

855 S. HOLLAND SYLVANIA ROAD
TOLEDO, OH 43615

RETAIL FOR LEASE
1,540 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

CROSTOWNE SHOPPES



 **VIEW
360° TOUR**

GENERAL INFORMATION

Lease Rate:	\$10.00 per square foot NNN
Space Available:	1,540 square feet
Building Size:	13,720 square feet
Number of Stories:	One
Year Constructed:	2001
Condition:	Great
Closest Cross Street:	Angola Road
Acreage:	1.29 acres
County:	Lucas
Zoning:	CN – Comm. Neighborhood
Parking:	120± spaces
Curb Cuts:	Two
Street:	2 lane with center turn



For more information, please contact:

ZACK LIBER
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

855 S. Holland Sylvania Road, Toledo, OH 43615

Retail For Lease

1,540
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Pre-engineered block
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Hardwood/carpet
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central – rooftop unit
Power:	200a/240v
Restrooms:	1-2 per suite
Sprinklers	No
Elevator:	No
Signage:	Pylon and above suite

LEASE DETAILS

Term:	2+ years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Prorata share of utilities, insurance, CAM and RE taxes

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES

TD:	26
Parcel Number:	81040
Assessor Number:	05912065
Total Taxes:	\$32,291.92

Comments:

- Well-maintained shopping center with a nice variety of tenants, including Jed's, PizzAroma, Alpha Nails, computer repair and a carry out.
- Suite has four private offices and a retail area with slat walls.
- Ample parking with curb cuts on Holland Sylvania and Angola.

For more information, please contact:

ZACK LIBER
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

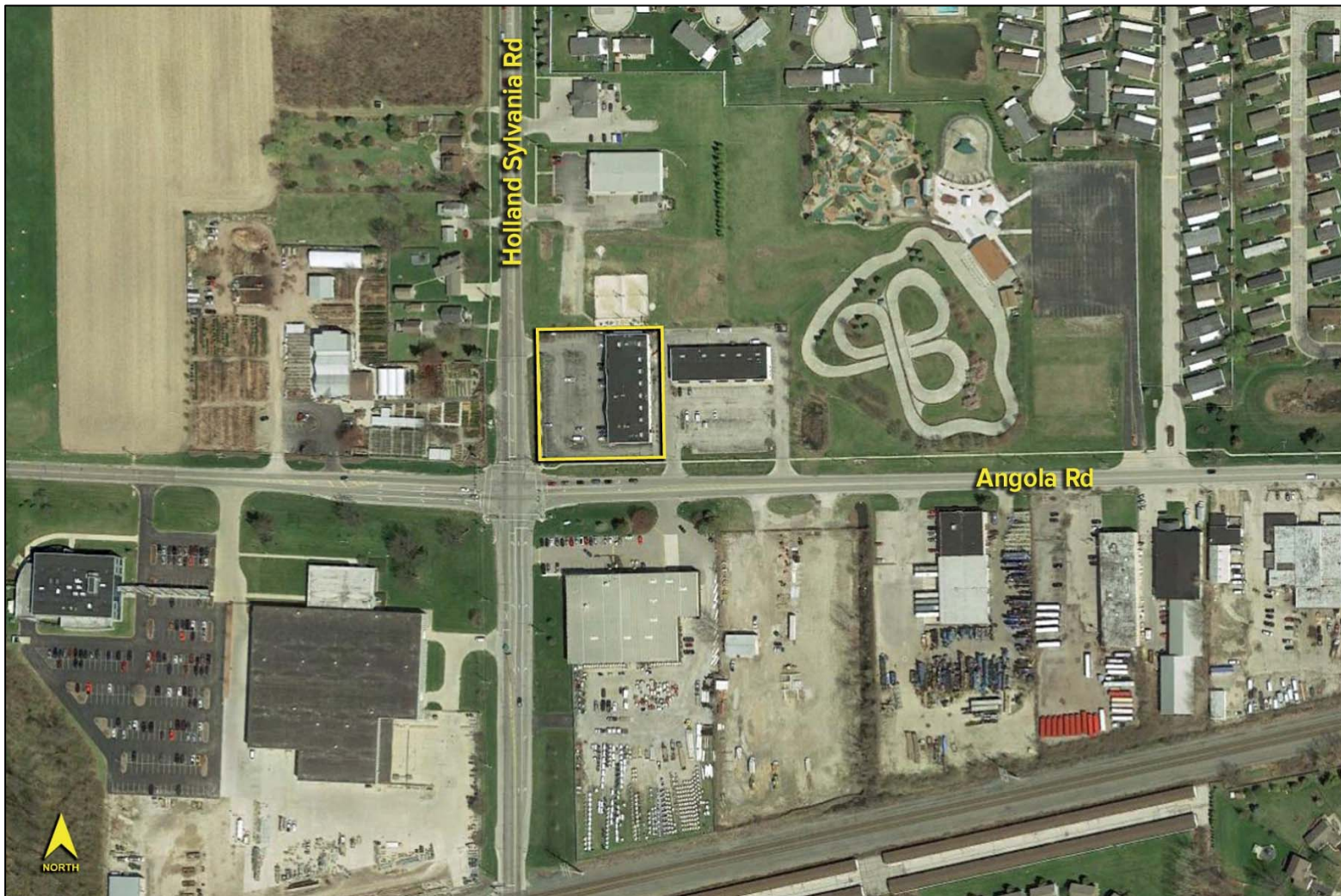
ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

855 S. Holland Sylvania Road, Toledo, OH 43615

Retail For Lease

1,540
Square Feet
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,957	\$60,000
3 MILE	66,139	\$57,692
5 MILE	155,793	\$66,422

TRAFFIC COUNTS (TWO-WAY)

HOLLAND SYLVANIA	14,087 (2020)
ANGOLA ROAD	8,395 (2020)

For more information, please contact:

ZACK LIBER
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680-7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com