

SYLVANIA

MARKETPLACE

Sylvania, Ohio



Major Intersection of Monroe Street & Alexis Road



OFFERING SUMMARY

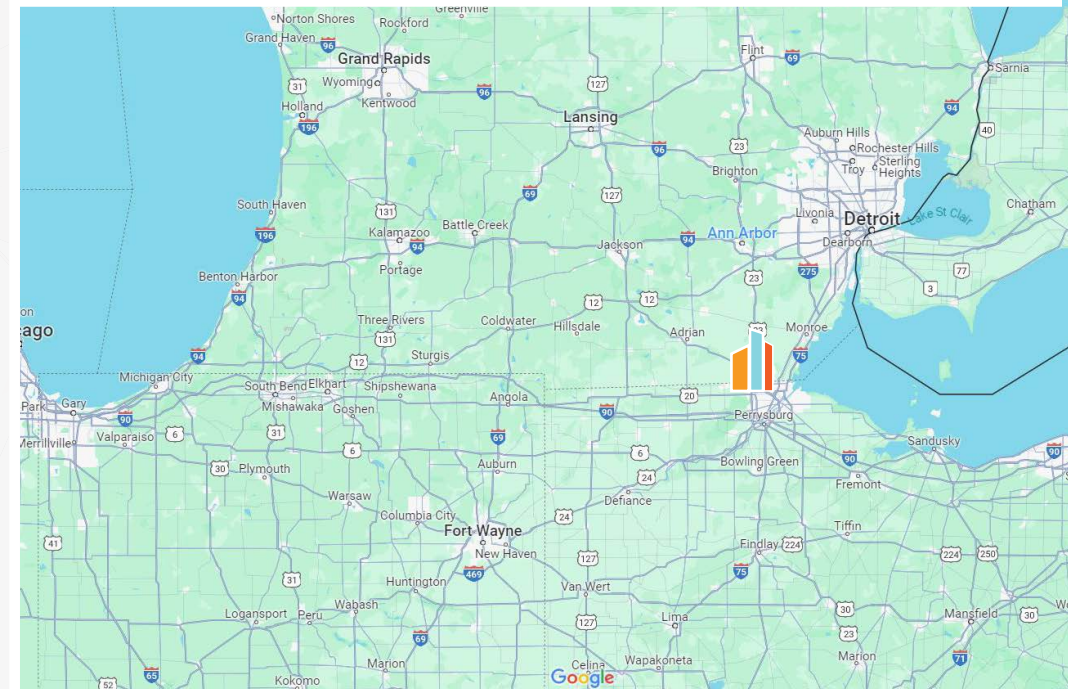
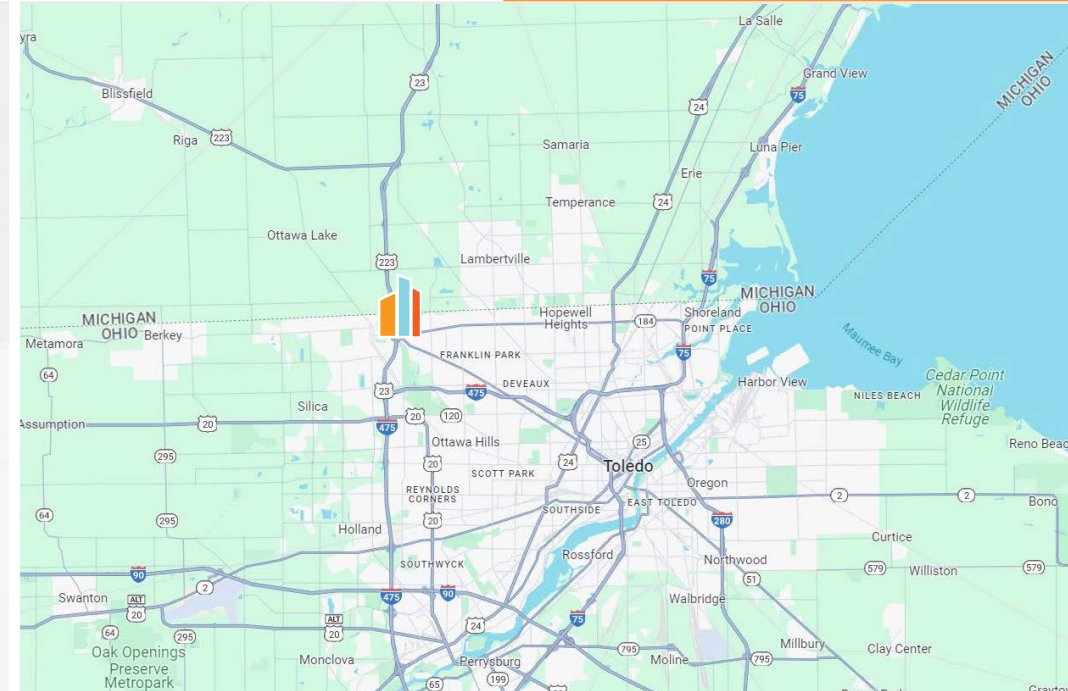
Sales Price	\$1,750,000
Asking Rents	Negotiable
Building Size	33,600 SF

