



LEASE

River Crossings

6363 MONROE STREET

Sylvania, OH 43560

PRESENTED BY:

RAMI SEBAI

O: 419.540.8888

C: 419.377.0797

rami.sebai@svn.com

OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	8,150 SF
AVAILABLE SF:	5,373 SF
LOT SIZE:	1.74 Acres
YEAR BUILT:	1991
RENOVATED:	2019
ZONING:	B2 General Commercial
APN:	82-33231

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PROPERTY OVERVIEW

Last remaining space in Sylvania's prominent River Crossing Plaza. This 5,373 SF unit has store front visibility along a highly trafficked commercial corridor, just east of the Sylvania historic downtown business district. Location offers easy access to the US 23 interchange (less than 1/3 mile), and centered between SOMO apartments and ProMedica Flower Hospital. B-2 General commercial zoning allows for numerous retail and office uses.

PROPERTY HIGHLIGHTS

- Currently demised with 2 restrooms, 1 office, and open retail area
- Excellent visibility with 230ft of frontage and a monument sign, along Monroe St., a 4-lane thoroughfare with center turn lane
- Neighboring tenants include: Toledo Ballroom, Little Caesars Pizza, American Family Insurance, Jimmy John's, Sheer Perfection Hair Studio, Health Insurance Agency, and Toledo Ballet
- VPD's: Monroe St. -20,911 (24), US 23 - 47,453 (23)

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PROPERTY DETAILS

LEASE RATE	\$12.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	River Crossings
STREET ADDRESS	6363 Monroe Street
CITY, STATE, ZIP	Sylvania, OH 43560
COUNTY	Lucas
CROSS-STREETS	River Crossing, Harroun

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	B2 General Commercial
LOT SIZE	1.74 Acres
APN #	82-33231
CORNER PROPERTY	Yes

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BUILDING INFORMATION

BUILDING SIZE	8,150 SF
BUILDING CLASS	B
TENANCY	Multiple
CEILING HEIGHT	10 ft
CEILINGS	Suspended
YEAR BUILT/RENOVATED	1991/2019
ROOF	Pitched Asphalt Shingle, New 2020
FLOOR COVERINGS	Polished Concrete/Carpet
RESTROOMS	2
HVAC	GFA/RTU
ELECTRIC	200 Amp

ESTIMATED NNN EXPENSES

TAXES	\$2.10/SF
INSURANCE	\$0.39/SF
CAM	\$1.74/SF
TOTAL	\$4.23/SF

ADDITIONAL PHOTOS



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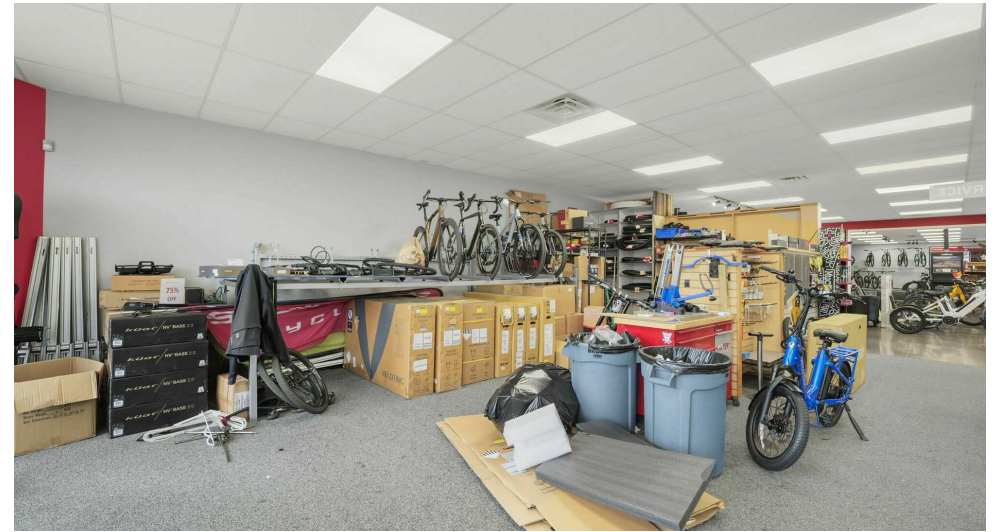
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FLOOR PLANS



