

# FOR LEASE/BUILD-TO-SUIT

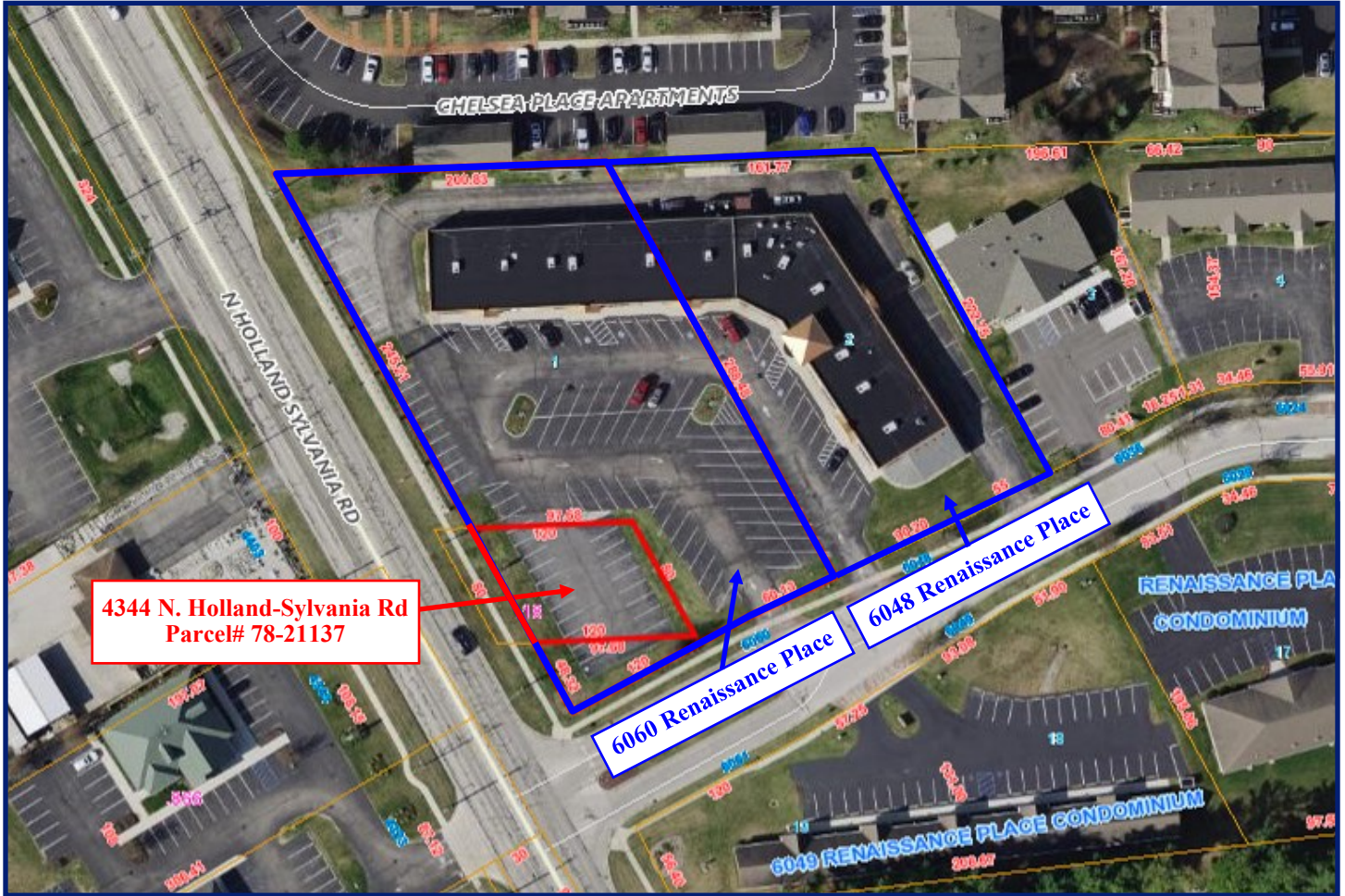
## .18 Acre Outlot

### \$1,995/Mo Absolute Net

# OUTLOT RENAISSANCE PLAZA

## 4344 N. Holland-Sylvania Rd

Toledo, Ohio 43623



**4344 N. Holland-Sylvania Rd**  
**Parcel# 78-21137**

## PRIME COMMERCIAL OUTLOT

- ◆ Ground lease or build to suit
- ◆ Additional curb cut available on Renaissance Place Rd
- ◆ Perfect for drive thru coffee shop, drive up ATM, small retail store & more

## DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 6,666      | \$110,550      |
| 3 Miles | 60,285     | \$107,532      |
| 5 Miles | 153,085    | \$92,796       |



Call Now  
 For More Information  
**Steven R. Lennex, CCIM**  
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For more information contact:

**STEVEN R. LENNEX, CCIM**

**LENNEX REALTY COMPANY, LLC**

7110 W. Central Ave, Suite A-2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8745  
 www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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### GENERAL INFORMATION

**Property:** Prime Commercial Outlot  
**Location:** 4344 N Holland-Sylvania  
**Closest Intersection:** Renaissance Place  
**City, State:** Toledo, OH  
**County:** Lucas  
**Zip:** 43623  
**Parcel #:** 78-21137

**Land Size:** .18 Acres  
**Land Dimensions:** 80' (Holland –Sylvania) x  
98' (Deep)  