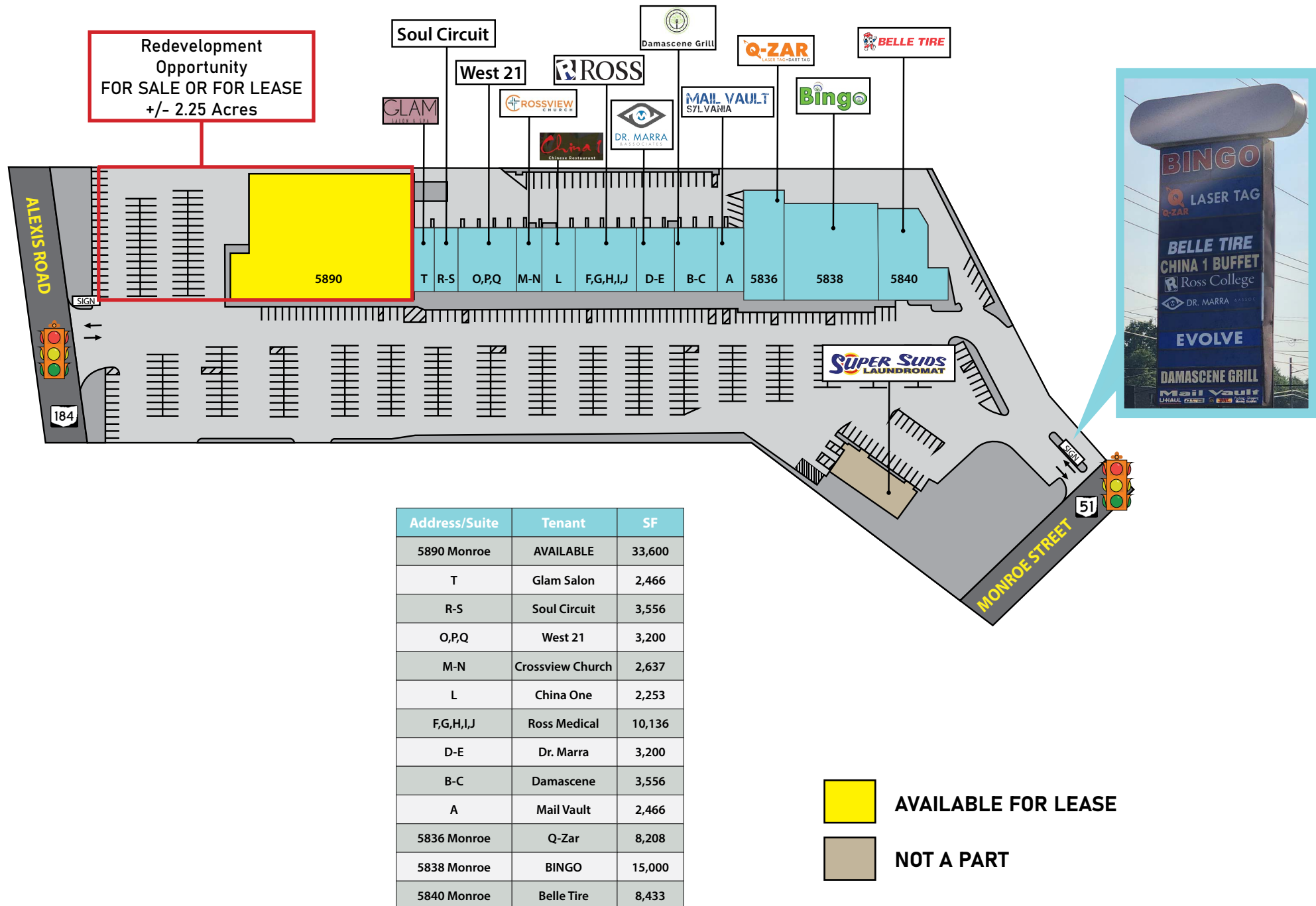
- Major Intersection of Monroe Street & Alexis Road in Sylvania, Ohio
- Over 22,000 Cars per Day on Alexis Road
- Two Signalized Entrances
- Ample Parking
- Two Pylon Signs
- Redevelopment Acreage: +/-2.25 Acres
- New to Market; 30+ Years with the Same Ownership
- Electrical Upgrades; Including 600 AMP 480/277 Volt 3 Phase Panel, and a 400 AMP 120/208 Volt 3 Phase Panel
- 0.25 Miles from US 23
- Cross Access Parking and Access Easements