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

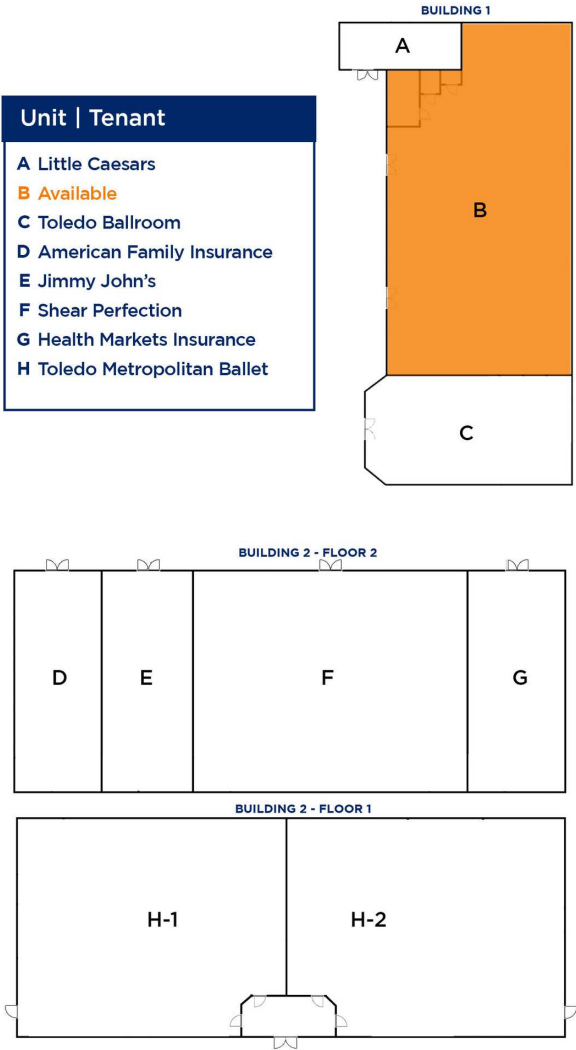
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SITE PLAN



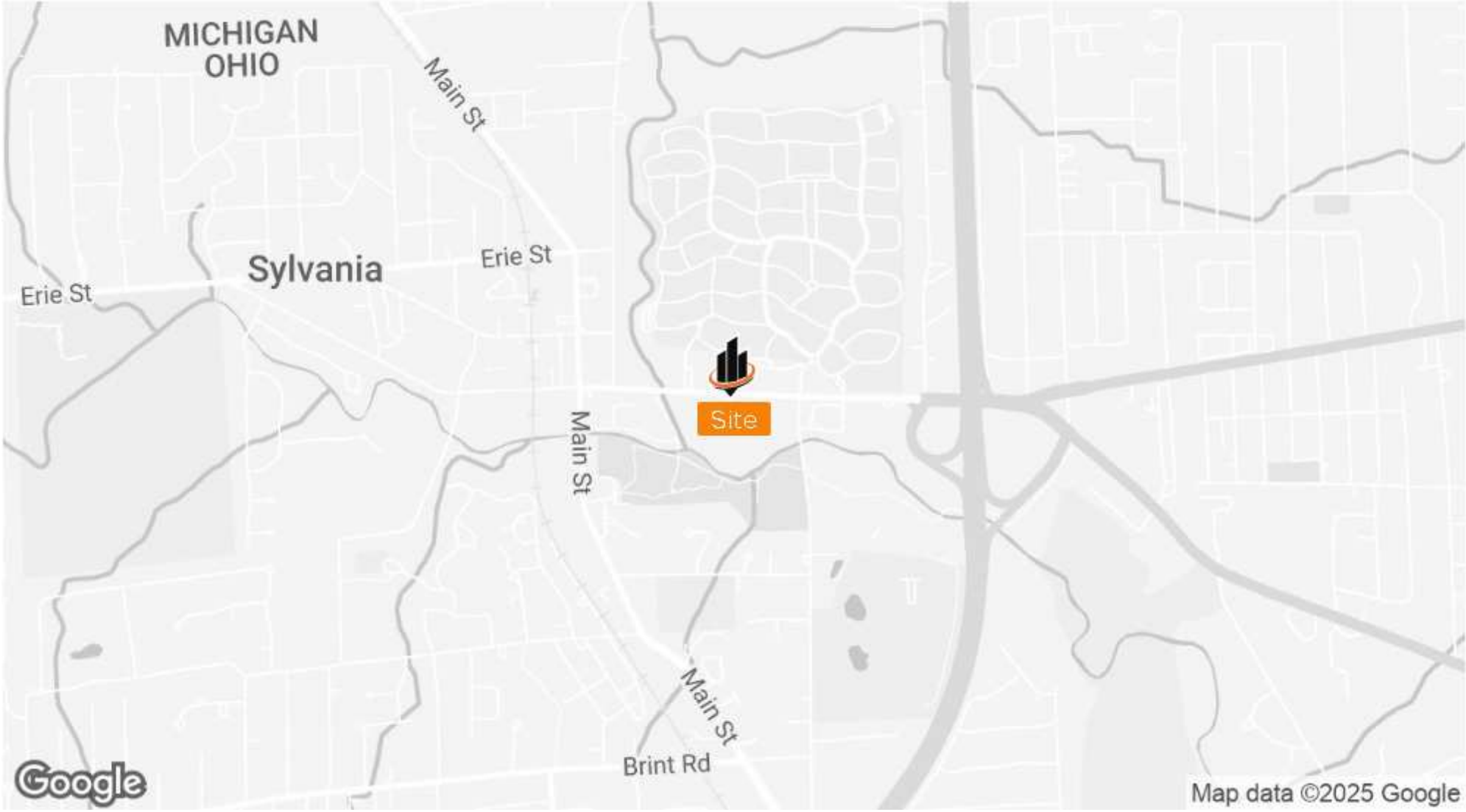
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LOCATION MAP