**Parking:** To Be Determined  
**Zoning:** C-4 Professional Business District  
**Previous Use:** Commercial Building  
**Traffic Counts** 17,004 VPD Holland-Sylvania



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### LEASE SPECIFICATIONS \*

|                                       |          |
|---------------------------------------|----------|
| <b>Utilities/Heat:</b>                | Tenant   |
| <b>Electricity:</b>                   | Tenant   |
| <b>Water:</b>                         | Tenant   |
| <b>Waste Disposal</b>                 | Tenant   |
| <b>Real Estate Taxes:</b>             | Tenant   |
| <b>Insurance (Fire &amp; Hazard):</b> | Tenant   |
| <b>Content, Liability Insurance:</b>  | Tenant   |
| <b>Roof:</b>                          | Tenant   |
| <b>Structure:</b>                     | Tenant   |
| <b>CAM:</b>                           | Tenant   |
| <b>Improvements:</b>                  | Tenant   |
| <b>Lease Term:</b>                    | 20 Years |

### REAL ESTATE TAX INFORMATION

|                              |        |
|------------------------------|--------|
| <b>Real Estate Tax Year:</b> | 2022   |
| <b>General Taxes:</b>        | 840.40 |
| <b>Special Assessments:</b>  | 56.54  |
| <b>Total Annual Taxes:</b>   | 896.94 |

### UTILITIES

|                        |               |
|------------------------|---------------|
| <b>Gas:</b>            | Columbia Gas  |
| <b>Water:</b>          | Municipal     |
| <b>Sanitary Sewer:</b> | Municipal     |
| <b>Electric:</b>       | Toledo Edison |
| <b>Storm Sewer:</b>    | Municipal     |

