

1528 WOODVILLE ROAD
MILLBURY, OH 43447

RETAIL SPACE FOR LEASE
1,250-2,500 Square Feet Available



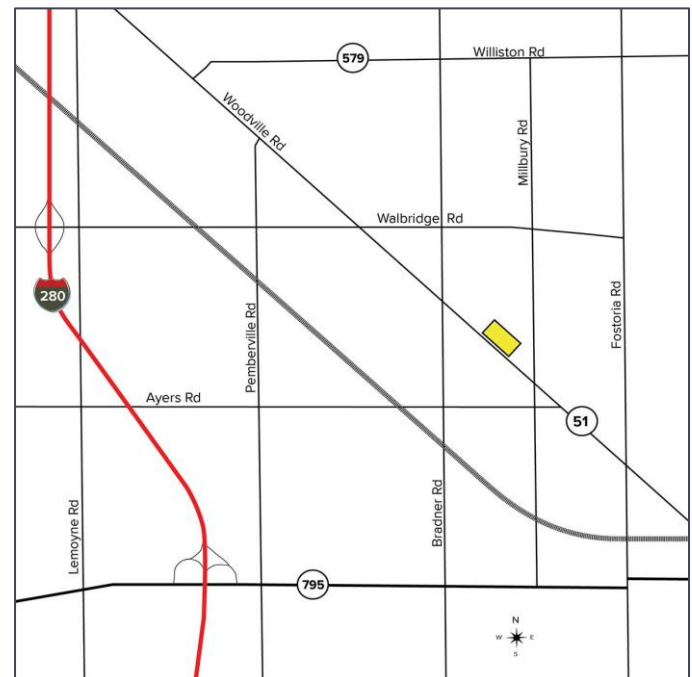
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$13.00/SF + Utilities
Available Space:	1,250-2,500 SF
Building Size:	2,500 SF
Number of Stories:	1
Year Constructed:	2005
Condition:	Great
Acreage:	1 ± acre
Closest Cross Street:	Millbury Road
County:	Wood
Zoning:	Commercial (Contact Wood County for specific usage)
Parking:	30± striped spaces
Curb Cuts:	1
Street:	2 lane, 2 way with middle turn lane



For more information, please contact:

JARED JENSEN
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ZACK LIBER, SIOR
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Decorative brick
Structural System:	Steel/block
Roof:	Pitched metal
Floors:	Concrete
Floor Coverings:	LVP
Ceiling Height:	14'
Heating:	GFA
Air Conditioning:	Central
Power:	200 Amps
Restrooms:	1 unisex
Security System:	Yes
Sprinklers:	No
Signage:	Façade

Comments:

- Nicely remodeled office space.
- 1,250 sf is currently vacant; however, another 1,250 sf space could be available if needed.

Office Dimensions:

- Foyer 12'x24'
- Office #1-10'x10'
- Office #2-9'x14'
- Office #3-10'x20'
- Kitchen-9'x14'
- Bathroom ADA compliant-6'x10'
- Storage room-6'x17"

Distance to:

- I-280 – 3.82 miles
- I-75 – 10.6 miles
- I-80/90 (Ohio Turnpike) – 12 miles

LEASE DETAILS

Term:	2 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Suite janitorial, internet, utilities

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease signing
Other Occupants:	Train Memorabilia
Sign on Property:	Yes
Showing Instructions:	Contact brokers

2025 REAL ESTATE TAXES

ADDRESS	PARCEL NUMBER
1528 Woodville	H28-715-120309011000
0 Woodville	H28-712-120309012000
0 Woodville	H28-712-120309013000
1530 Woodville	H28-712-120309014000
0 Woodville	H28-712-120309015000
Total Annual Taxes:	\$5,381.86

