

THE PILLARS PLAZA

5122 HEATHERDOWNS BLVD. TOLEDO, OH 43614

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDIPROPERTIES.COM



- Built in 1974, renovated in 2009.
- Located 1/10th of a mile from I-80/90.
- Over 43,000 Vehicles Per Day at Reynolds & Heatherdowns.
- New exterior and great sightlines to the Reynolds Rd./Heatherdowns Blvd. intersection.
- Two private office spaces available, can be combined for up to 2,900 SF (All gross leases)

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	10,384	60,112	145,718
 AVERAGE HH INCOME	\$63,344	\$72,121	\$79,166

TENANTS INCLUDE

CINCO DE MAYO
CRYSSTYLES HAIR SALON
SALON CENTRIC

BUILDING SIZE:

24,300 SF

AVAILABLE SPACE:

1,400 SF, 1,500 SF

\$15/SF GROSS LEASE
CAN BE COMBINED FOR UP TO 2,900 SF
INCLUDES UTILITIES, CAM CHARGES &
REAL ESTATE TAXES

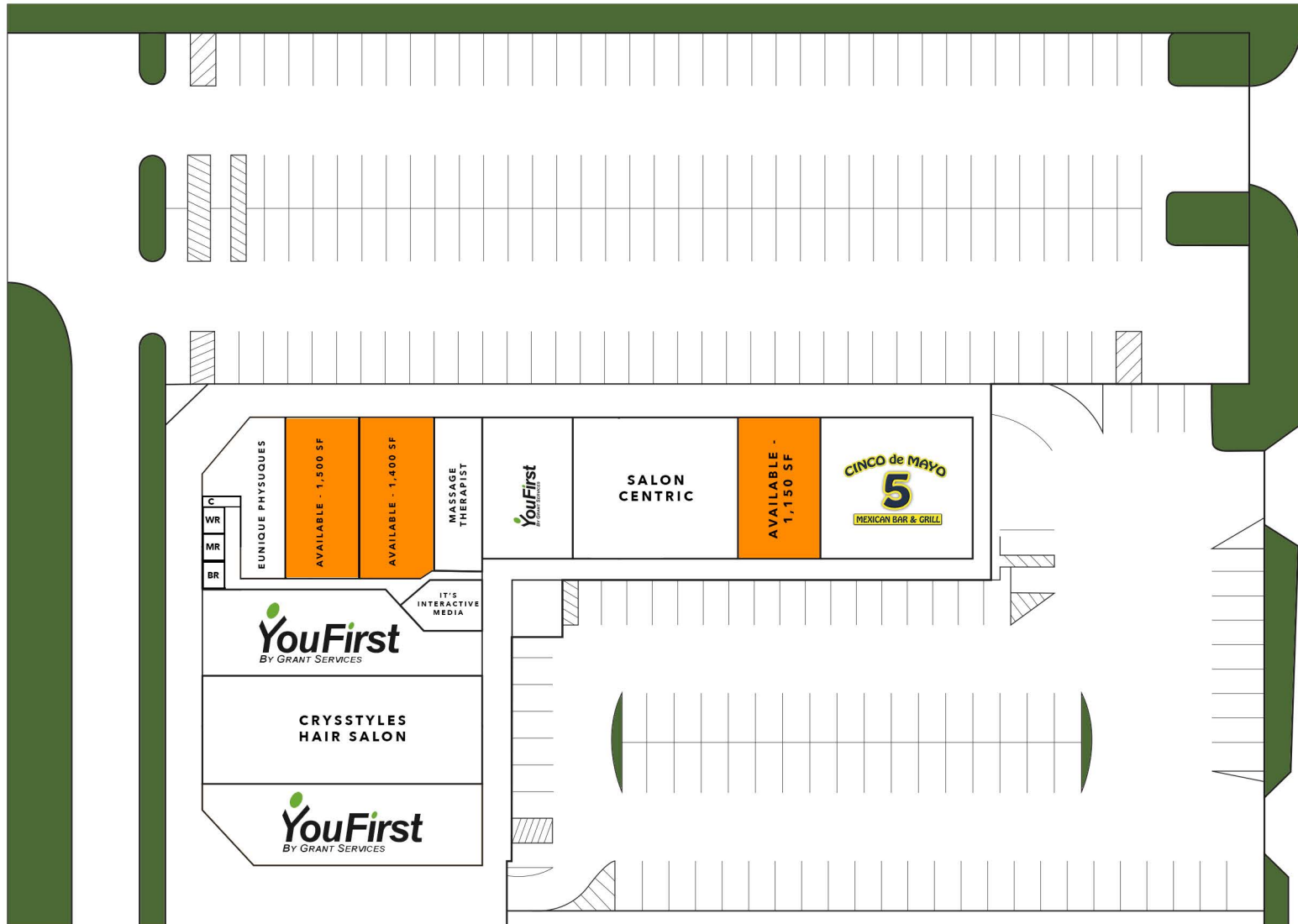
1,150 SF - \$12/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts of traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

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1,500 SF MEDICAL OFFICE FOR LEASE



- 2 exam rooms (with sinks)
- ADA public restroom
- Private restroom
- Waiting area
- Reception station
- Private office

Turn-key
availability.

