

**LEASE DESCRIPTION**

- 1800/month Modified Gross
- Tenant pays 1/2 water bill, 1/2 electric bill, and 1/2 dumpster expense
- Tenant pays unit gas and suite janitorial

**PROPERTY DESCRIPTION**

- Located off of Old U.S.24/Anthony Wayne Trail on Waterville Monclova Rd.
- Proximity to downtown Waterville and Providence Metropark

**PROPERTY HIGHLIGHTS**

- Well maintained brick & frame ranch building in good condition
- Functional office space to fit tenant needs
- Large parking area (43 spaces including 2 Handicap)
- Other occupant/neighbor is the Waterville Event Center

**OFFERING SUMMARY**

|                |                        |
|----------------|------------------------|
| Lease Rate:    | \$1,800 per month (MG) |
| Lease Terms:   | 36 Months              |
| Available SF:  | Suite A - 2,612 SF     |
| Lot Size:      | 1.5 Acres              |
| Building Size: | 5,224 SF               |

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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|            |                   |
|------------|-------------------|
| Lease Rate | \$1,800 PER MONTH |
|------------|-------------------|

| BUILDING INFORMATION |                         |
|----------------------|-------------------------|
| Building Size        | 5,224 SF                |
| Building Class       | C                       |
| Occupancy %          | 50.0%                   |
| Tenancy              | Multiple                |
| Ceiling Height       | 10 ft                   |
| Number of Floors     | 1                       |
| Year Built           | 1977                    |
| Gross Leasable Area  | 2,612 SF                |
| Condition            | Good                    |
| Exterior             | Brick, Block, and Vinyl |
| Roof                 | Pitched Asphalt Shingle |
| Restrooms            | 2                       |
| Free Standing        | Yes                     |
| Number of Buildings  | 1                       |
| Walls                | Drywall and brick       |
| Floor Coverings      | Carpet and tile         |
| Foundation           | Slab                    |

| LOCATION INFORMATION |                                                    |
|----------------------|----------------------------------------------------|
| Street Address       | 1440 WATERVILLE MONCLOVA RD., WATERVILLE, OH 43566 |
| County               | Lucas                                              |
| Road Type            | Paved                                              |

| PROPERTY INFORMATION |                 |
|----------------------|-----------------|
| Property Type        | Office          |
| Property Subtype     | Office Building |
| Lot Size             | 1.5 Acres       |

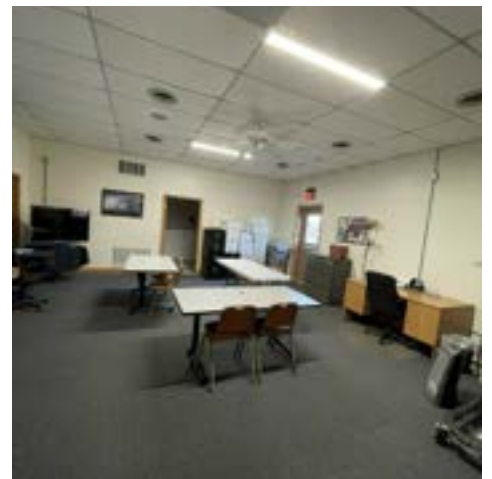
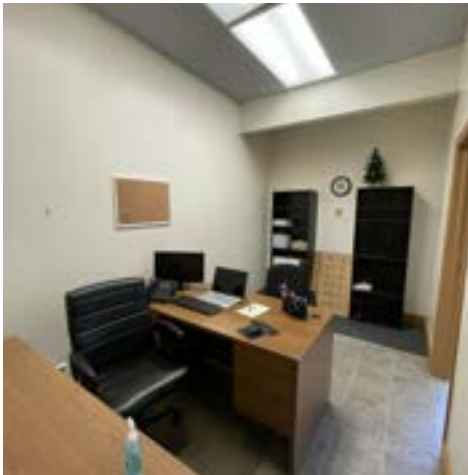
| PARKING                  |                                |
|--------------------------|--------------------------------|
| Parking Type             | Surface                        |
| Number of Parking Spaces | 43 including 2 Handicap spaces |

| UTILITIES |                |
|-----------|----------------|
| HVAC      | Gas Forced Air |
| Utilities | All Public     |

