



## 4848 N. Holland Sylvania Rd. Sylvania, OH 43560

### Property Highlights

- Proximity to Major Facilities: Close to ProMedica Flower Hospital, suitable for medical or related businesses
- Accessible Location: Easy access to US-23 for clients and employees
- No Municipal Income Taxes: A cost-saving advantage for businesses
- Landlord Improvements: Suites are currently being upgraded by the landlord

### Property Overview

This second-generation space is located half a mile from ProMedica Flower Hospital and one mile from US-23 in Sylvania Township. These spaces offer convenience and location benefits for your business along with close proximity to restaurants and other amenities. Additionally, Sylvania Township currently does not levy municipal taxes.

### Offering Summary

Lease Rate:	\$14.50/SF (gross)
Building Size:	13,500 SF
Available SF:	884 - 2,094 SF
Suite 101:	2,094 SF available
Suite 102A:	890 SF available
Suite 103:	936 SF available

### For More Information



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#### Location Information

Street Address	4848 N. Holland Sylvania Rd.
City, State, Zip	Sylvania, OH 43560
County	Lucas
Cross-Streets	N. Holland Sylvania Rd. and Harroun Rd.
Township	Sylvania
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	US-23
Nearest Airport	Toledo Express

#### Building Information

Building Size	13,500 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Built	1984
Roof	Pitched Shingle
Free Standing	Yes
Number of Buildings	1
Delivery Area	Side of Building
Restrooms	In Common

#### Current Tenants

ProMedica Rehab	
Dr. Omar Salem	Dermatologist
MedBil	Medical Billing
Howard Sliker Realty	Realtor's Office

#### Property Information

Property Type	Office
Zoning	20-C2
Lot Size	61,436 SF
APN #	7821657
Corner Property	Yes
Traffic Count	10,400 VPD
Traffic Count Street	N. Holland Sylvania Rd.

#### Parking & Transportation

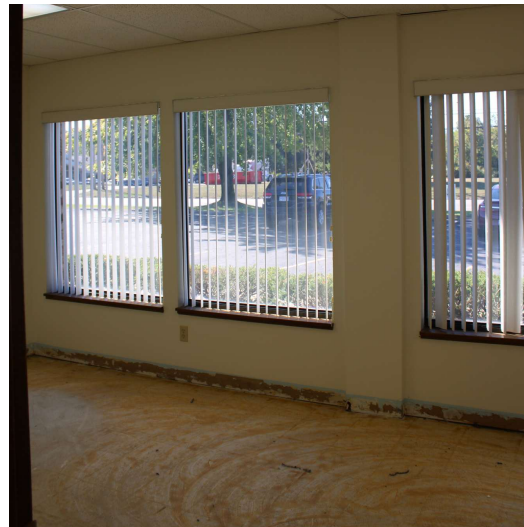
Parking Type	Surface Lot
Number of Parking Spaces	70

