

SALE / LEASE

2195 & 2255 Navarre Avenue

OREGON, OH 43616

PRESENTED BY:

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OH #SAL.2021006201

I-280
VPD 48,759 (24)

Navarre Ave.
VPD 28,401 (24)

**Furniture Palace
Building**

**Mobile
Office**

Warehouse

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,950,000
LEASE RATE:	Negotiable
BUILDING SIZE:	Mobile Office: 1,500 SF Warehouse: 12,080 SF Furn. Palace: 15,444 SF
LOT SIZE:	4.25 Acres
ZONING:	Light Industrial & General Commercial
APN:	4421686 & 4421685
VIDEO:	View Here

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PROPERTY OVERVIEW

Prime redevelopment opportunity or retail/warehouse use. 4.25 acre corner lot with excellent visibility and exposure along I-280 and Navarre Ave. This property includes 3 structures, on 2 parcels with mixed General Commercial and Light Industrial zoning. Situated just 1/4 mile west of the I-280 entrance and 1/2 mile west of Mercy/St. Charles hospital. Excellent visibility, in a prime location along City of Oregon's major retail/high traffic corridor *Do not disturb employees, showings must be scheduled in advance.*

PROPERTY HIGHLIGHTS

- Located within Community Reinvestment Area
- NFA on file and use restriction for gasoline sales expires February 2029
- Income generating billboard on property, \$708/month
- City of Oregon Stats: #1 most affordable community in NW Ohio, #1 energy producer in Midwest, Intersection of 4 major highways, \$2 billion of new industrial investment across 10 years
- New Development: Oregon Town Center mixed commercial/residential, Sheetz Gas Station, Waffle House, 7Brew, and a data center investment of over \$1 Billion under construction
- VPD's: I-280- 48,759 (24) & Navarre Ave- 28,401 (24)

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SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

SALE PRICE	\$3,950,000
LEASE RATE	NEGOTIABLE

LOCATION INFORMATION

STREET ADDRESS	2195 & 2255 Navarre Avenue
CITY, STATE, ZIP	Oregon, OH 43616
COUNTY	Lucas
MARKET	Oregon



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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Vehicle Related
APN/ZONING	44-21686/Light Industrial 44-21685/General Commercial
LOT SIZE	4.25 Acres
CORNER PROPERTY	Yes
2024 VPD	I-280: 48,759 Navarre Ave: 28,401

CURRENT/FORMER BUILDING USES

MOBILE OFFICE	Former: Auto Max Car Sales
WAREHOUSE	Former: Car Repair Shop
MAIN BUILDING	Current: Furniture Palace

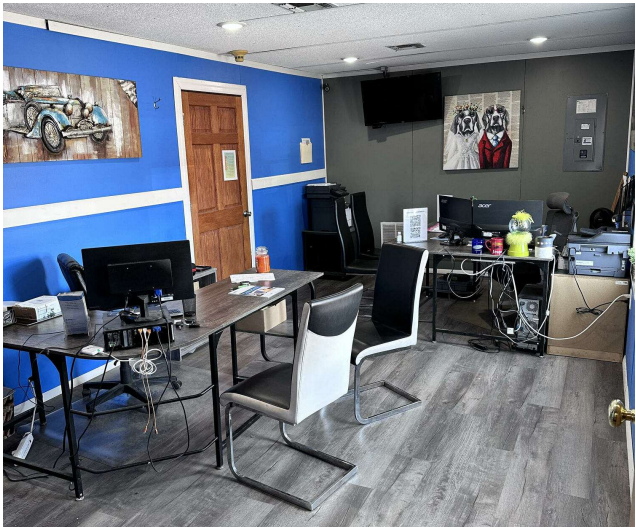
BILLBOARD INCOME

1 BILLBOARD	On North side of property along I-280
CURRENT LEASE	Generates \$708/month Lease expires 9/30/2026
RENEWAL	2 Year Option

MOBILE OFFICE DETAILS

MOBILE OFFICE, APN: 44-21685

TRAILER SIZE	1,500 SF
PRIVATE OFFICES	2
RESTROOMS	2, ADA
CEILING HEIGHT	8 ft
FLOOR	Vinyl
SEATING AREA	Yes
HVAC	Central Air