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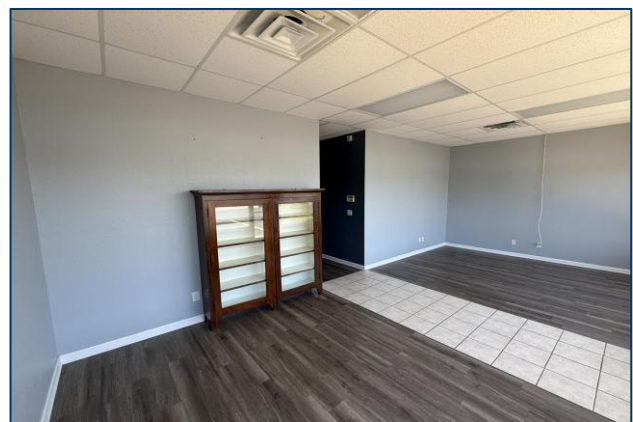
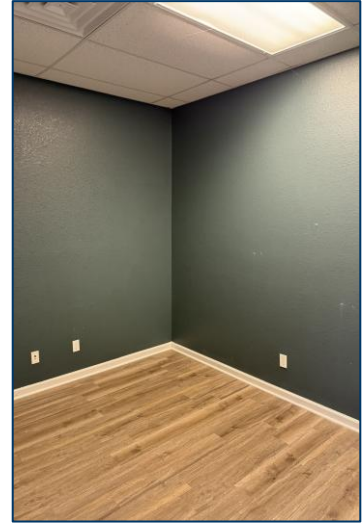
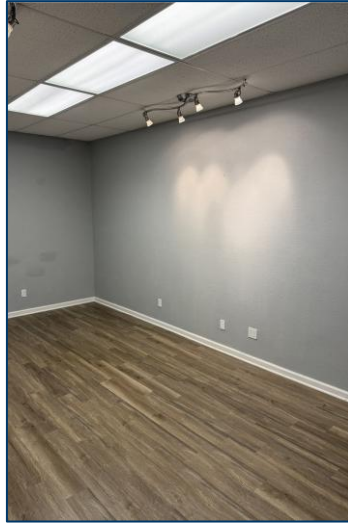
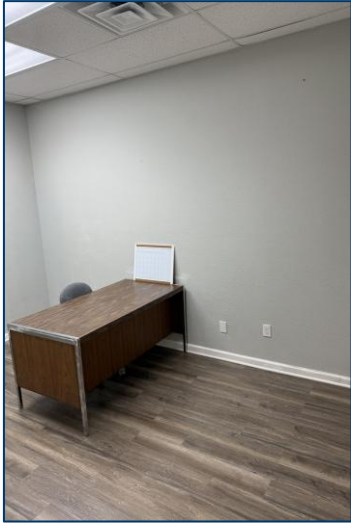
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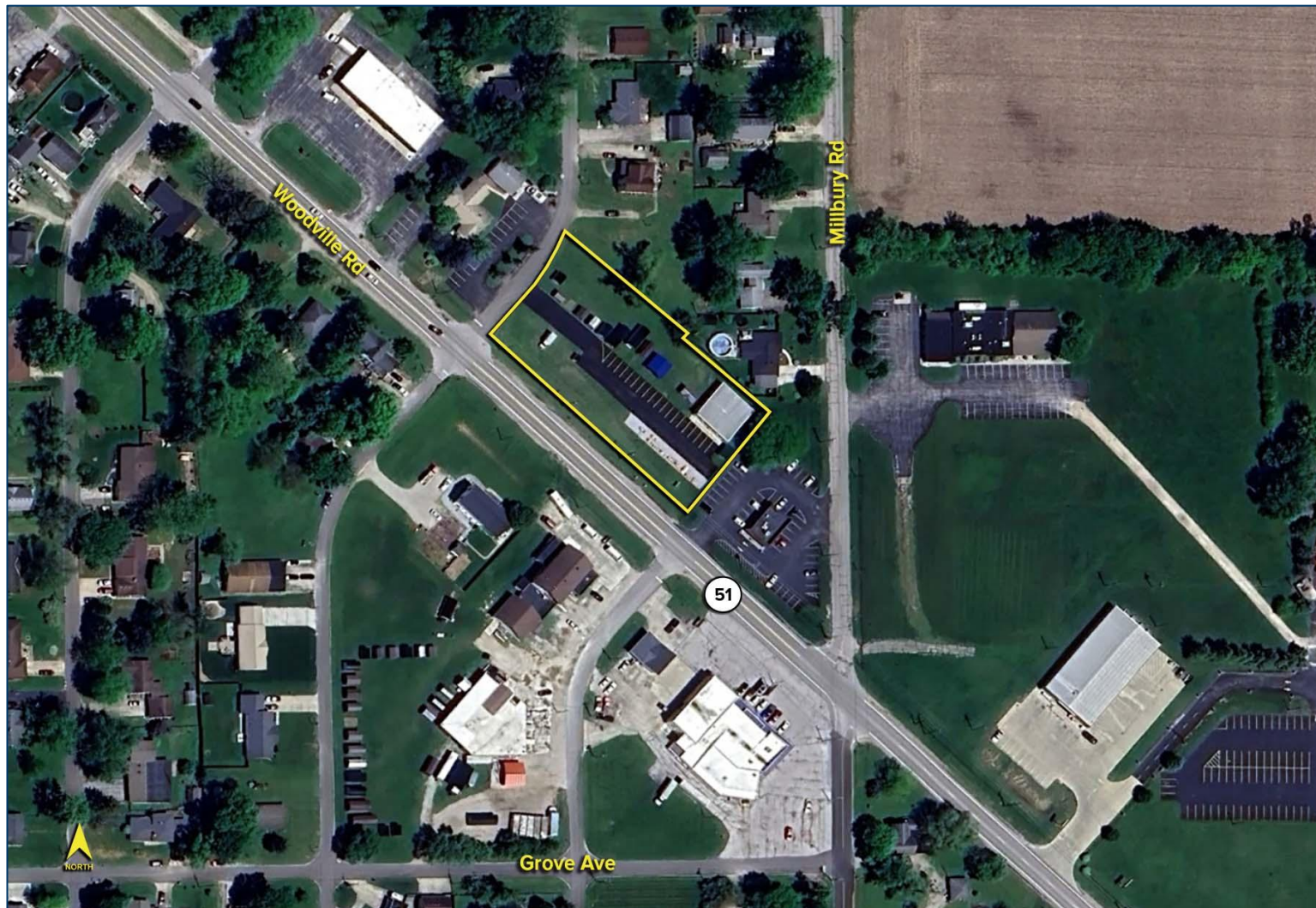
