

7130 AIRPORT HIGHWAY  
HOLLAND, OH 43528

RETAIL SPACE FOR LEASE  
3,240 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

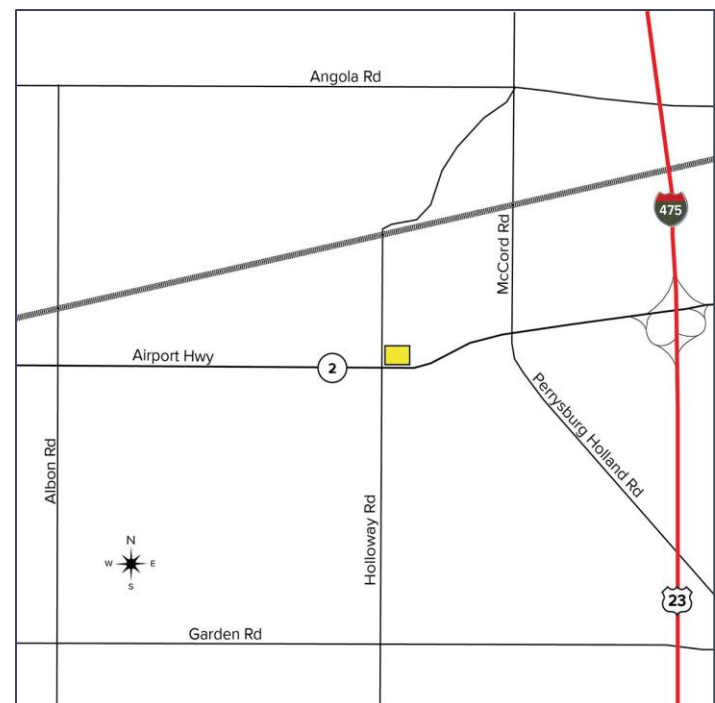
FULL-SERVICE COMMERCIAL REAL ESTATE

**ENDCAP**



## GENERAL INFORMATION

Lease Rate:	\$18.00/SF NNN (NNN = \$5.79/SF)
Available Space:	Unit 11 – 3,240 SF
Building Size:	18,246 SF
Number of Stories:	1
Year Constructed:	1989
Condition:	Good
Acreage:	1.65 AC
Closest Cross Street:	Holloway Road
County:	Lucas
Zoning:	B-2
Parking:	111 spaces
Curb Cuts:	2
Street:	4 lane, 2 way with center turn lane



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 7130 Airport Highway, Holland, OH 43528

## Retail Space For Lease

3,240  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick & block
Structural System:	Concrete block
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	11'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	100 amp
Restrooms:	1 per unit
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Facia & freestanding

### Comments:

- High-visibility storefront endcap opportunity on heavily traveled Airport Highway with +/- 23,000 vehicles per day, ideal for maximizing signage exposure and customer awareness.
- Strong demographics with over 115,000 residents within 5 miles and high household incomes.
- Ideal for retail or service-oriented users seeking visibility and steady traffic.

### LEASE DETAILS

Term:	5 years minimum
Security Deposit:	Equal to 1 <sup>st</sup> month rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	All NNN expenses except roof and structure. Property taxes (\$611.16 or \$2.26/SF), property insurance (\$131.74 or \$0.49/SF), and CAMS (\$820.43 or \$3.04/SF) Total NNN Charges = \$1,563.33/month or \$5.79/SF

### BUILDING INFORMATION

Current Occupant:	Holloway • Beer • Wine Beverages
Occupancy Date:	After July 31, 2026
Sign on Property:	Yes
Showing Instructions:	Contact agents

### REAL ESTATE TAXES

TD:	71
Parcel Number:	00775
Total Annual Taxes:	\$40,518.72

### BUILDING TENANTS

#### Available Unit (Former Holloway Beverages)

Spicy Tuna
Butler Fine Jeweler
Teah Mediterranean Cuisine
Mama Mary's Pizza
Airport Lounge
QQ Nails
Elegant Alterations
Vape Shack

