

6711 GILEAD STREET
WHITEHOUSE, OHIO 43571

COMMERCIAL FOR LEASE
8,316 Square Feet Available



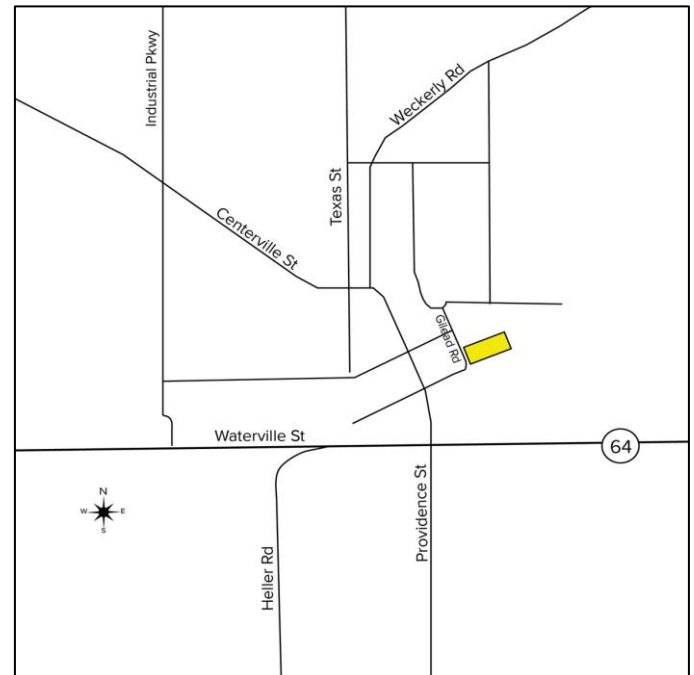
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$4.50 psf NNN
Building Size:	8,316 sf
Space Available for Lease:	8,316 sf
Number of Stories:	1
Year Constructed:	2003
Condition:	Good
Acreage:	2.5973
Lot Dimensions:	139' x 630' deep
County:	Lucas
Zoning:	C-2 Village Center Commercial
Closest Cross Street:	Located off Providence Street on the corner of Toledo Avenue & Gilead St.
Parking:	38 spaces
Curb Cuts:	2 on Toledo Street
Street:	2 lane; 1 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Exterior split face block and metal seam soffit
Structural System:	Steel frame
Roof:	Pitched/Metal
Floors:	VCT flooring throughout
Floor Coverings:	Tile
Ceiling Height:	9'9" & 14'6"
Basement:	No
Heating:	HVAC – Ground mounted northside of building (HVAC package unit)
Air Conditioning:	Central
Power:	(2) 200 amp main panels
Restrooms:	2 restrooms, 1 with mop sink
Sprinklers:	Yes
Overhead Doors:	No; double main door
Signage:	Per code
Lighting:	Fluorescent lighting

Comments:

- Formerly a Dollar General, most recently used as a market.
- Double doors on the south side of the building.
- Drain line installed.
- Small 10 gallon hot water heater for bathrooms.
- Newer 50 gallon electric hot water heater tank for kitchen.
- 1 Toledo Edison demand meter and 1 gas meter.

BUILDING INFORMATION

Current Tenant(s):	None
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable

Tenant is responsible for: All operating expenses excluding roof and structure. NNN charges including (utilities – gas, water, and electric), real estate taxes, property insurance, snow and lawn care and interior/exterior maintenance.

2017 REAL ESTATE TAXES

TD:	98
Parcel Number:	03821
Assessor Number:	47-003-015
Total Taxes:	\$11,937.86

TRAFFIC COUNTS (TWO-WAY)

Providence Street – 3,480 cars per day

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,451	\$88,399
3 MILE	8,005	\$87,329
5 MILE	21,015	\$86,763

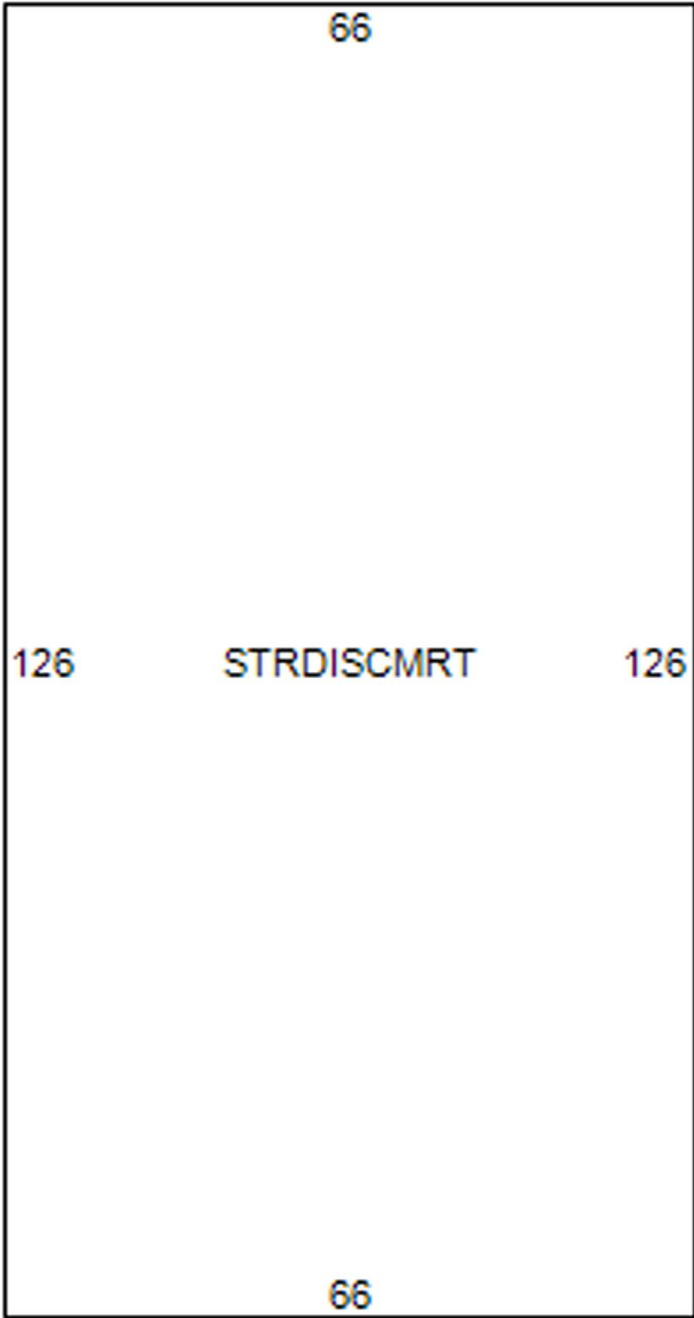
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Site Sketch



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6711 Gilead Street, Whitehouse, Ohio 43571
Commercial For Lease

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Square Feet
AVAILABLE

Aerial Maps



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