

3309 N. Holland Sylvania Road

3309 N. Holland Sylvania Road | Toledo, OH 43615

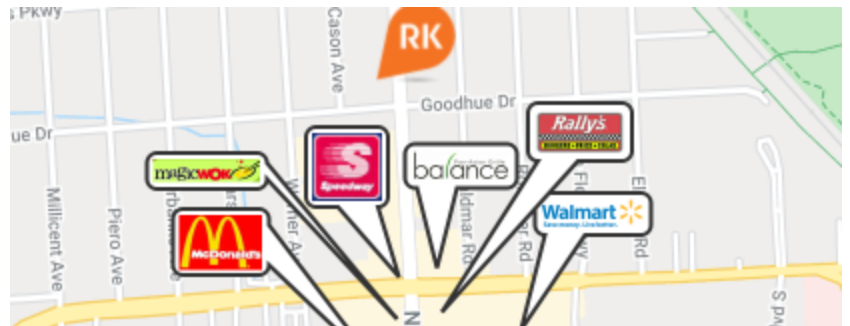


OFFERING SUMMARY

Available Space:	1,200 - 1,800 SF
Lease Rate:	\$10.00 - 12.00 SF/yr (MG)
Lot Size:	1.5 Acres
Year Built:	1960
Building Size:	18,411 SF
Renovated:	2019
Zoning:	20-C2
Market:	Toledo
Submarket:	W. Toledo/Sylvania
Traffic Count:	20,307

PROPERTY OVERVIEW

- 1,200 SF and 1,800 SF suites available for lease
- Highly exposed with 20,307 vehicles per day on N. Holland Sylvania Road
- Multiple points of ingress and egress from N. Holland Sylvania Road, Goodhue Drive and Cason Avenue
- Ample parking available with approximately 86 spaces
- Neighboring retailers include: Walmart, Balance Pan Asian Grille, Subway, Goodyear Auto Service, Fitness 4 All, Sylvania Auto Restyling and Glass



For More Information Contact:

Ryan Miller
419.794.3961
rmiller@rkcommercial.com
www.rkgcommercial.com

Devin Graves
419.794.1138
dgraves@rkcommercial.com

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LEASE DETAILS

Available SF	1,200 - 1,800 SF
Lease Rate	\$10.00 - 12.00 SF/yr
Lease Type	MG

BUILDING INFORMATION

Building Size	18,411 SF
Year Built	1960
Renovated	2019
Tenancy	Multiple
Center Type	Neighborhood Center
Construction Status	Existing
Basement	No
Restrooms	8
Exterior Signage	Pylon/Fascia
Delivery Area	Yes
Lighting	Multiple

PROPERTY DETAILS

Zoning	20-C2
Acreage	1.496 Acres
Annual Real Estate Taxes	\$23,539.12
Annual Real Estate Taxes Per SF	\$1.28/SF
Parcel / APN Numbers	78-34134
# Parking Spaces	86

LOCATION INFORMATION

Building Name	3309 N. Holland Sylvania Road
City, State & Zip	Toledo, OH 43615
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	Goodhue Dr.
Signal Intersection	No
Nearest Highway	I-475/US-23
Traffic Count	20,307

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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Retail Property For Lease

