

1216 N. MAIN ST., BOWLING GREEN

RETAIL PROPERTY FOR LEASE



LOCATION

Address: 1216 N. Main St.
Bowling Green, OH 43402

Name of Property: Woodland Square Phase I

City-Mailing Address: 1216 N. Main St.

Municipality/Township: Bowling Green City

Zip Code: 43402

Market Area: Metro Toledo

County: Wood

Closest Cross Street: Van Camp & N Main

PRICE INFORMATION

\$12.39/SQ FT + NNN
(Current NNN Rate is \$4.69/SF)

UTILITIES TO THE BUILDING

Electric: Municipal Utilities
Gas: Columbia Gas
Sanitary Sewer: Municipal Utilities
Storm Sewer: Municipal Utilities
Water: Municipal Utilities

Special Features:

- Great access with a street light
- Great visibility on BG's "Main Street".

For more information please call:

STEVE GREEN, BROKER sgreen@meccabg.com
MARK REMEIS, BROKER mremeis@aaagreen.com

PHYSICAL DESCRIPTION

Total Sq Ft of Building: 10,934 SQ FT

Available Space:
Unit 105 - 1,550 SF - \$12.39/SF - \$1,600/MO

Number of Stories: One

Sq Ft of Floors: 10,934 SQ FT

Building Plans Available: Yes

Zoning: B-2 General Commercial

Restricted Uses:

Lot Dimensions: 315.92' X 202.86'

Acreage: 1.45 acres

Year Constructed/Renovated: 2005

Site Plan Available: Yes

Survey Available: Yes

Condition: Excellent

Type of Street: Main

Parking Spaces: 75

Curb Cuts: N/A

Public Transportation Available: Yes

Legal Description: 1.45A PT COM 911.33' S NWCOR NW CRA
2006-2015 MUTLI YEARS



1045 North Main
Suite 7B
Bowling Green, Ohio 43402
419 353 5800
F 419 353 0016
www.meccabg.com

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RETAIL PROPERTY FOR LEASE continued

PHYSICAL DESCRIPTION CONT.

Exterior Walls: Brick

Structural System: Brick / Block

Roof: Flat

Floors: Concrete

Floor Coverings: Laminate, VCT, Commercial Carpet, Ceramic Tile

Freight Elevator: N/A

Capacity:

Basement: None

Restrooms: In Each Unit

Fire Sprinklers: In Units 101-104

Ceiling Height: 12 FT

Heating System Type: Forced Air

Fuel: Natural Gas

Power: 200 AMP for All Units

Air Conditioning: Yes

Elevator: N/A

Security System: Yes

Telephone Service: Yes

Truck Well/Truck Dock: No

Overhead Door: No

Overhead Door Height: N/A

Interior Signage: Yes

Exterior Signage: Yes

REAL ESTATE TAXES

Parcel Number: B07-511-180000003008

MISCELLANEOUS

Vacant/Occupied: Occupied

Key: Contact Mecca Management Inc.

Sign On Property: YES

Property Managed By: Mecca Management Inc.

•Sale Remarks:

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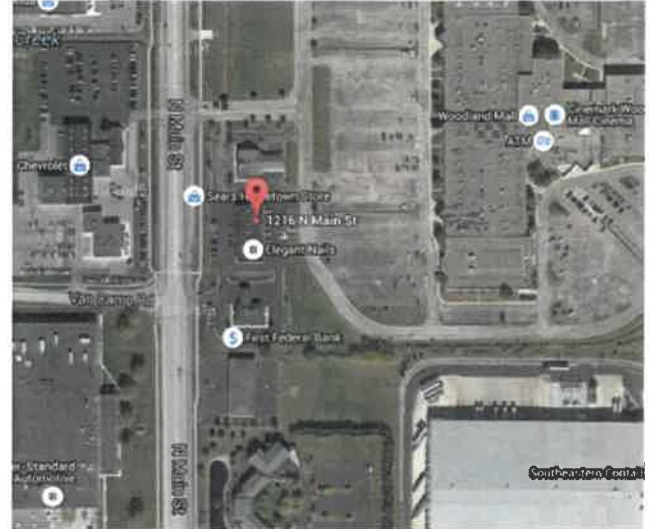
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PHOTO



MAP



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