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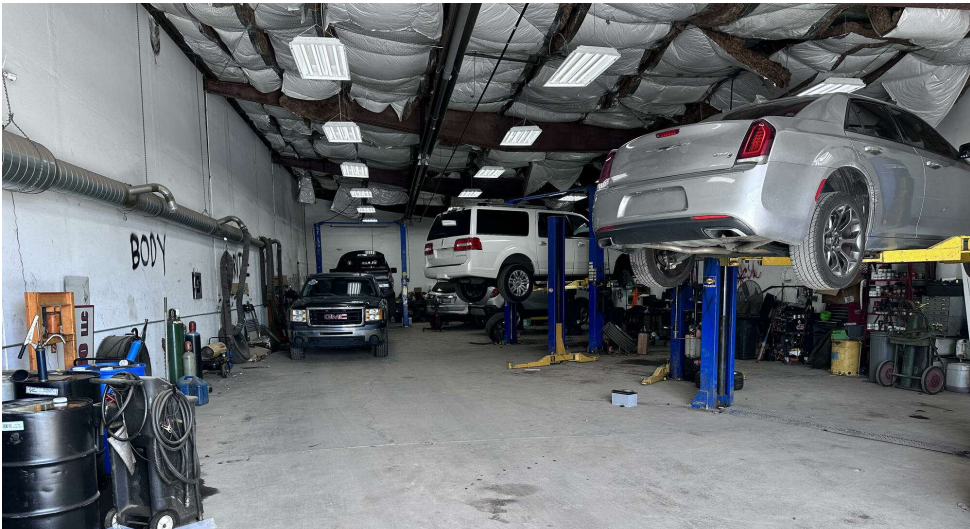
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WAREHOUSE DETAILS

WAREHOUSE, APN: 44-21686

WAREHOUSE SIZE	12,080 SF
RESTROOMS	0
DOCKS	0
OVERHEAD DOOR	1: 12ft x 12ft
CEILING HEIGHT	13ft - 22ft
LIGHTING	LED: Shop Regular: Warehouse
ELECTRIC	220 Amp
HVAC	Overhead radiant heating



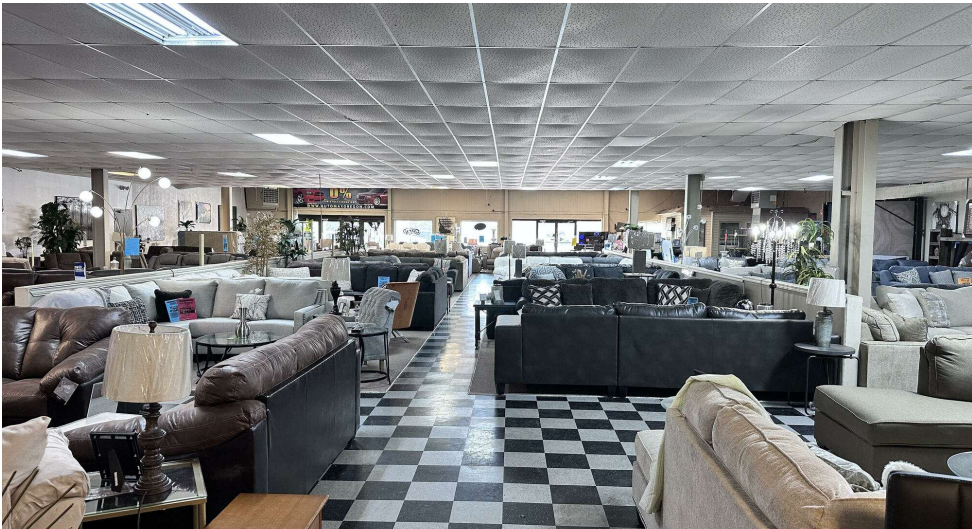
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FURNITURE PALACE DETAILS



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FURNITURE PALACE APN: 44-21686

BUILDING SIZE	15,444 SF
CEILING HEIGHT RANGE	10ft-13ft, Showroom 16ft-22ft, Warehouse
YEAR BUILT	1985
ROOF	Aluminum
WALLS	Masonry, Showroom Steel, Warehouse
RESTROOMS	2, ADA
JANITORIAL ROOM	1
HVAC	No
HEATING	Gas Heat Via Commercial Blowers
FIRE WALL	Yes
OFFICES	3
BREAK ROOM	1