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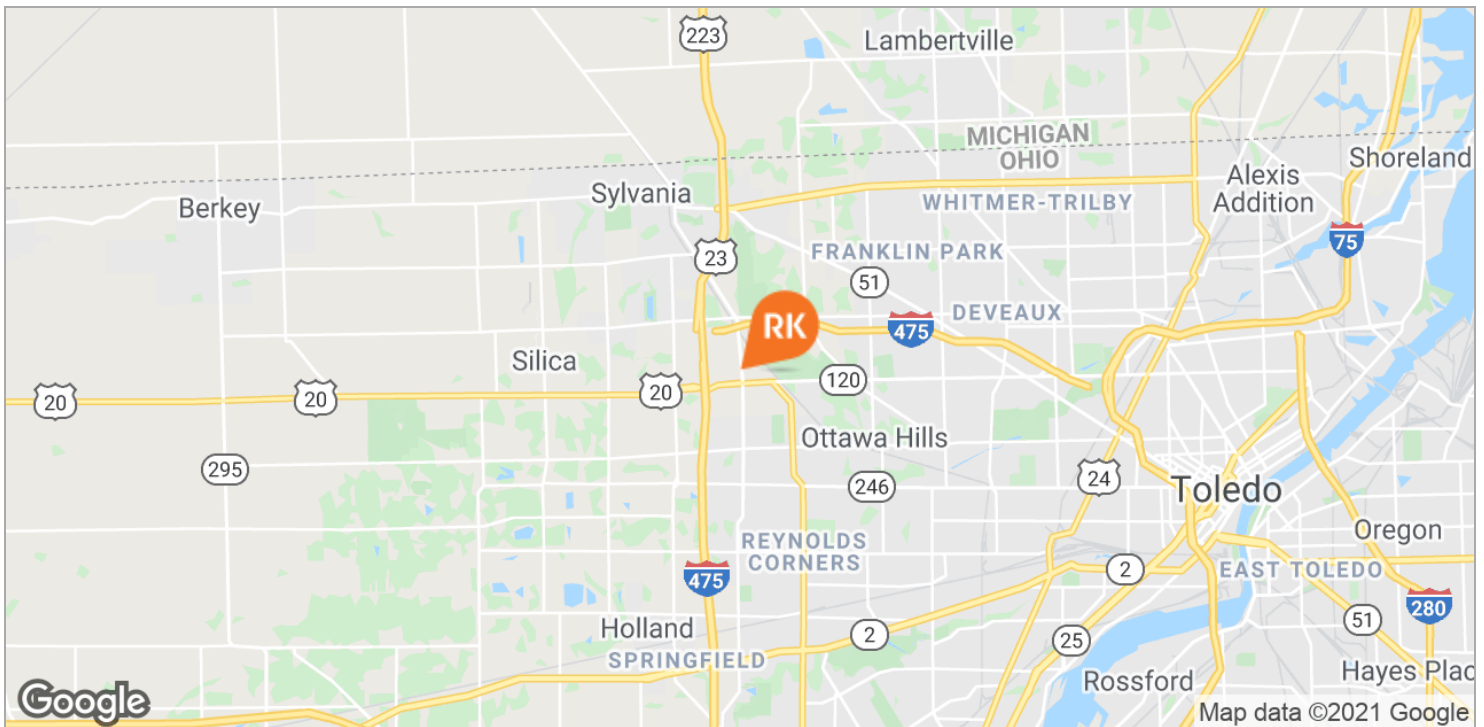
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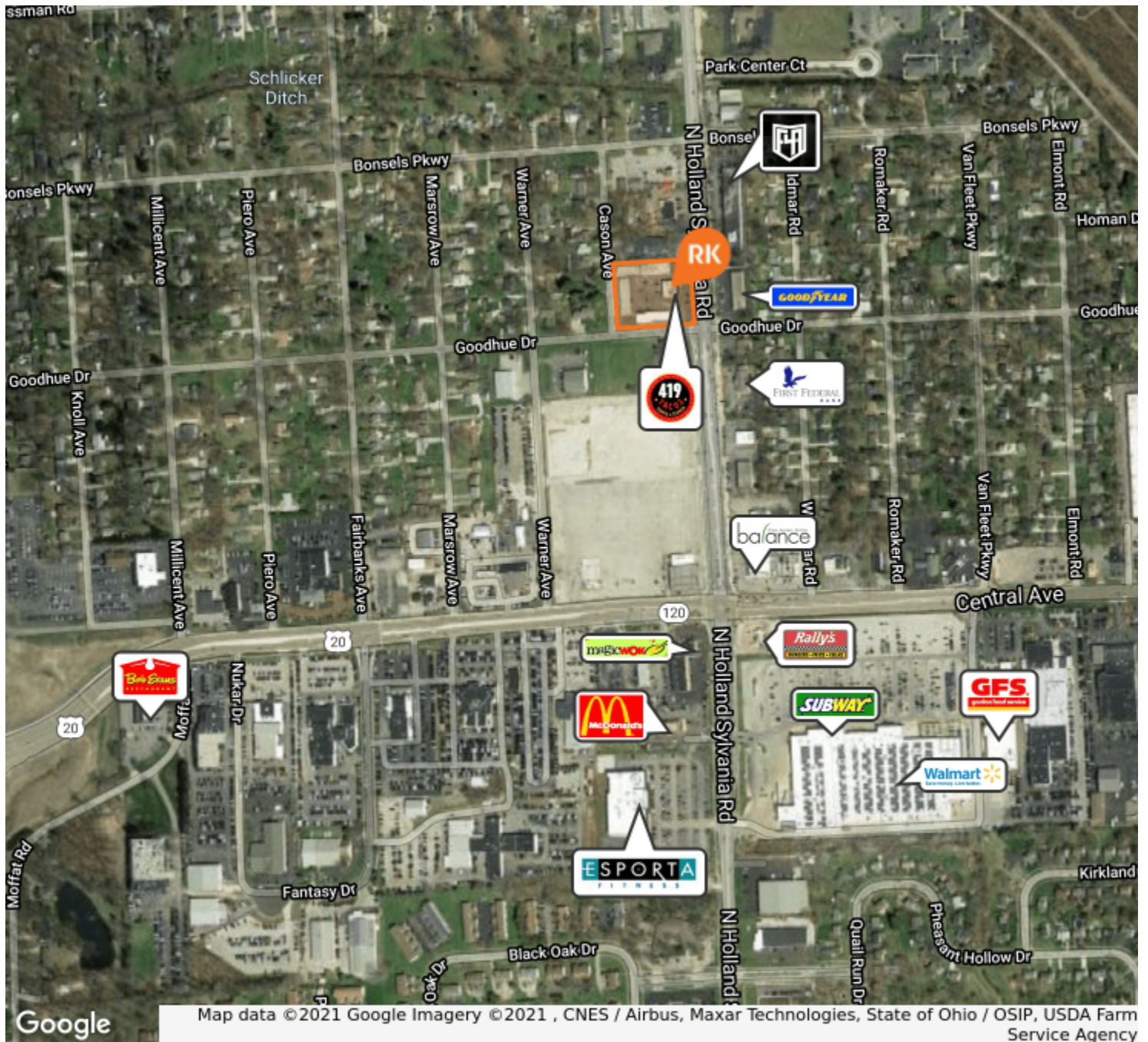
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419.794.6071 F
rmiller@rkcommercial.com



Devin Graves
419.794.1138 T
419.794.6085 F
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Toledo, OH 43604

www.rkgcommercial.com

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