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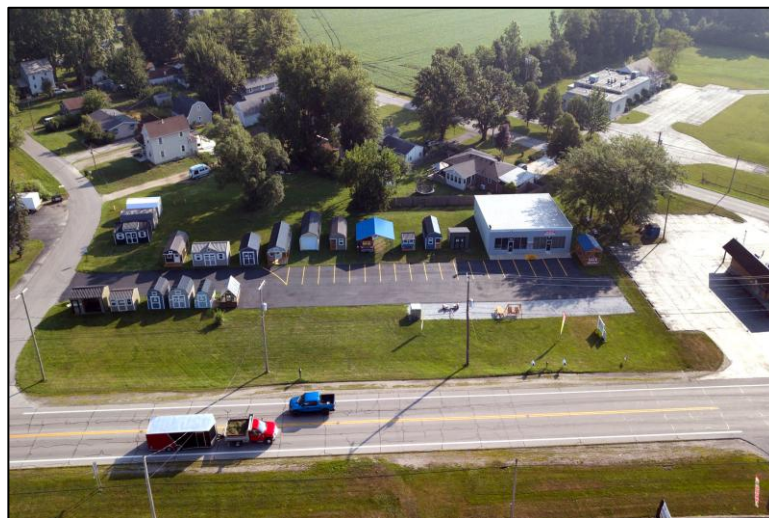


TRAFFIC COUNTS (TWO-WAY)

8,051	Woodville Road (SR 51)
511	Millbury Road
394	Ayers Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,835	\$98,000
3 MILE	7,563	\$89,769
5 MILE	25,918	\$85,003



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