

116 – 122 W. SOUTH BOUNDARY
PERRYSBURG, OH 43551

RETAIL FOR LEASE
3,235 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

COUNTRY CHARM SHOPPING CENTER



GENERAL INFORMATION

AVAILABLE SPACE & LEASE RATE

Space	SF	Lease Rate
Retail	1,200 ±	\$2,000 per month
Retail	2,035 ±	\$2,200 per month

Building Size:	16,996 SF
Number of Stories:	1
Year Constructed:	1955 & 1970; remodeled 1986
Condition:	Good
Closest Cross Street:	Louisiana Avenue
County:	Wood
Zoning:	C-3 Community Shopping
Parking:	In common with complex
Curb Cuts:	4
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

BUILDING SPECIFICATIONS

Exterior Walls:	Dryvit
Structural System:	Block
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	Varies
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	Varies
Restrooms:	See site plan
Sprinklers:	No
Delivery Area:	In rear of building
Signage:	Facia



LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Retail: Gas, electric, and content liability insurance.

BUILDING INFORMATION

Current Tenants:	See site plan
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lockbox

2019 REAL ESTATE TAXES

Parcel Numbers:	Q61-400-0801-02030000, Q61-400-0801-31000 Q61-400-0801-32000 Q61-400-0801-33000
Total Taxes:	\$16,635.32

Comments:

- Open concept retail space with restroom – 1,200 ± SF
- Open concept retail space with storage rooms and restrooms. Space is currently occupied by Jazzercise.

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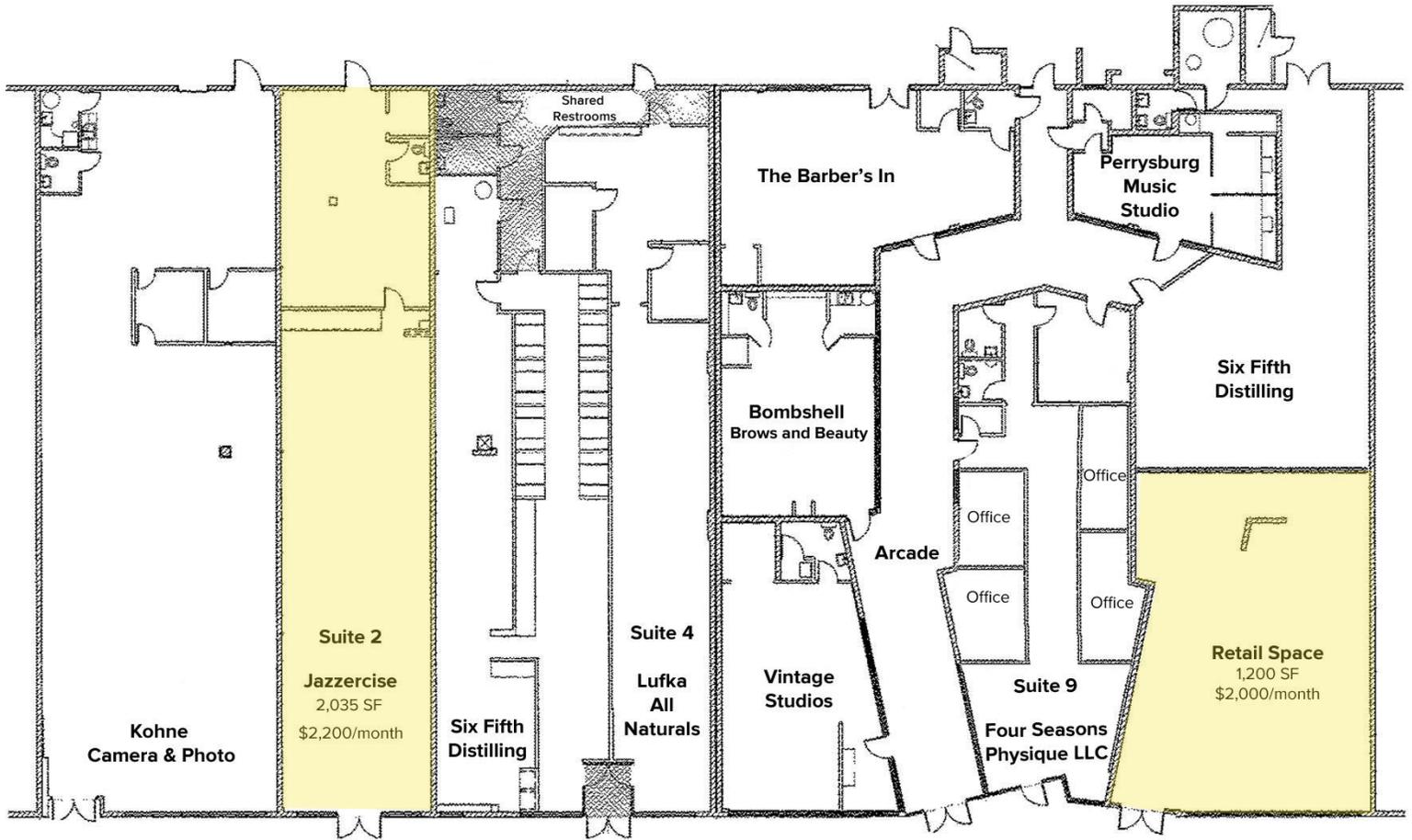
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Site Plan



