



4848 N. Holland Sylvania Rd. Sylvania, OH 43560

Property Highlights

- Proximity to Major Facilities: Close to ProMedica Flower Hospital, suitable for medical or related businesses.
- Accessible Location: Easy access to US-23 for clients and employees.
- No Municipal Income Taxes: A cost-saving advantage for businesses.
- Landlord Improvements: Suites are currently being upgraded by the landlord.

Property Overview

This second-generation space is located half a mile from ProMedica Flower Hospital and one mile from US-23 in Sylvania Township. These spaces offer convenience and location benefits for your business along with close proximity to restaurants and other amenities. Additionally, Sylvania Township currently does not levy municipal taxes.

Offering Summary

Lease Rate:	\$14.50/SF (gross)
Building Size:	13,500 SF
Available SF:	884 - 2,094 SF
Suite 101:	2,094 SF available
Suite 102A:	890 SF available
Suite 103:	936 SF available

For More Information



Joshua D. Payzant

O: 419 960 4410 x323
jpayzant@naitoledo.com

Becky Beck

O: 419 960 4410 x321
bbeck@naitoledo.com

Location Information

Street Address	4848 N. Holland Sylvania Rd.
City, State, Zip	Sylvania, OH 43560
County	Lucas
Cross-Streets	N. Holland Sylvania Rd. and Harroun Rd.
Township	Sylvania
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	US-23
Nearest Airport	Toledo Express

Building Information

Building Size	13,500 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Built	1984
Roof	Pitched Shingle
Free Standing	Yes
Number of Buildings	1
Delivery Area	Side of Building
Restrooms	In Common

Current Tenants

ProMedica Rehab	
Dr. Omar Salem	Dermatologist
MedBil	Medical Billing
Howard Sliker Realty	Realtor's Office

Property Information

Property Type	Office
Zoning	20-C2
Lot Size	61,436 SF
APN #	7821657
Corner Property	Yes
Traffic Count	10,400 VPD
Traffic Count Street	N. Holland Sylvania Rd.

Parking & Transportation

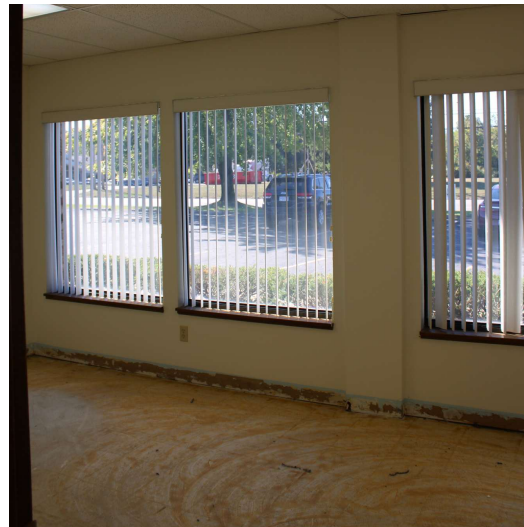
Parking Type	Surface Lot
Number of Parking Spaces	70