For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

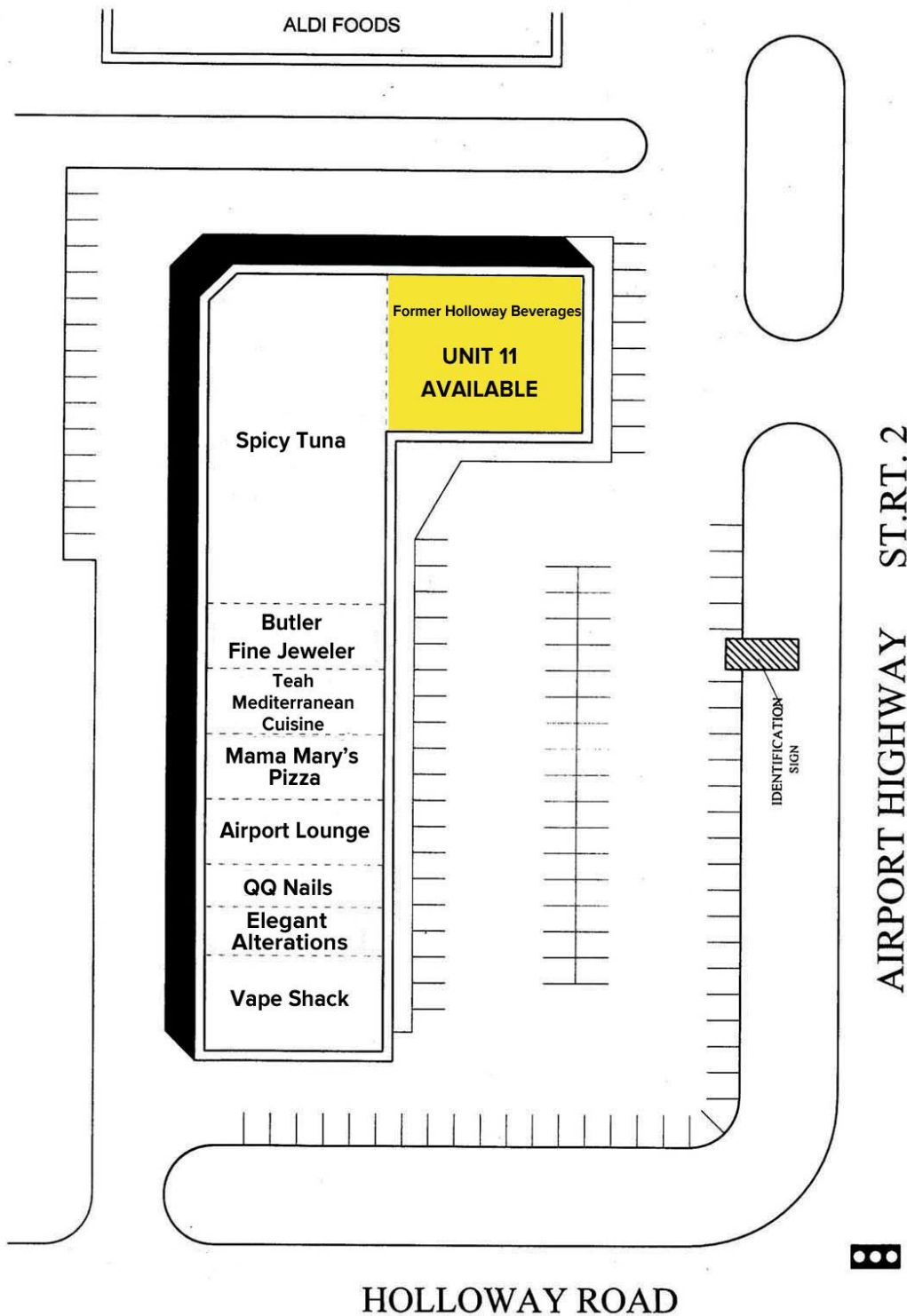
**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

7130 Airport Highway, Holland, OH 43528

Retail Space For Lease

3,240  
Square Feet  
AVAILABLE



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 7130 Airport Highway, Holland, OH 43528

## Retail Space For Lease

3,240  
Square Feet  
AVAILABLE



Looking East



Looking West

For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

# 7130 Airport Highway, Holland, OH 43528

Retail Space For Lease

3,240  
Square Feet  
AVAILABLE



## TRAFFIC COUNTS (TWO-WAY)

23,135	Airport Highway
4,637	Holloway Road
14,926	McCord Road

## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,796	\$90,429
3 MILE	45,055	\$86,089
5 MILE	115,033	\$81,781



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com