Front View



Rear View

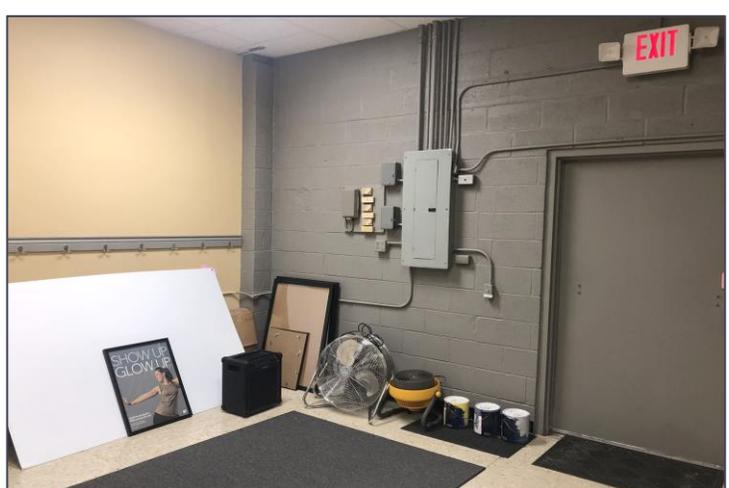
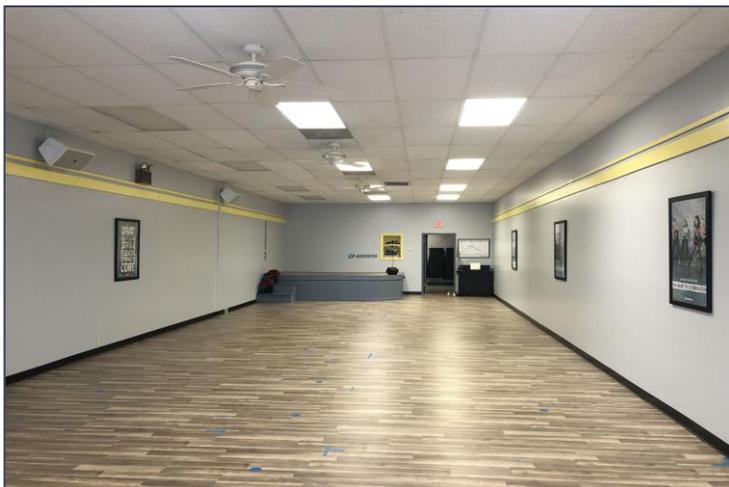
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
½ MILE	2,620	\$82,966
1 MILE	7,369	\$91,483
1 ½ MILE	14,363	\$99,252

2018 TRAFFIC COUNTS (TWO-WAY)

W. SOUTH BOUNDARY	11,439
LOUISIANA AVENUE	9,045
STATE ROUTE 20	21,308
STATE ROUTE 25	20,092



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