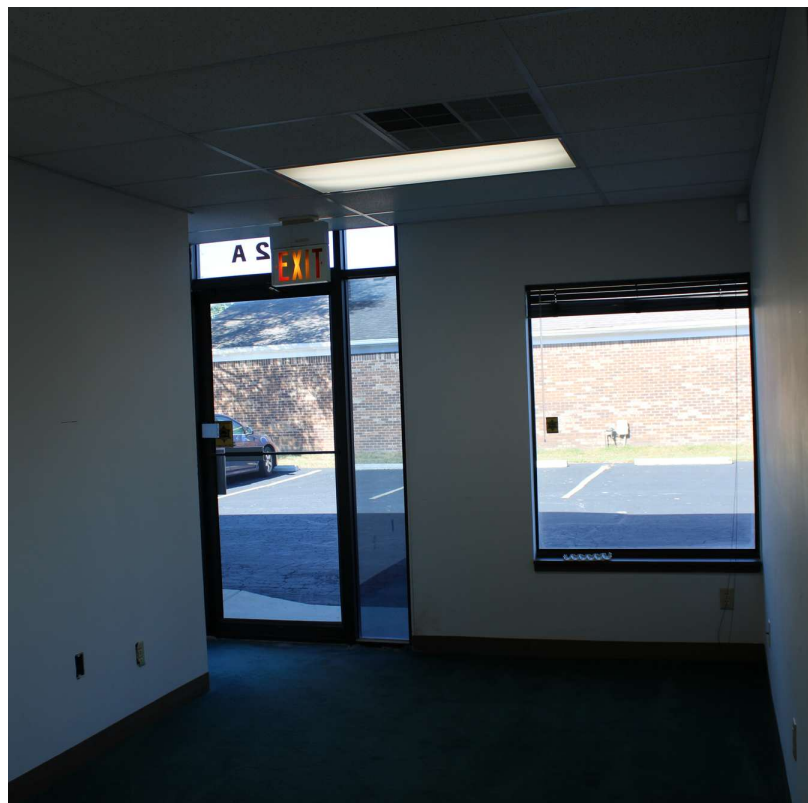
Utilities & Amenities

Number of Elevators	1
Central HVAC	Yes
Electric	Toledo Edison
Gas	Columbia Gas
Water	Sylvania Twp