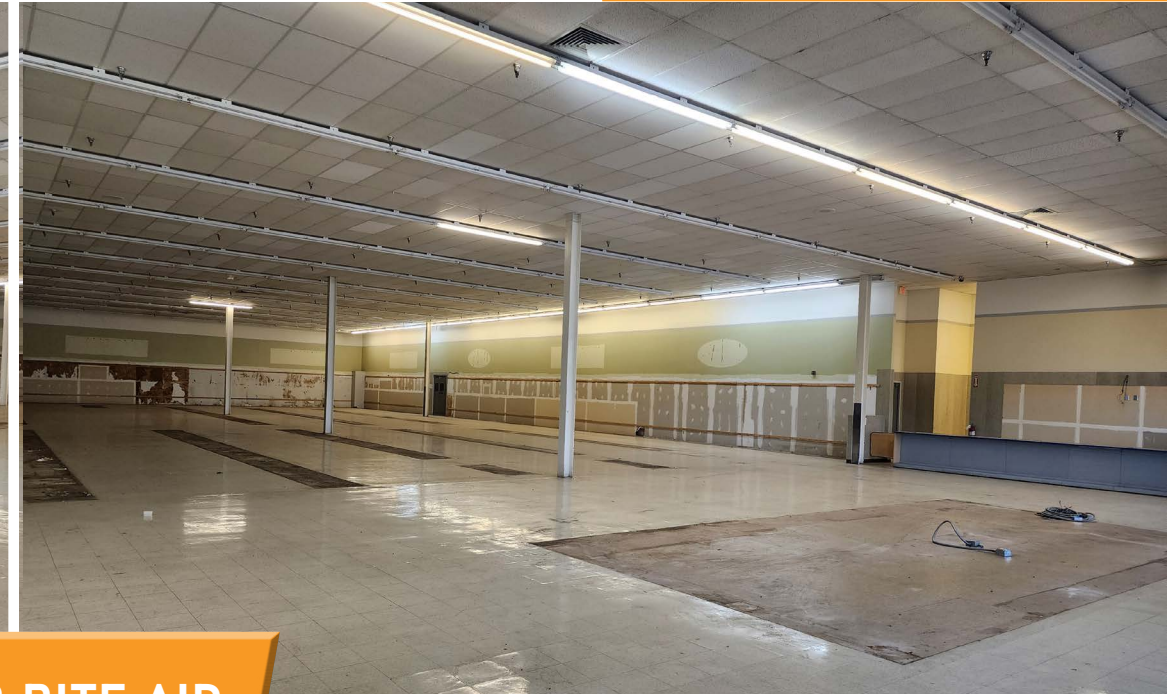
TRAFFIC COUNTS

ALEXIS ROAD - 22,585 Cars Per Day

MONROE STREET - 18,438 Cars Per Day





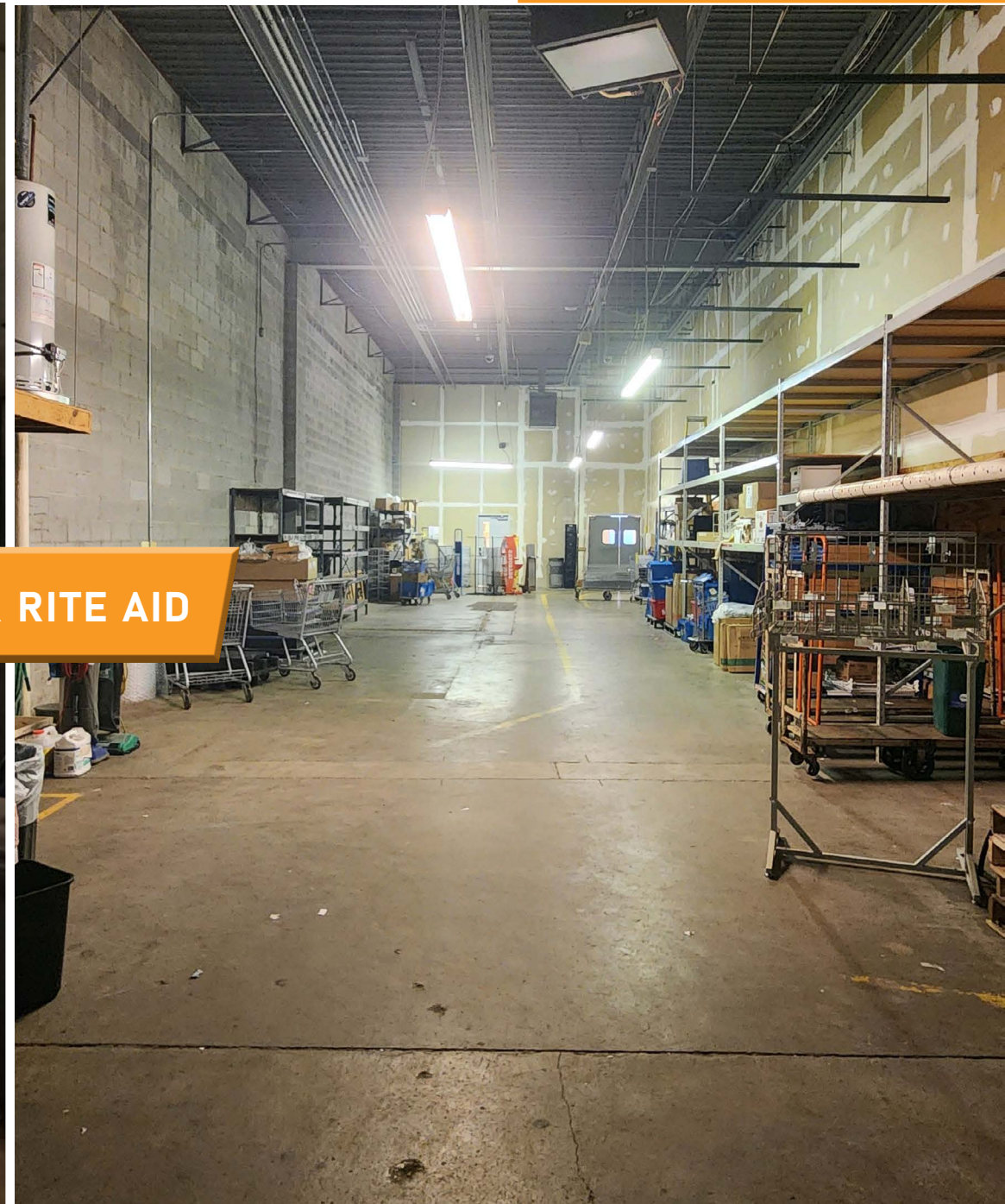


