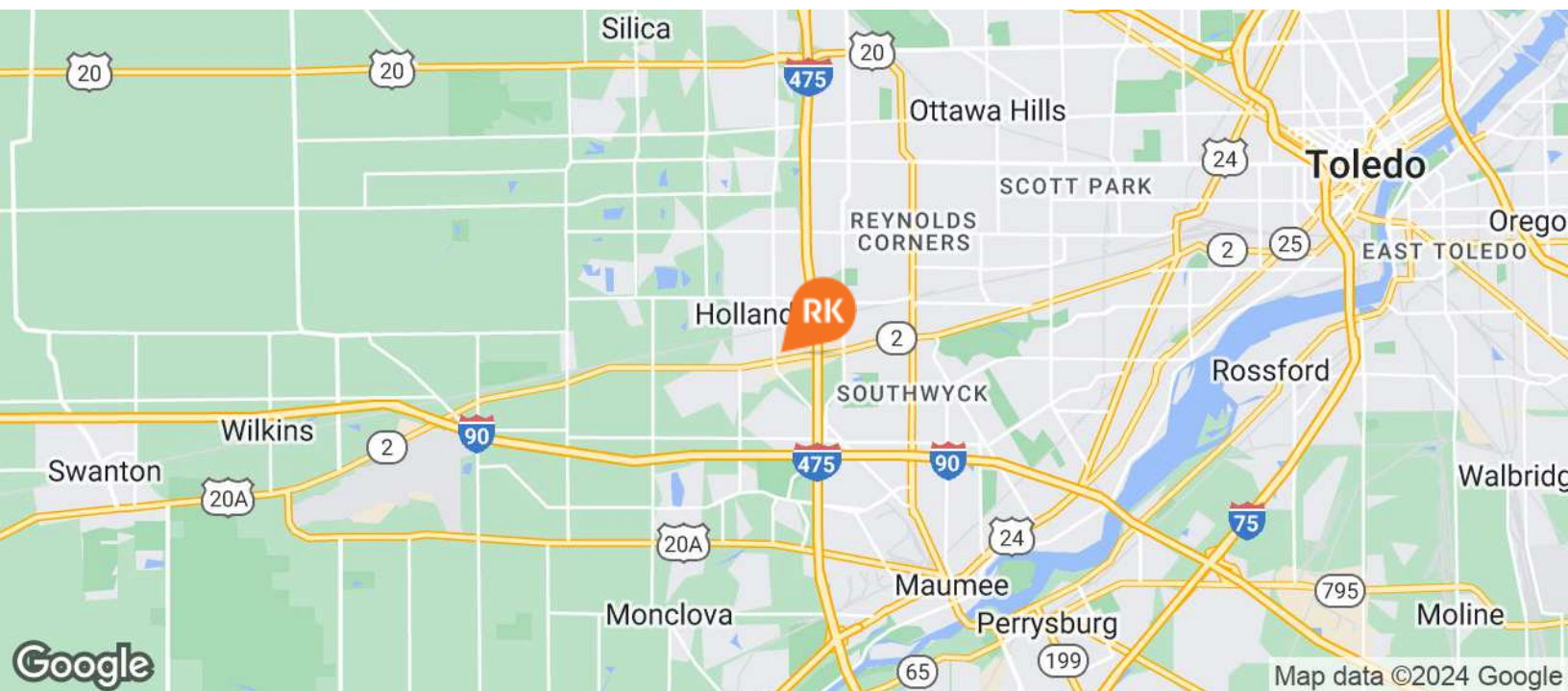
Demographics data derived from AlphaMap

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