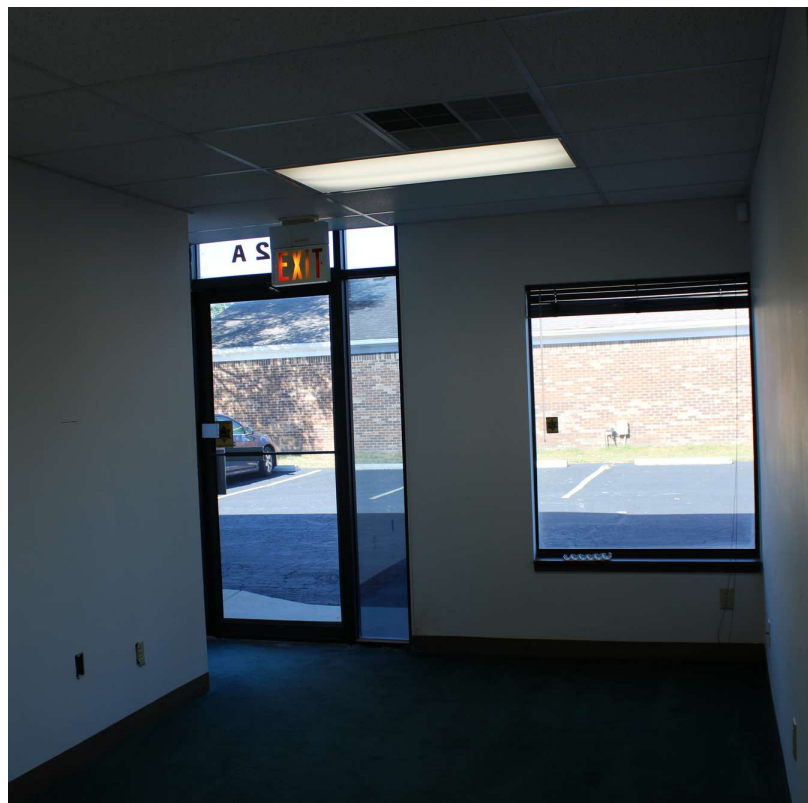
#### Utilities & Amenities

Number of Elevators	1
Central HVAC	Yes
Electric	Toledo Edison
Gas	Columbia Gas
Water	Sylvania Twp