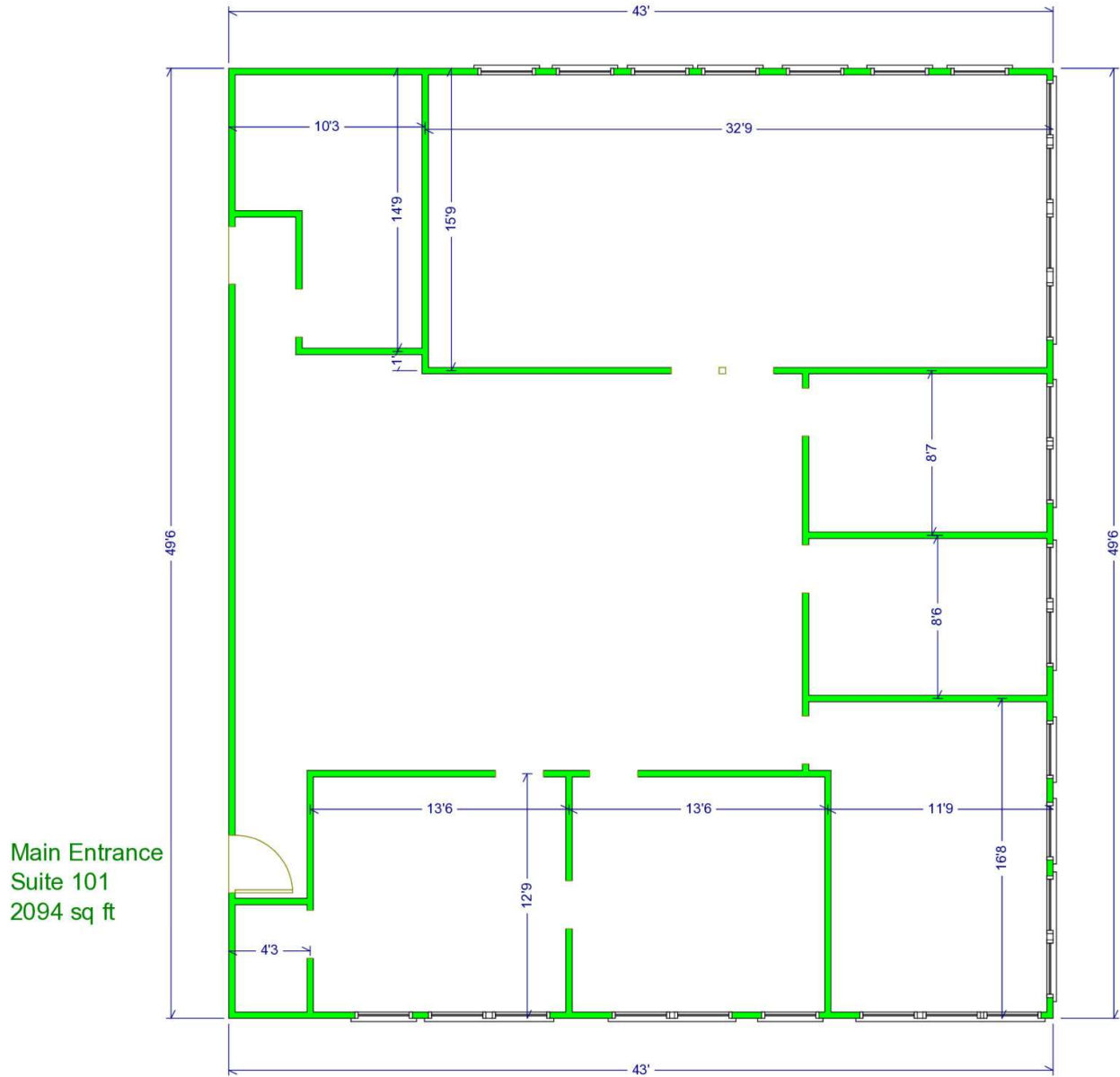
Lease Details

Term	3 to 5 years
Security Deposit	One Month's Rent
Options	Negotiable
Free Rent	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Janitorial and Content Liability Insurance
Signage	Yes- Monument Sign