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RETAILER MAP



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AREA ANALYTICS

POPULATION

5 MINUTES 10 MINUTES 15 MINUTES

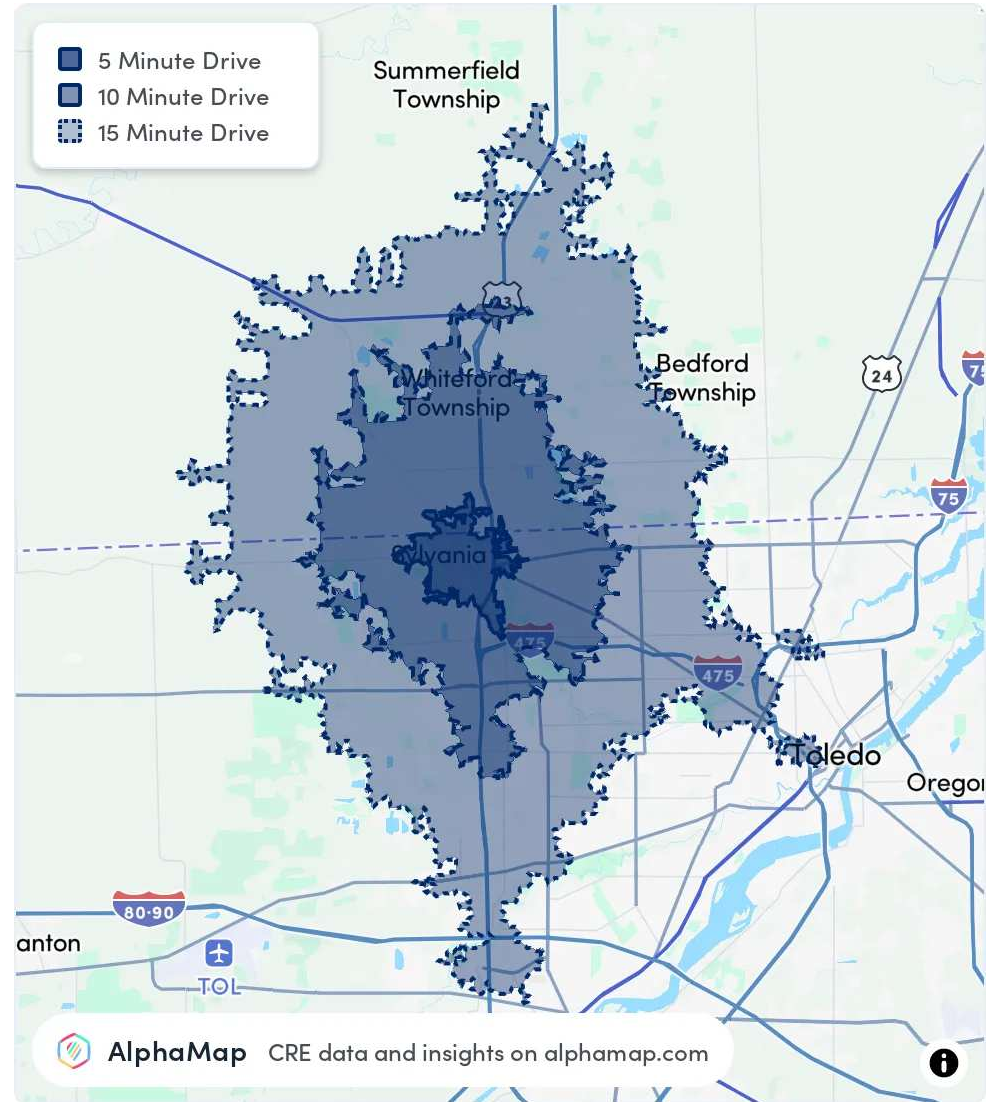
TOTAL POPULATION	8,552	45,980	193,876
AVERAGE AGE	43	43	41
AVERAGE AGE (MALE)	41	42	40
AVERAGE AGE (FEMALE)	45	44	43

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	3,622	19,242	82,918
PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$114,279	\$117,661	\$97,478
AVERAGE HOUSE VALUE	\$283,484	\$271,358	\$223,589
PER CAPITA INCOME	\$47,616	\$49,025	\$42,381

Map and demographics data derived from AlphaMap



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