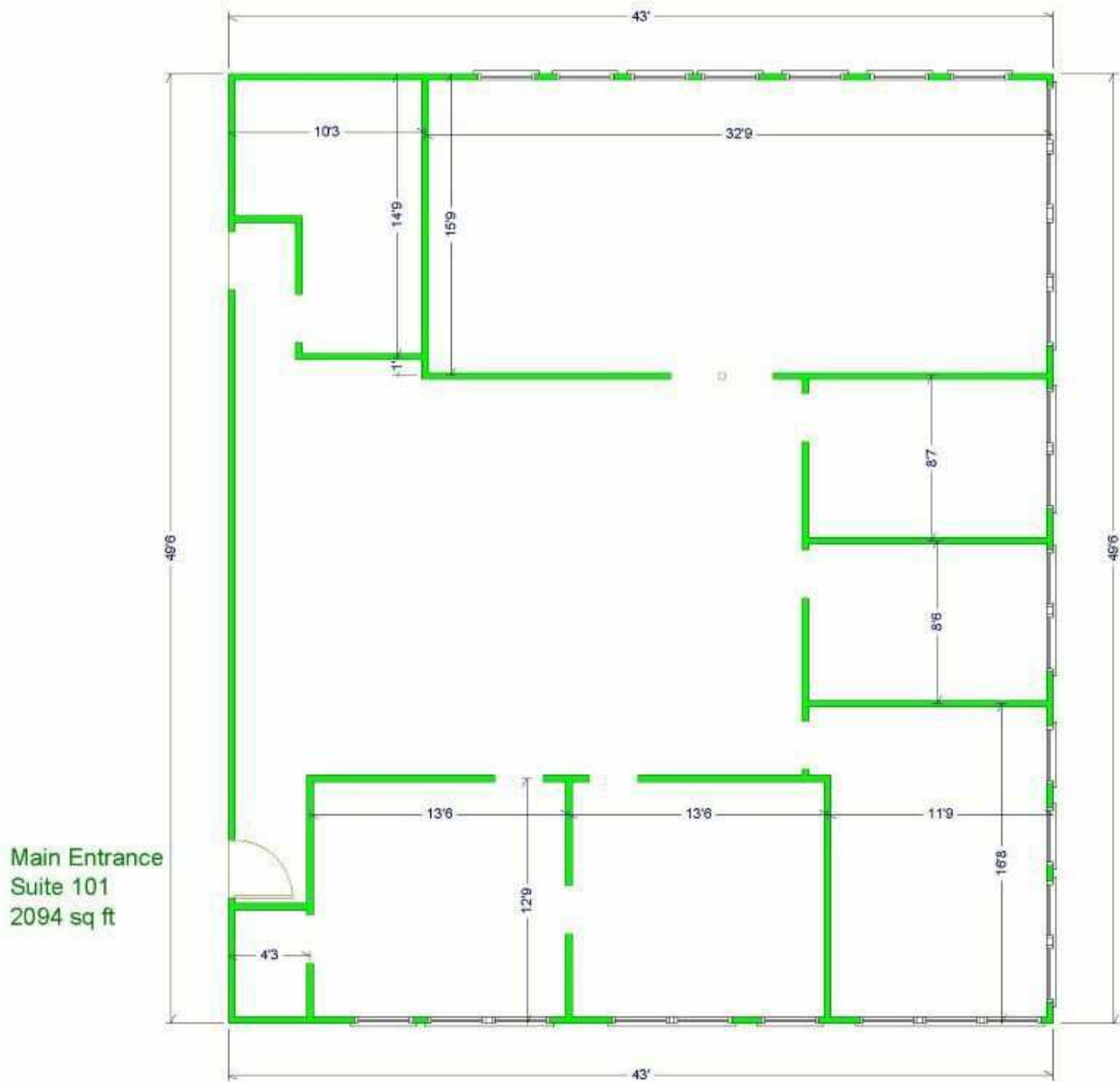
#### Lease Details

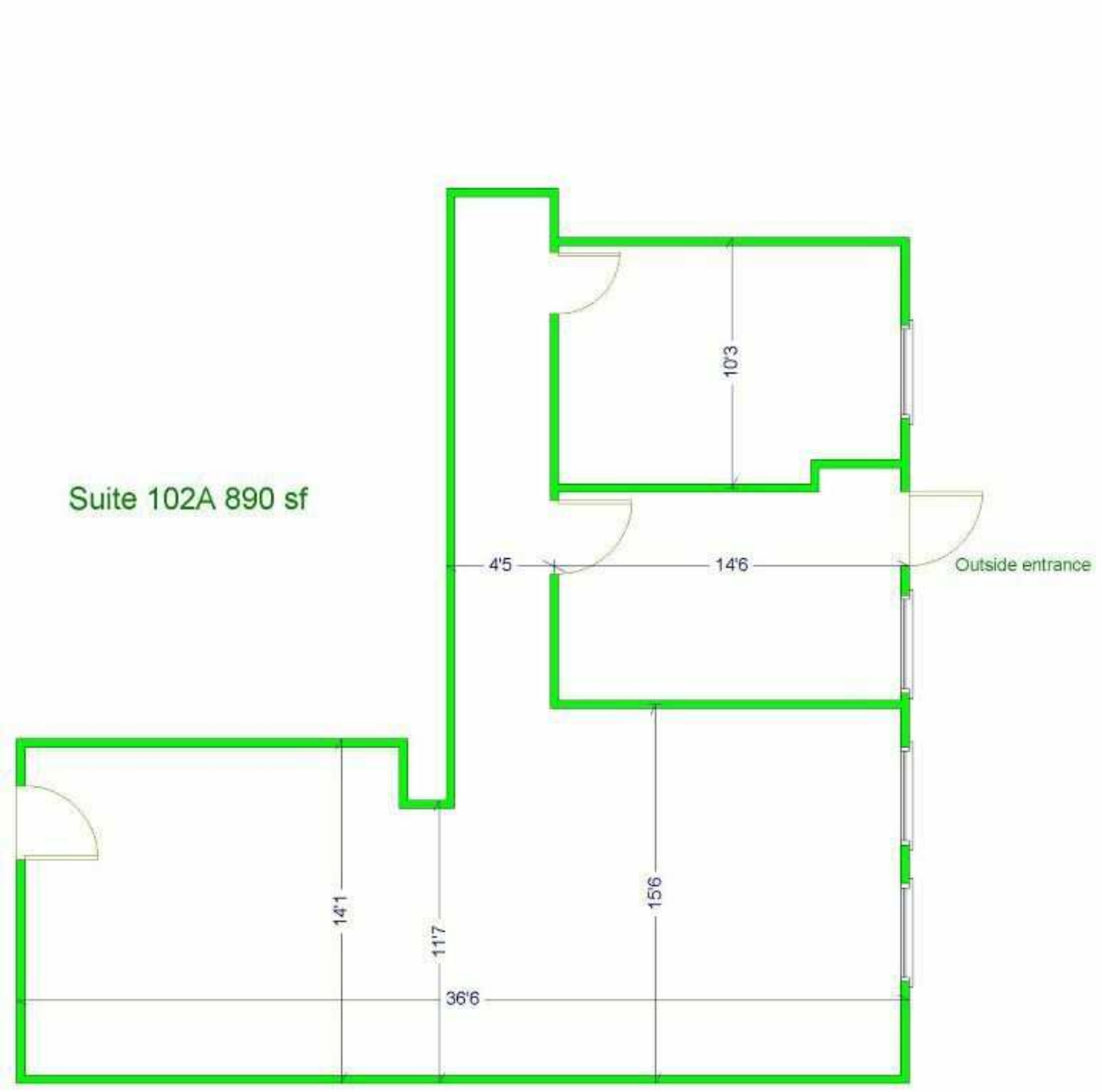
Term	3 to 5 years
Security Deposit	One Month's Rent
Options	Negotiable
Free Rent	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Janitorial and Content Liability Insurance
Signage	Yes- Monument Sign