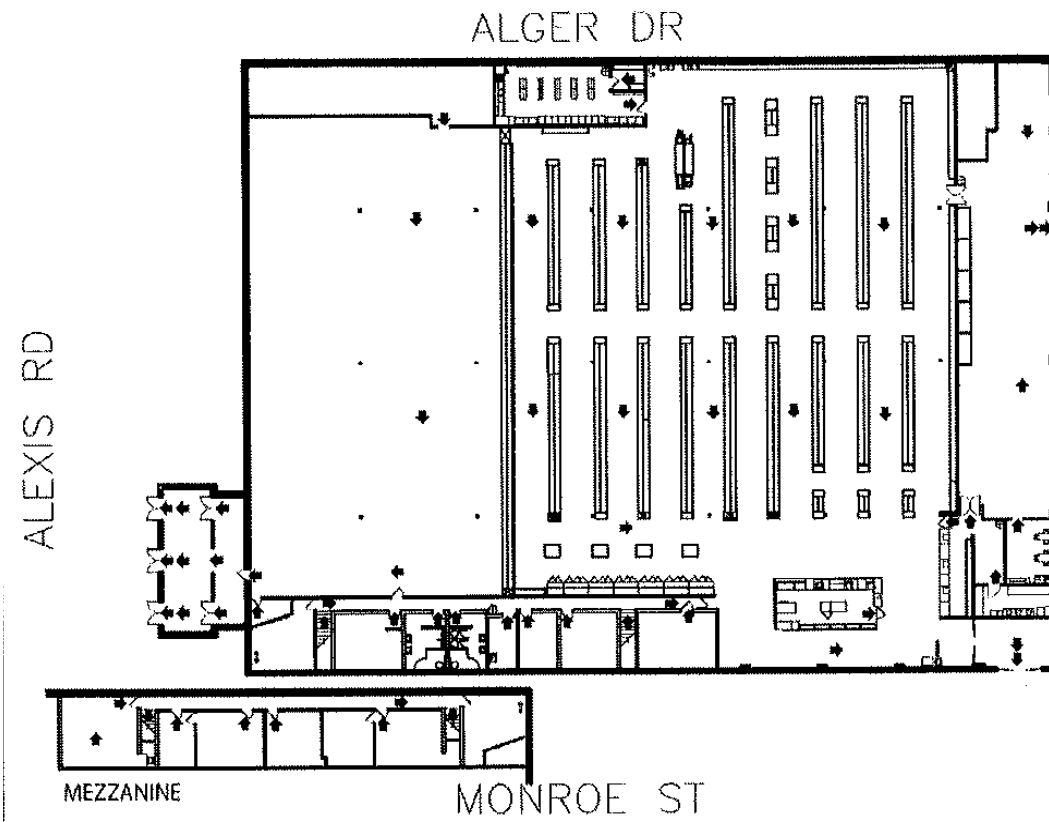
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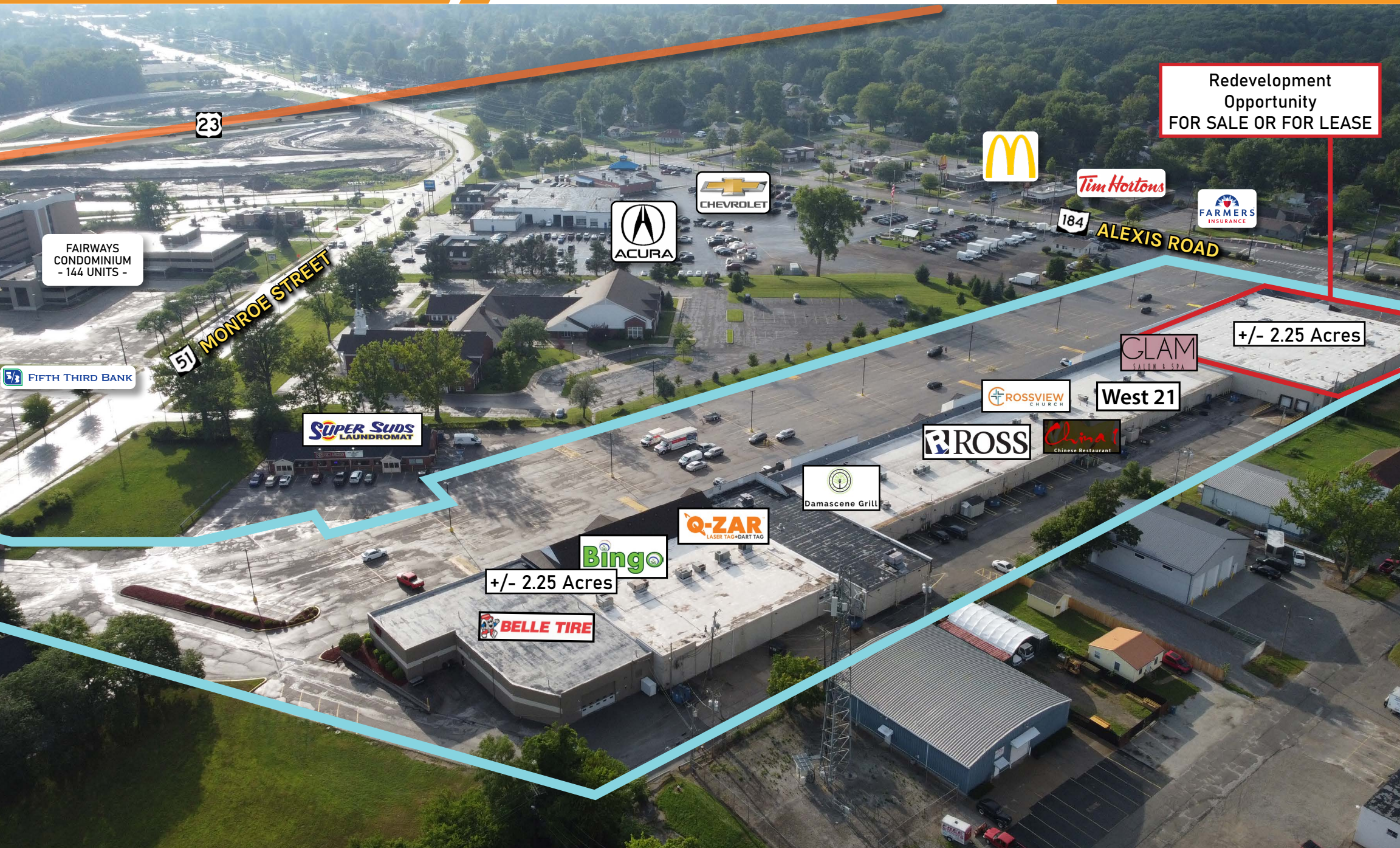
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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	6,169	52,932	143,739
Households	2,634	22,685	62,620
Average Household Income	\$97,037	\$119,988	\$110,046
Employees	5,681	31,609	61,656
Total Businesses	465	2,525	5,787