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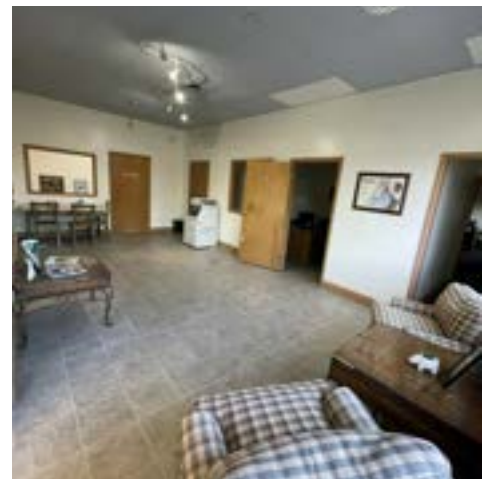
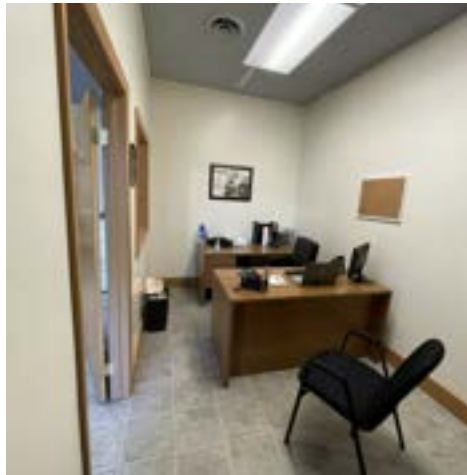
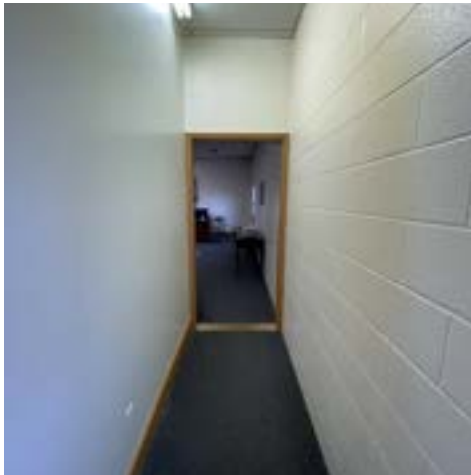




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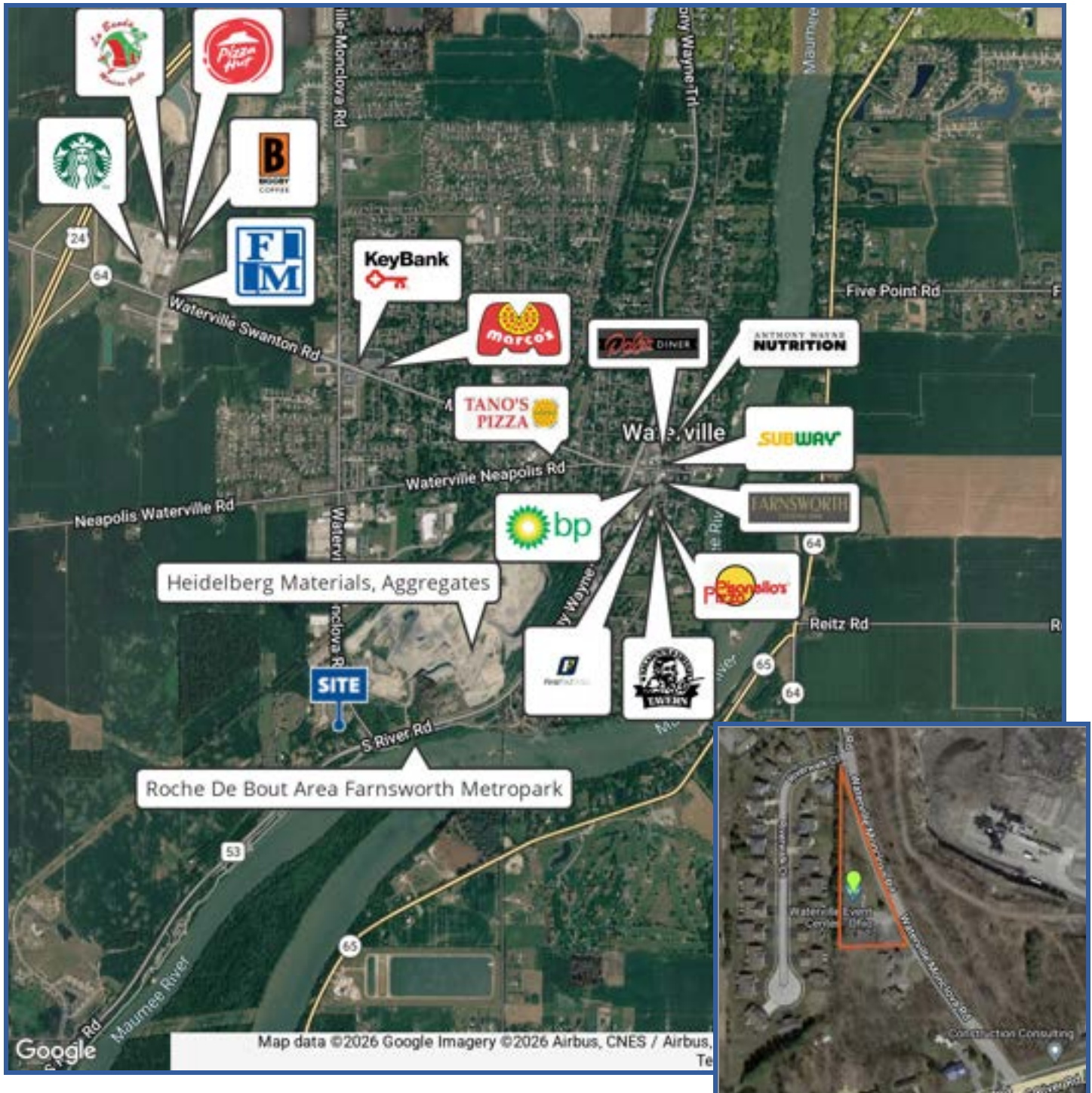