\*Ground lease or build-to-suit



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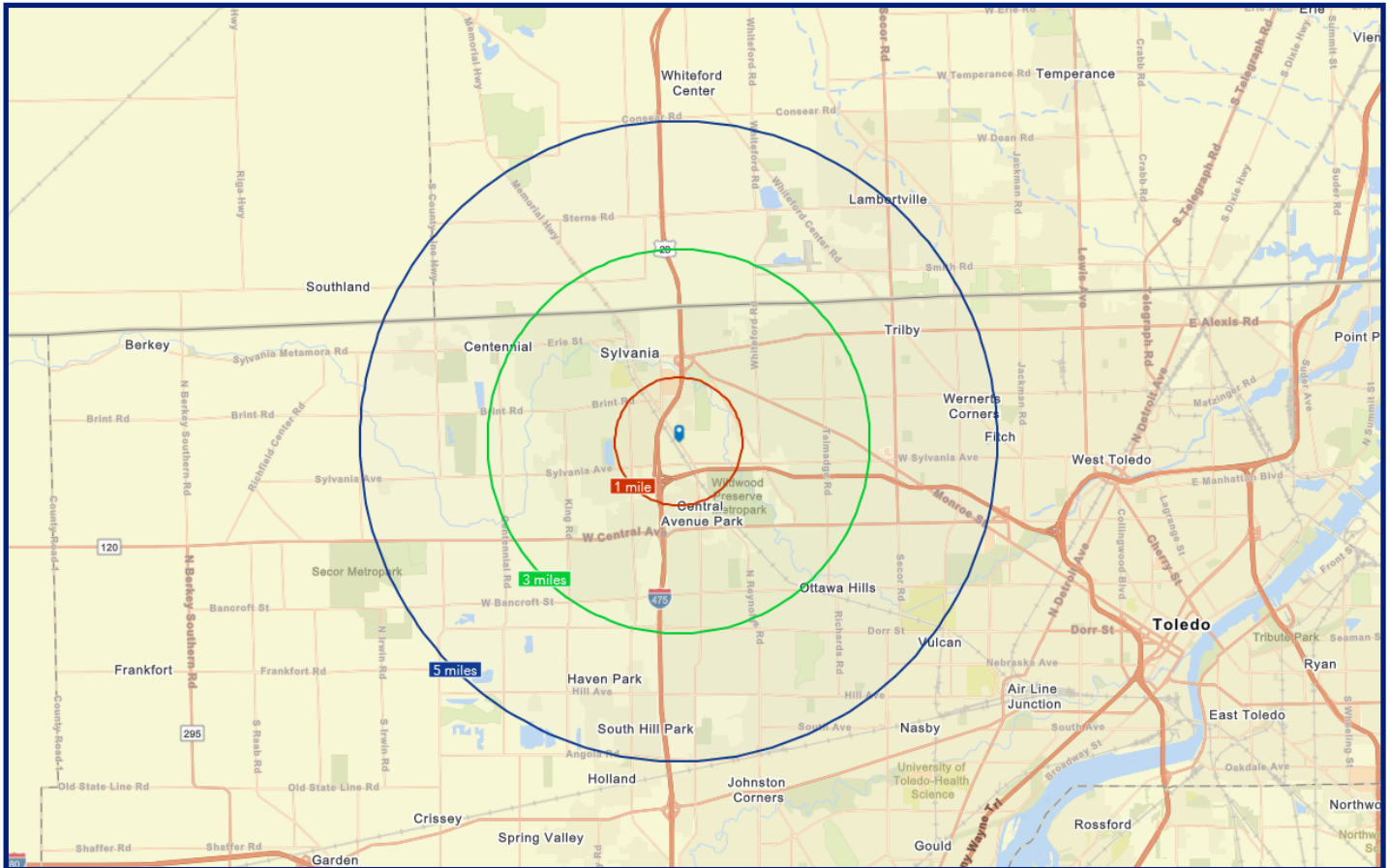
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Toledo, Ohio 43623



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
|------------|--------|---------|---------|

|                         |       |       |         |
|-------------------------|-------|-------|---------|
| <b>Total Population</b> | 6,666 | 60,28 | 153,085 |
| <b>Average Age</b>      | 44.1  | 44.3  | 40.3    |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
|---------------------|--------|---------|---------|

|                            |           |           |          |
|----------------------------|-----------|-----------|----------|
| <b>Total Households</b>    | 2,890     | 25,601    | 64,826   |
| <b># of Persons per HH</b> | 2.05      | 2.30      | 2.29     |
| <b>Average HH Income</b>   | \$110,550 | \$107,532 | \$92,796 |

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