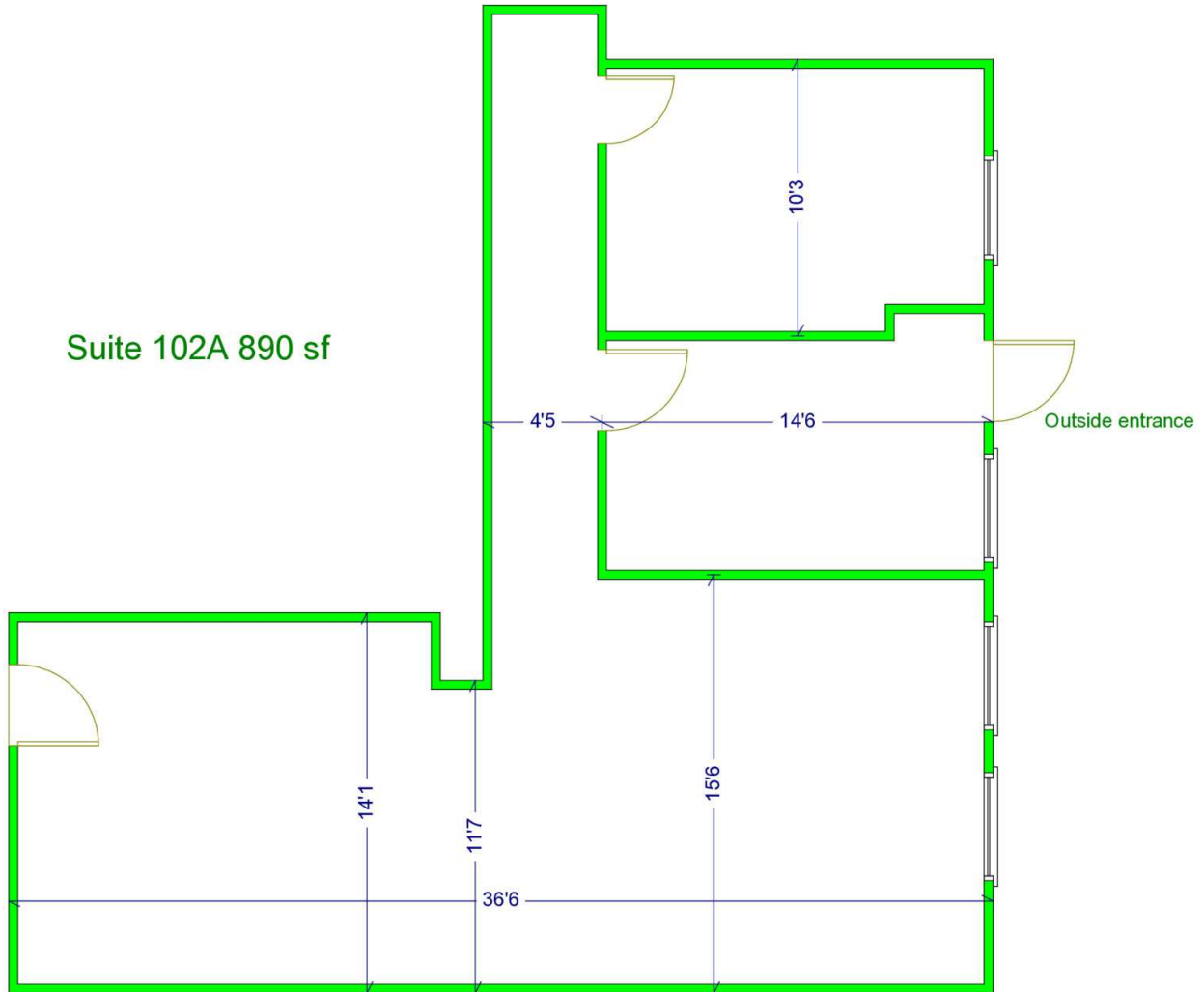


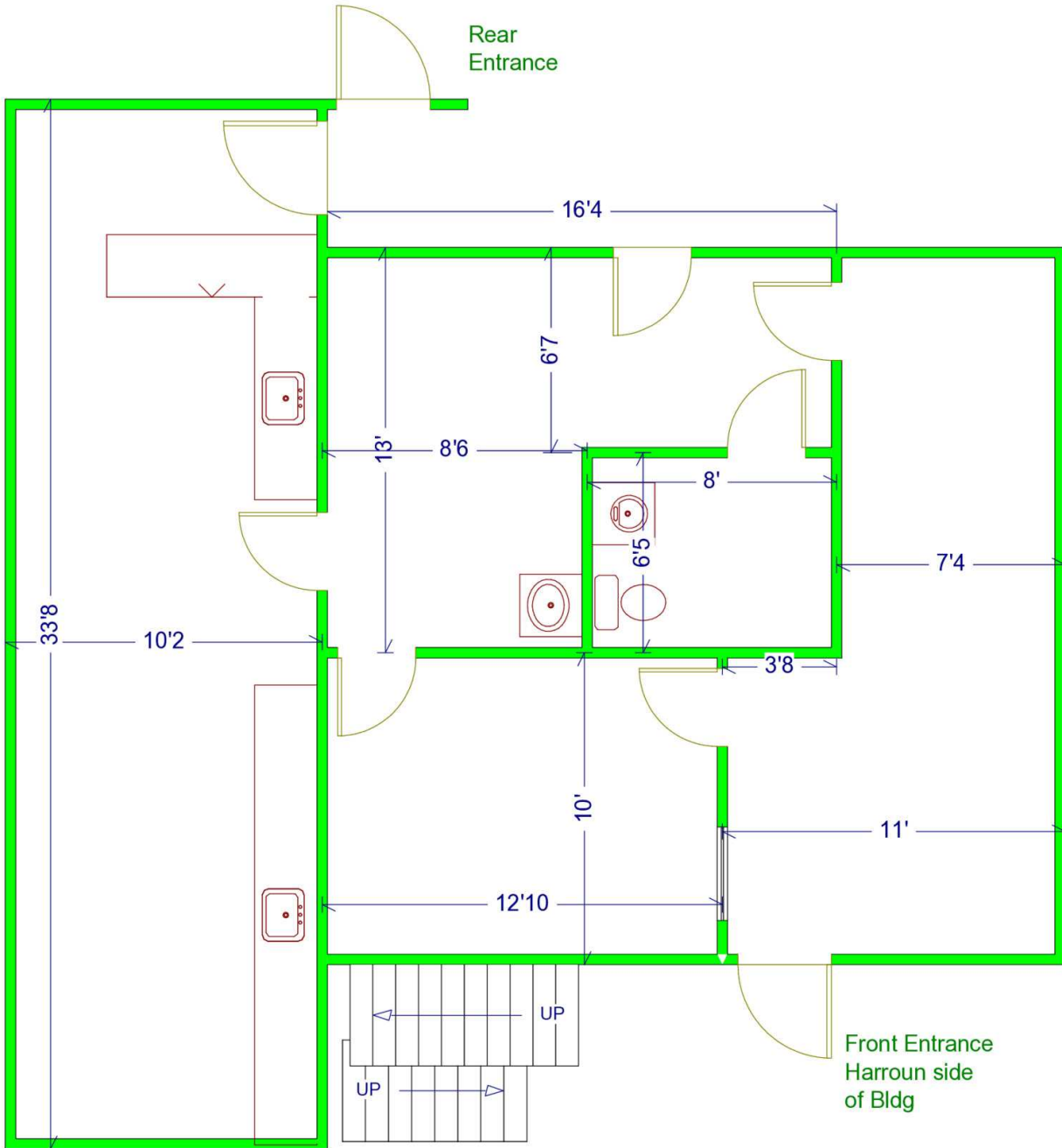




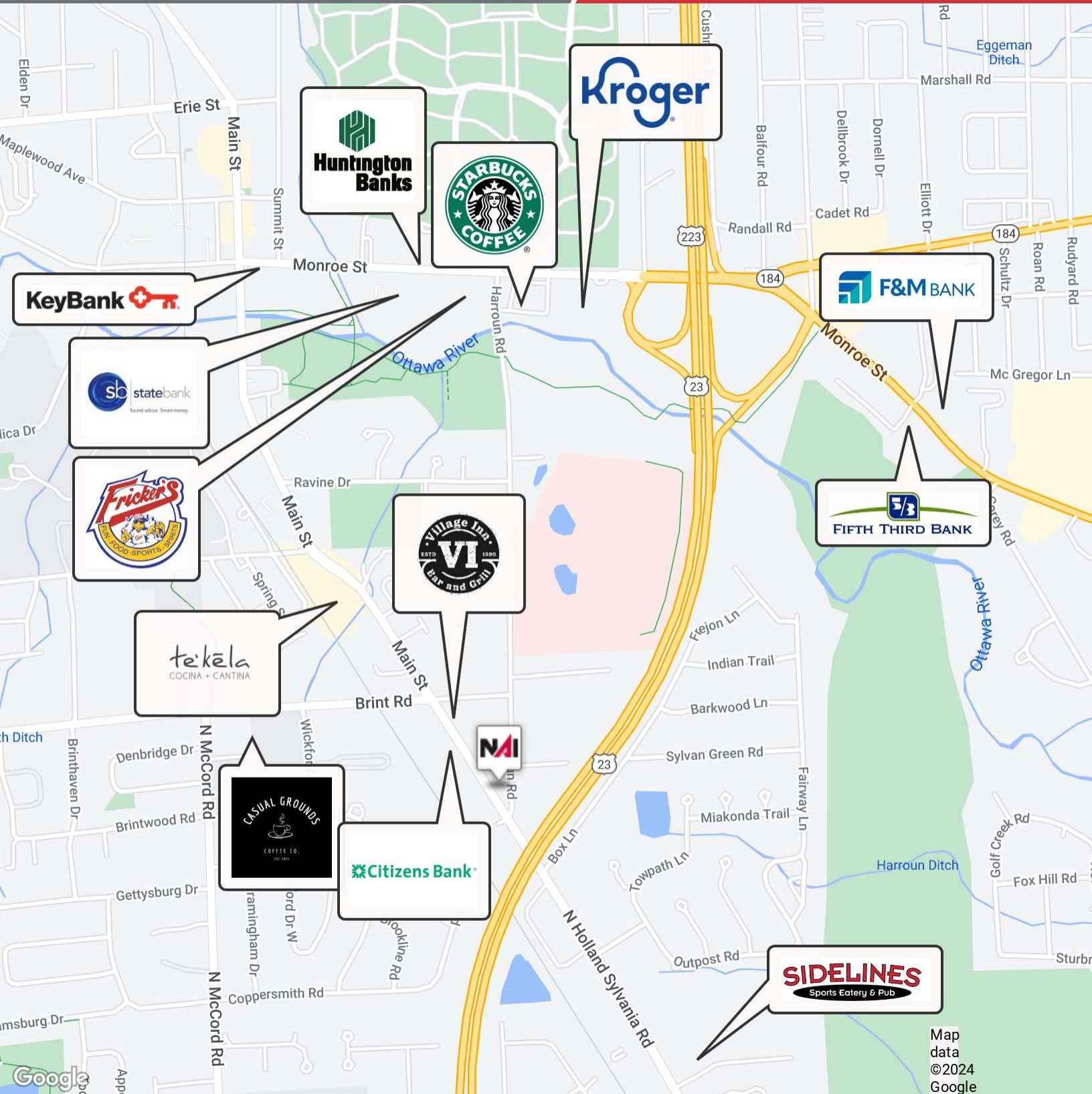


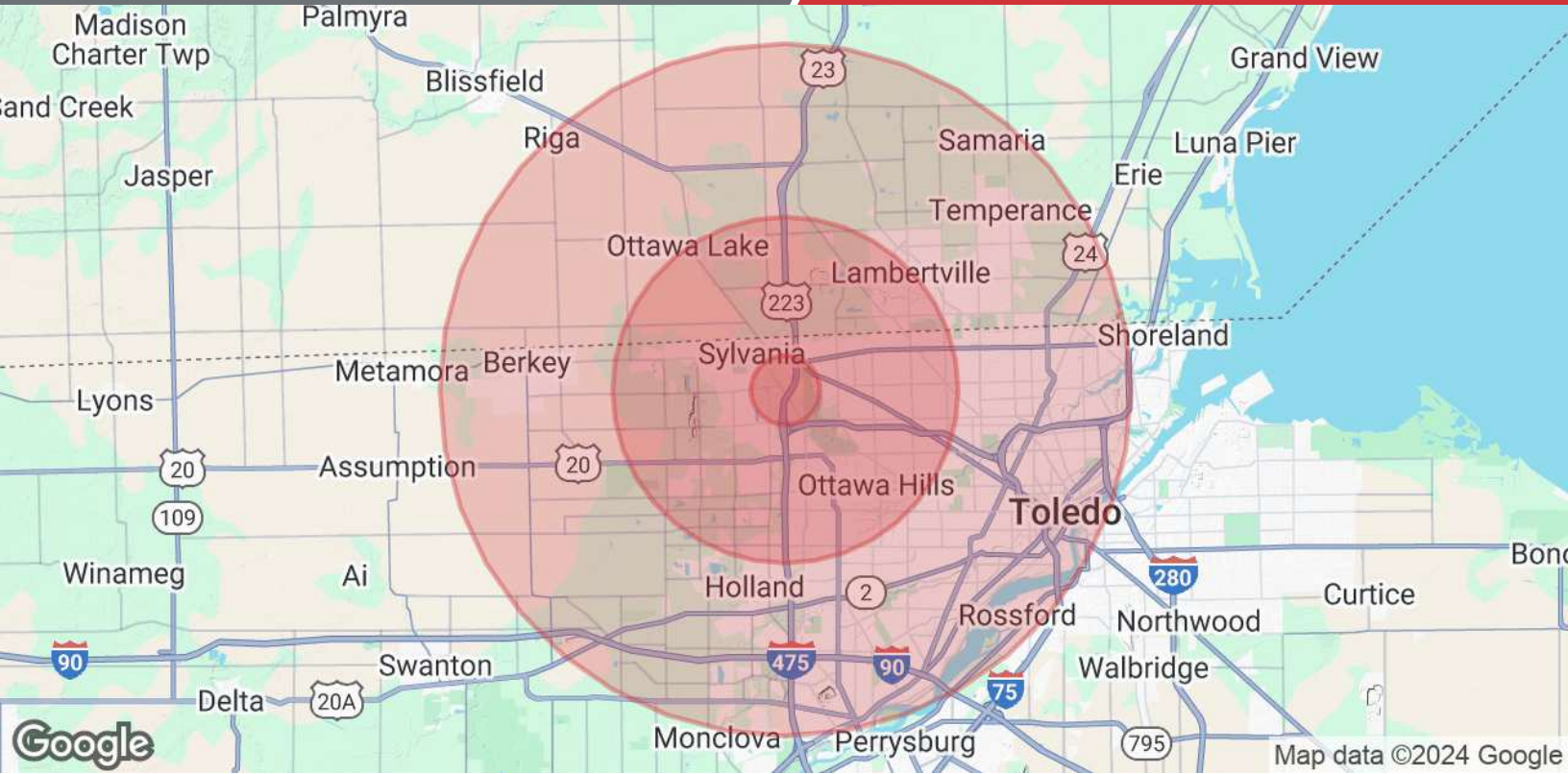
Main Entrance
Suite 101
2094 sq ft





Suite 103 936 Square feet





Population	1 Mile	5 Miles	10 Miles
Total Population	7,266	136,388	370,962
Average Age	44	42	41
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,204	57,968	158,758
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$116,874	\$104,672	\$83,483
Average House Value	\$302,201	\$242,730	\$191,407

Demographics data derived from AlphaMap