SYLVANIA, OHIO

- A suburb of Toledo in Lucas County of northwestern Ohio; located on the southern border of Michigan
 - 10.5 miles northwest of Toledo; 60 miles southwest of Detroit, MI; 100 miles northeast of Fort Wayne, IN
- 19,075 city population; 428,120 county population
- 93 million people accessible within 500 miles of the city; centrally located in the “ChiPitts Megalopolis”

ECONOMY

- Unlike much of the rest of Lucas County, there is little manufacturing in Sylvania; instead, the city's economy is anchored by a large commercial and retail base
 - Saxon Square - A 31,000 SF retail center with 32 upscale shops, boutiques, service centers, and restaurants
 - Timberstone Commons - A 56,330 SF retail center anchored by Planet Fitness and Dollar General
- The largest sectors of the economy by employment include health care and social assistance (20%), educational services (14%), manufacturing (14%), retail trade (9%), and professional/scientific/tech services (8%)
 - ProMedica Flower Hospital - A 315-bed full-service hospital
 - Lourdes University - A private university that offers undergraduate, graduate, and certificate programs
- \$105,628 average household income paired with a cost of living that ranks 23% below the national average
- Home to an educated labor force of 9,120 of which 50% has a bachelor's degree or higher; 3% unemployment rate
- Large employers include ProMedica Flower Hospital (1,620), Lourdes University (330), and GBQ Partners LLC (240)

DEVELOPMENTS

- Vitalia - A proposed senior-housing development by Omni Smart Living that will include 12 buildings with villas, independent living, assisted living, and memory care units
 - Projected to cost \$40 million and could start construction by spring 2024
- YMCA/JCC Expansion - \$10 million expansion to include a larger fitness center, new children's area, an indoor pool, and outdoor splash pad; expected to be completed by the end of 2024
- Holiday Inn Express - Construction of a 5-story hotel with 75+ rooms and an indoor pool on 1.8 acres



DOWNTOWN SYLVANIA



PROMEDICA FLOWER HOSPITAL



YMCA/JCC RENDERING