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LOCATION MAP



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2195 NAVARRE RETAILER



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SVN | ASCENSION COMMERCIAL REALTY 8

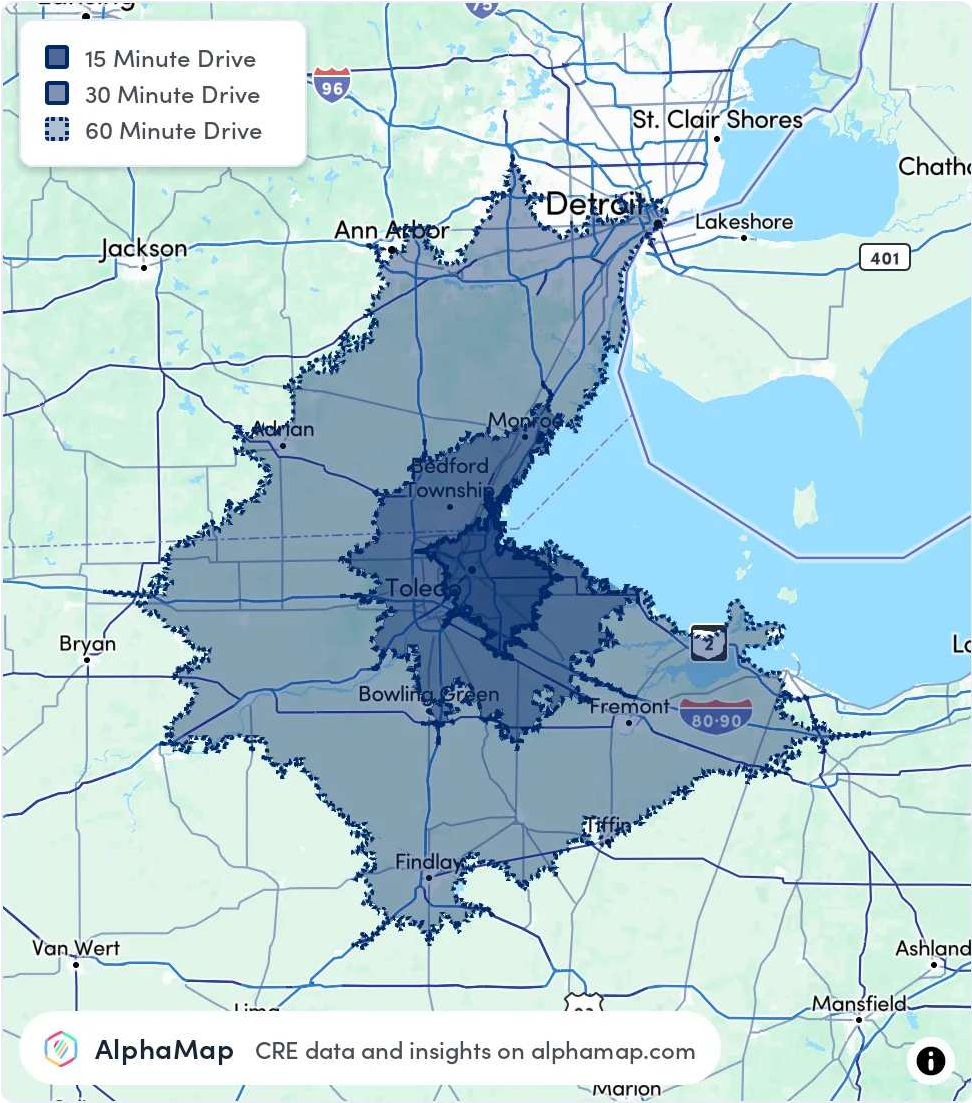
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AREA ANALYTICS

POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
TOTAL POPULATION	228,145	600,252	2,121,035
AVERAGE AGE	39	41	40
AVERAGE AGE (MALE)	38	40	39
AVERAGE AGE (FEMALE)	40	42	41

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
TOTAL HOUSEHOLDS	97,601	254,603	852,925
PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$66,999	\$86,693	\$86,891
AVERAGE HOUSE VALUE	\$141,828	\$204,057	\$213,418
PER CAPITA INCOME	\$29,130	\$36,122	\$34,756

Map and demographics data derived from AlphaMap



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