

690 N. DIXIE HIGHWAY
ROSSFORD, OH 43460

COMMERCIAL BUILDING FOR LEASE
1,684 Square Feet Available



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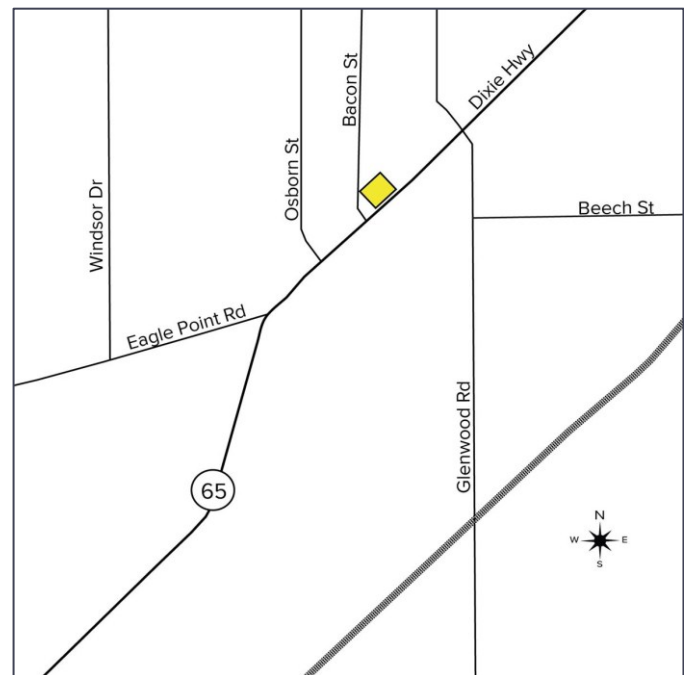
FULL-SERVICE COMMERCIAL REAL ESTATE

FREESTANDING COMMERCIAL WITH PARKING



GENERAL INFORMATION

Lease Rate:	\$2,200/mo. NNN (taxes + net charges = \$275/mo.)
Space Available:	1,684 SF
Building Size:	1,684 SF
Number of Stories:	1
Year Constructed:	1955
Condition:	Very good
Lot Dimensions:	Irregular
Acreage:	0.17 acres
Closest Cross Street:	Bacon Street
County:	Wood
Zoning:	C-3 Core Commercial
Parking:	15-20 spaces
Curb Cuts:	3 – (1) Dixie Hwy. (2) Bacon St.
Street:	4 Lane Boulevard



For more information, please contact:

ROB KELEGHAN, SIOR
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ZACK LIBER, SIOR
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BUILDING SPECIFICATIONS

Exterior Walls:	Block & steel
Structural System:	Block & truss
Roof:	Flat & mansard
Floors:	Concrete slab
Floor Coverings:	Tile or engineered vinyl
Ceiling Height:	10'
Basement:	No
Heating:	2 – electric forced air
Air Conditioning:	2 – central
Power:	Two 200-amp services
Restrooms:	1
Security System:	Tenant's responsibility
Sprinklers:	No
Signage:	Facia & raceway

BUILDING INFORMATION

Current Occupant:	Former Laramie & Sons Cards & Collectibles
Occupancy Date:	Q3 2026
Sign on Property:	Yes
Showing Instructions:	Contact listing agents

LEASE DETAILS

Term:	2 – 10 years
Security Deposit:	Negotiable
Options:	Negotiable
Tenant Responsible For:	CAM, taxes, utilities, and insurance

2025 REAL ESTATE TAXES

Parcels:	T68-300-800115033000 T68-300-800115032000
Total Annual Taxes:	\$2,595.20

Comments:

- Great location in Downtown Rossford with parking in front and back.
- New parking lot in 2019.
- Near Hollywood Casino and across the street from Rossford High School.
- One mile from I-75 expressway ramp.
- Perfect for office and retail uses.
- Tenant relocating to a larger building down the street.

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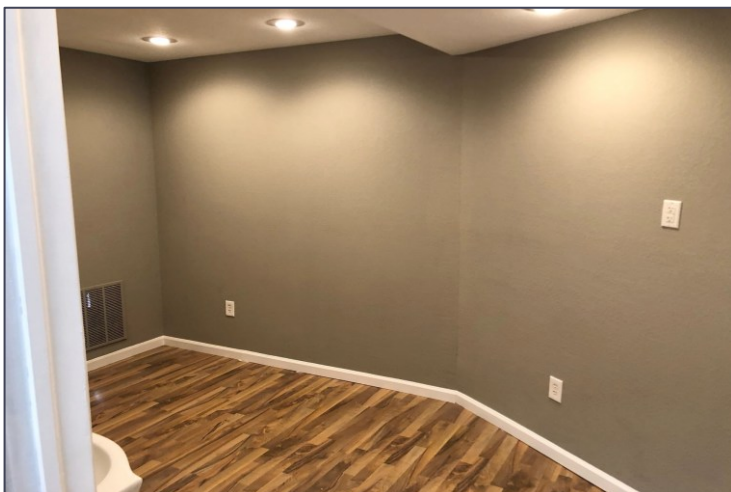
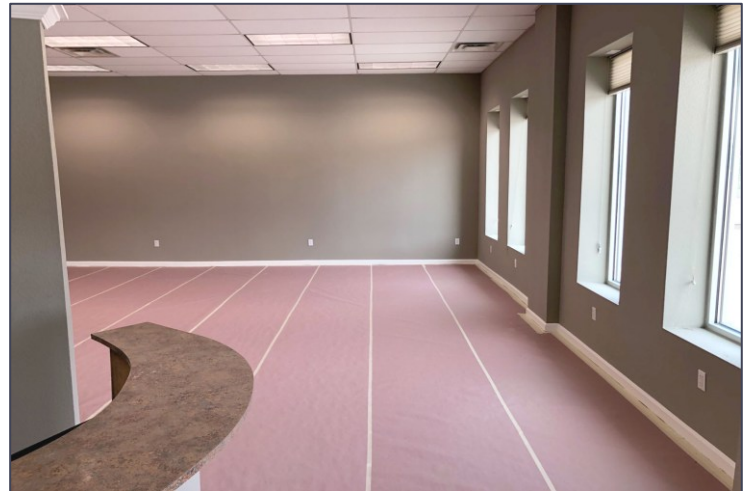
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,647	\$75,683
3 MILE	56,071	\$47,380
5 MILE	170,804	\$45,191

TRAFFIC COUNTS (TWO-WAY)

9,315	NB N. Dixie Hwy

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