

28400 CEDAR PARK BLVD.
PERRYSBURG, OH 43551
(PERRYSBURG TOWNSHIP)

COMMERCIAL SPACE FOR LEASE
3,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

CEDAR SHOPS



GENERAL INFORMATION

Lease Rate:	\$11.00 per square foot NNN
Space Available:	Units A & B – 3,200 SF
Building Size:	8,100 square feet
Number of Stories:	One
Year Constructed:	2006
Condition:	Great
Closest Cross Street:	State Route 795
Acreage:	1.26 acres
Land Dimensions:	170' x 320'
County:	Wood
Zoning:	Retail
Parking:	100± spaces
Curb Cuts:	Two
Street:	2 lane



For more information, please contact:

ZACK LIBER
(419) 249 6325 or (419) 367 4331
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Office Space:	2,500 SF
Warehouse Space:	700 SF
Exterior Walls:	Brick/block
Structural System:	Block
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet/hardwood
Ceiling Height:	10' – 14'
Heating:	Gas forced air
Air Conditioning:	Rooftop unit
Power:	480 volt
Restrooms:	One ADA for 2,000 sf
Sprinklers	Yes
Signage:	Façade & street pylon

LEASE DETAILS

Term:	3 – 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM, utilities, RE taxes, insurance (NNN fees \$3.82 psf.)

BUILDING INFORMATION

Current Tenant:	Vacant
Other Tenants:	AMRI, Subway, Common Grounds Coffee Shop
Occupancy Date:	Negotiable
Sign on Property:	Yes
Showing Instructions:	Lockbox

2026 REAL ESTATE TAXES

Parcel Number:	P57-400-010000040004
Total Annual Taxes:	\$15,869.70

Comments:

- Newer retail/commercial strip shopping center.
- Easy access from State Route 795.
- Located near industrial park, which includes Stellantis, Cintas, Walgreens, First Solar and Amazon.
- Located on a prime retail/industrial corridor.
- Less than 1 mile from I-80/90, I-75, 4 miles from I-280.

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2026 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,098	\$63,638
3 MILE	16,314	\$82,800
5 MILE	76,646	\$71,542

TRAFFIC COUNTS (TWO-WAY)

4,586	Oregon Road
17,780	Avenue Road (SR 795) westbound
17,658	Avenue Road (SR 795) eastbound

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