\$1,875/Month

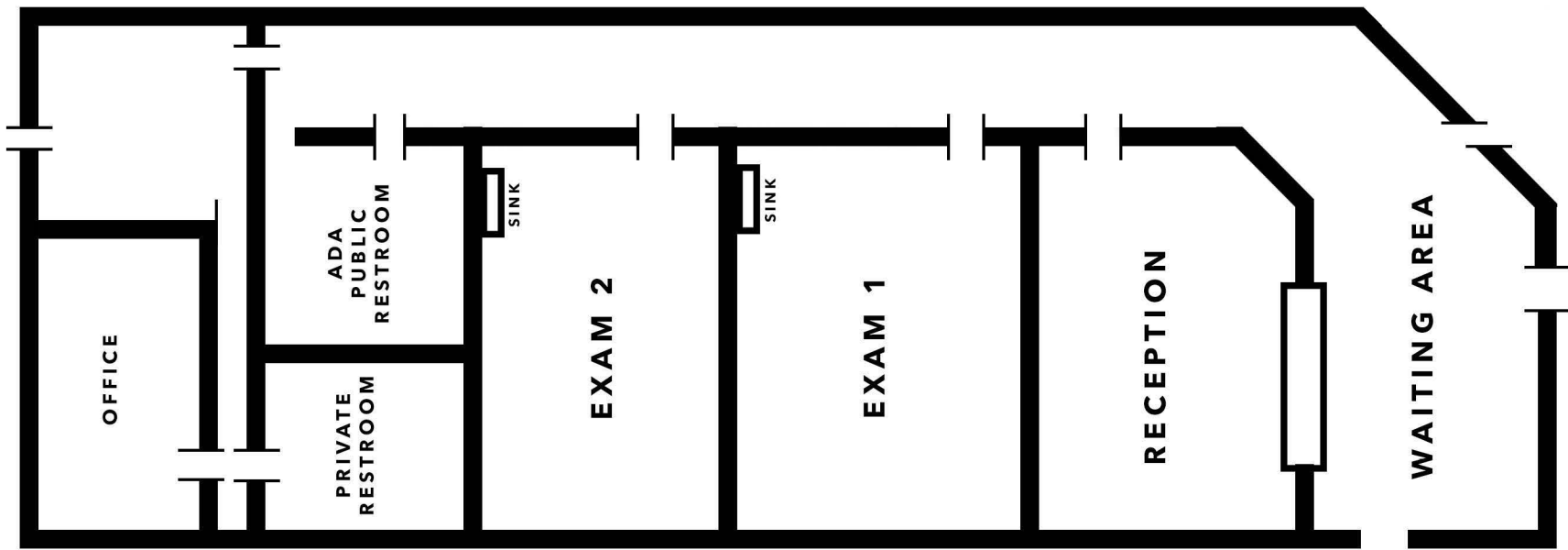
Gross Lease, includes utilities,
CAM charges and real estate taxes.

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SUITE 102 - 1,500 SF

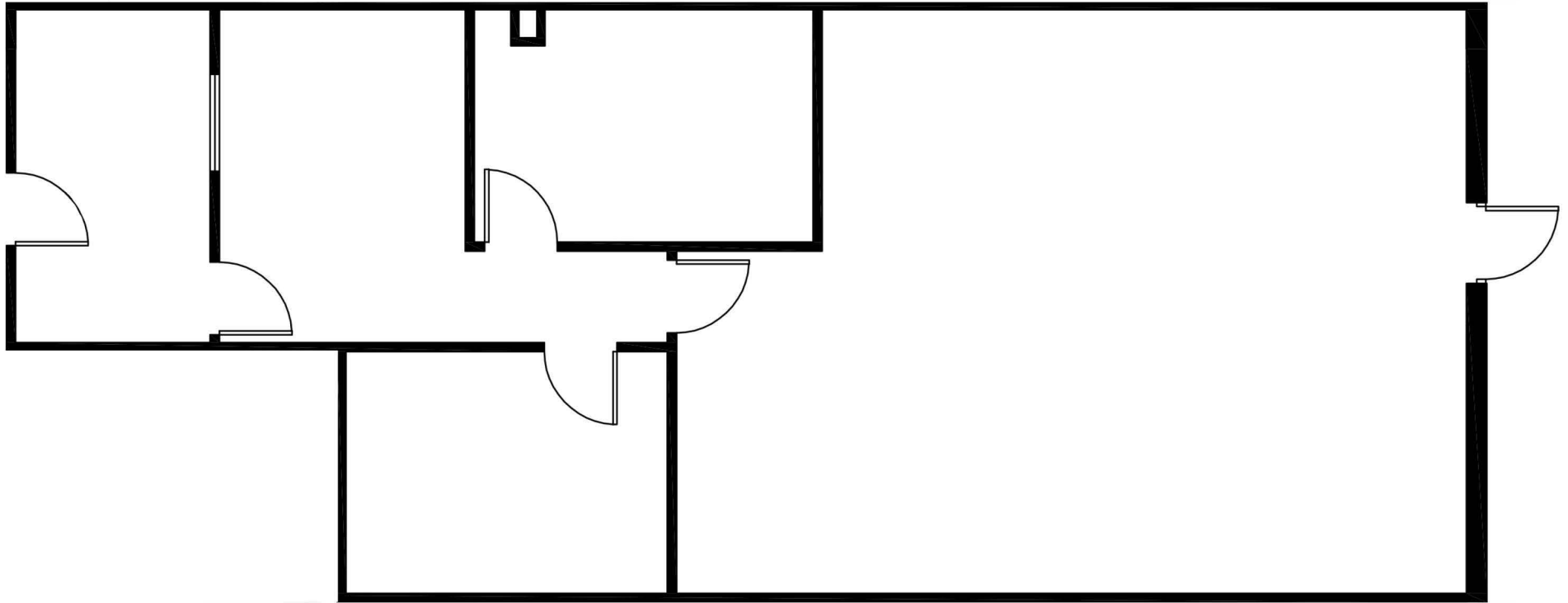
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SUITE 101 - 1,400 SF

- Reception area
- 2 private offices
- Large bullpen area

Turn-key
availability.

\$1,750/Month

**Gross Lease, includes utilities,
CAM charges and real estate taxes.**

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