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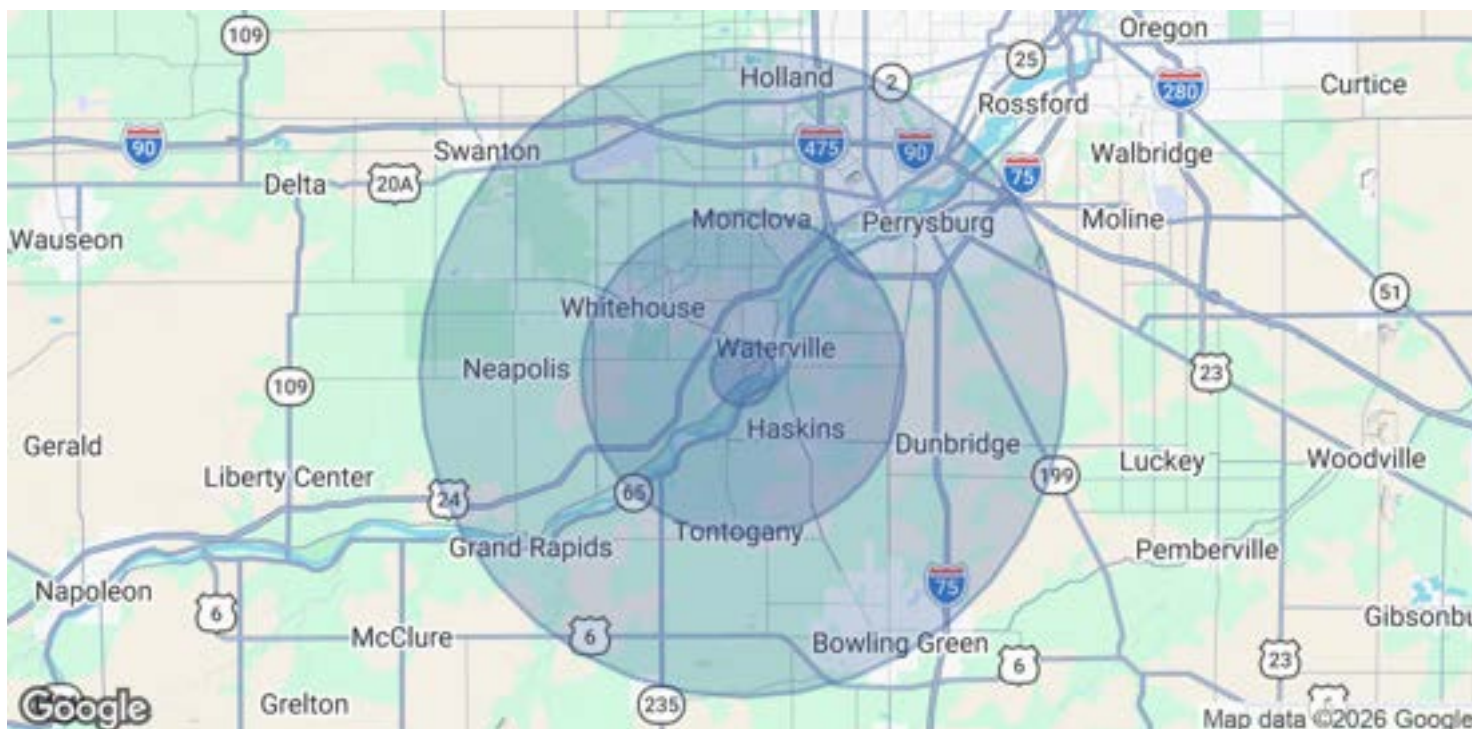




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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,697  | 30,551  | 161,709  |
| Average Age          | 46.1   | 43.6    | 40.2     |
| Average Age (Male)   | 42.5   | 43.3    | 38.8     |
| Average Age (Female) | 50.8   | 43.6    | 41.6     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 639       | 11,975    | 66,387    |
| # of Persons per HH | 2.7       | 2.6       | 2.4       |
| Average HH Income   | \$118,023 | \$159,089 | \$111,634 |
| Average House Value | \$263,965 | \$329,866 | \$280,211 |

2023 American Community Survey (ACS)

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