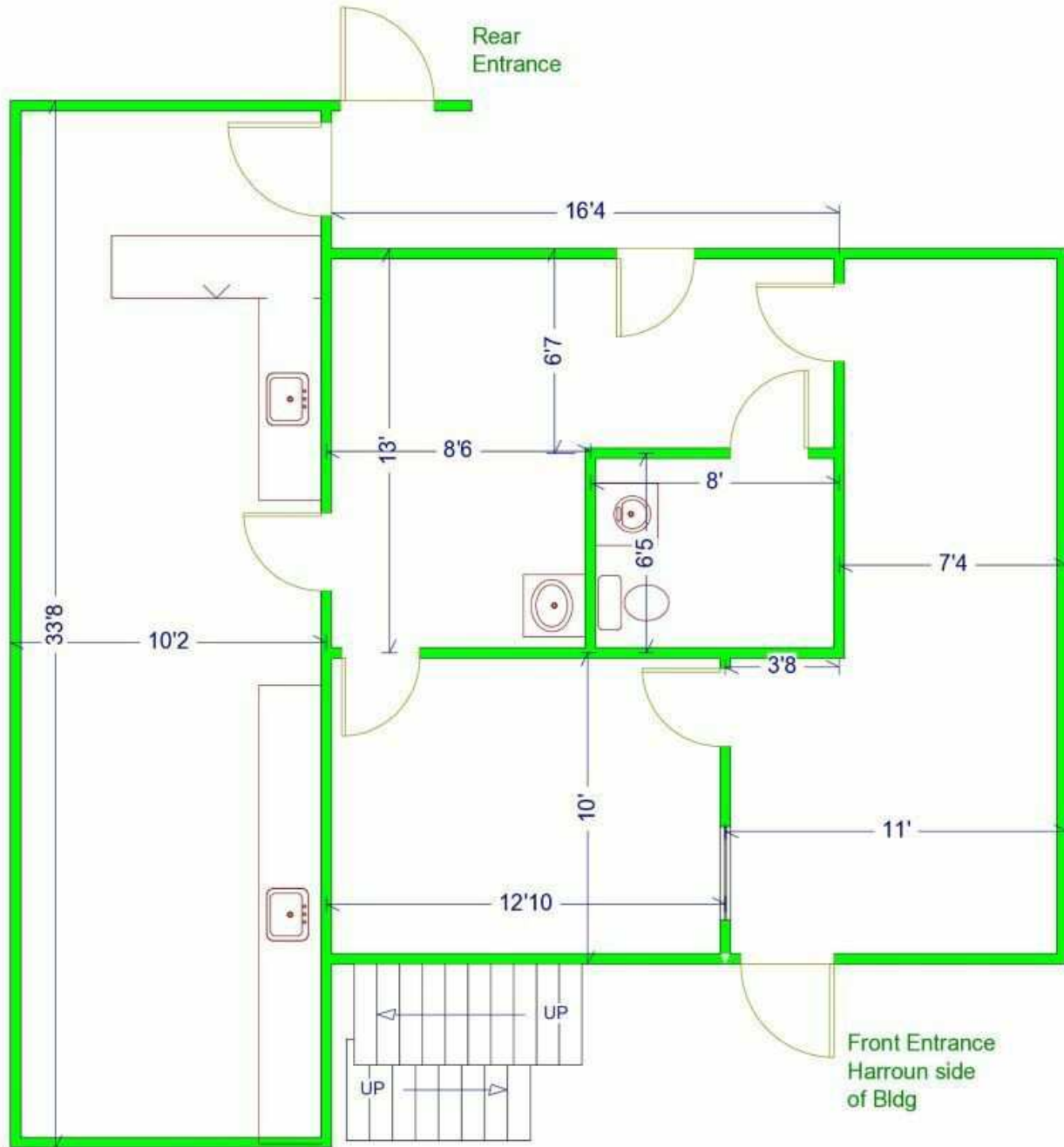






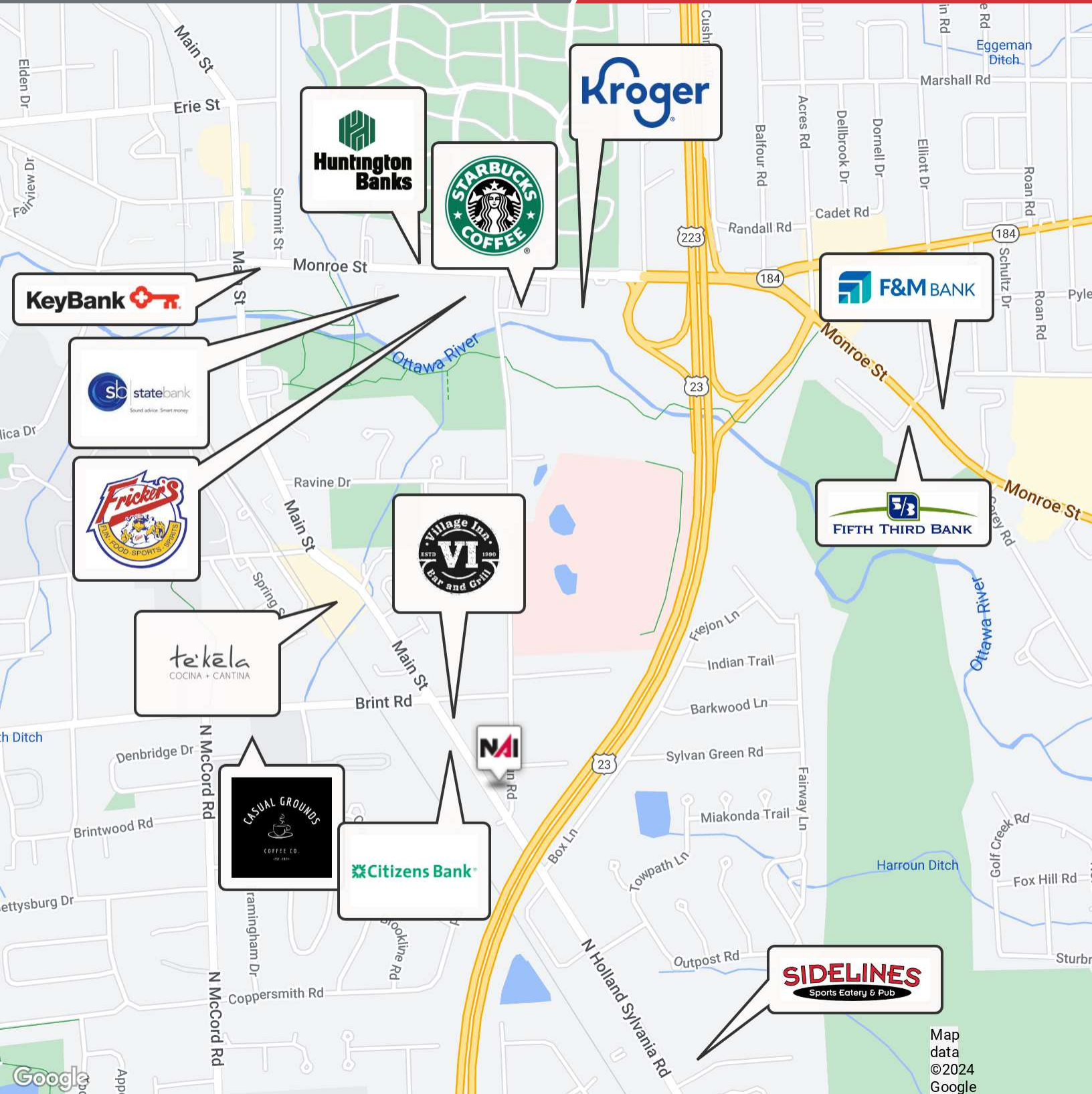




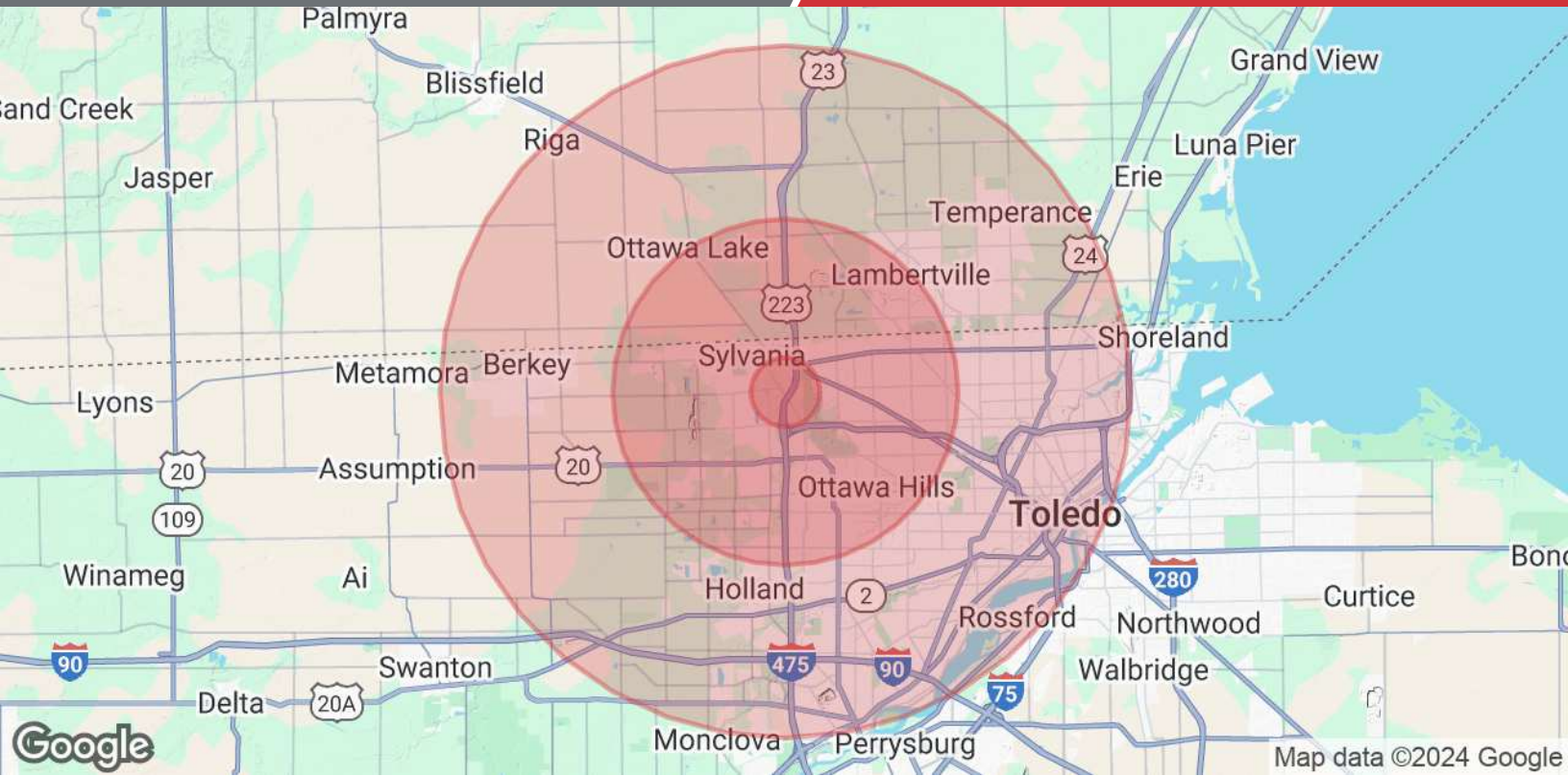


Suite 103 936 Square feet





Map data ©2024 Google



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	7,266	136,388	370,962
Average Age	44	42	41
Average Age (Male)	42	40	39
Average Age (Female)	46	43	42
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	3,204	57,968	158,758
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$116,874	\$104,672	\$83,483
Average House Value	\$302,201	\$242,730	\$191,407

Demographics data derived from AlphaMap