

# 1255 E. MALL DRIVE

Holland, OH 43528

# RK



## Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	19,230 SF
Lot Size:	2.95 Acres
Year Built:	2014
Zoning:	C2 - General Commercial
Market:	Toledo
Submarket:	South/Southwest
Traffic Count:	84,722 - US 23/I-475

## Property Overview

- Well-maintained 19,230 sq. ft. building featuring a 12,000 sq. ft. retail showroom and a 7,230 sq. ft. warehouse equipped with a 10'x10' overhead door and truck dock, ideal for potential use as a distribution center
- 18' ceiling clear height in warehouse
- Parcel Size: 2.95 acres with 220' of frontage
- Signage on building, monument with reader board, and large pylon sign on Expressway US-23/I-475

## Location Overview

- Located just off Airport Hwy and US 23/I-475 interchange
- Strategically positioned within the epicenter of the primary retail corridor in Holland (Springfield Township) OH, the property is surrounded by a dense mix of national retailers
- Recognized retailers, including Walmart, Sam's Club, Target, Best Buy, Dicks Sporting Goods, Office Max, and many more QSR and fast-food restaurants

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 Commercial Property Brokers, Managers & Investment Advisors

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## Lease Details

Available SF	19,230 SF
Lease Type	NNN

## Building Information

Building Size	19,230 SF
Number Of Floors	1
Year Built	2014
Tenancy	Single
Condition	Excellent
Building Exterior	Brick & Concrete Block
Structural System	Steel Bar Joist
Clear Ceiling Height (Max)	16' showroom / 18' whse
Restrooms	Two (2)
Fire Suppression Description	To Code
Exterior Signage	On Building/Monument sign at Street/Pylon sign at E-way
Delivery Area	Rear - Truck loading dock
Lighting	Fluorescent
Climate Controlled	Yes
Heat System Description	Gas Forced Air

## Property Details

Zoning	C2 - General Commercial
Acreage	2.95 Acres
Annual Real Estate Taxes	\$77,916.88
Annual Real Estate Taxes Per SF	\$4.05
Parcel / APN Numbers	65-86962
# Parking Spaces	2+ acres of paved parking

## Location Information

City, State & Zip	Holland, OH 43528
County	Lucas
Submarket	South/Southwest
Cross Streets	Airport Highway and I-475/US-23
Nearest Highway	I-475/US-23
Traffic Count	84,722

## Utilities

Internet Provider	Various
Power Provider	Toledo Edison
Power Description	400 amps 208/120V 3 phase & 200 amps 208/120V 3 phase
Fuel Provider	Columbia Gas
Fuel Type	Natural gas
Water Provider	City of Toledo

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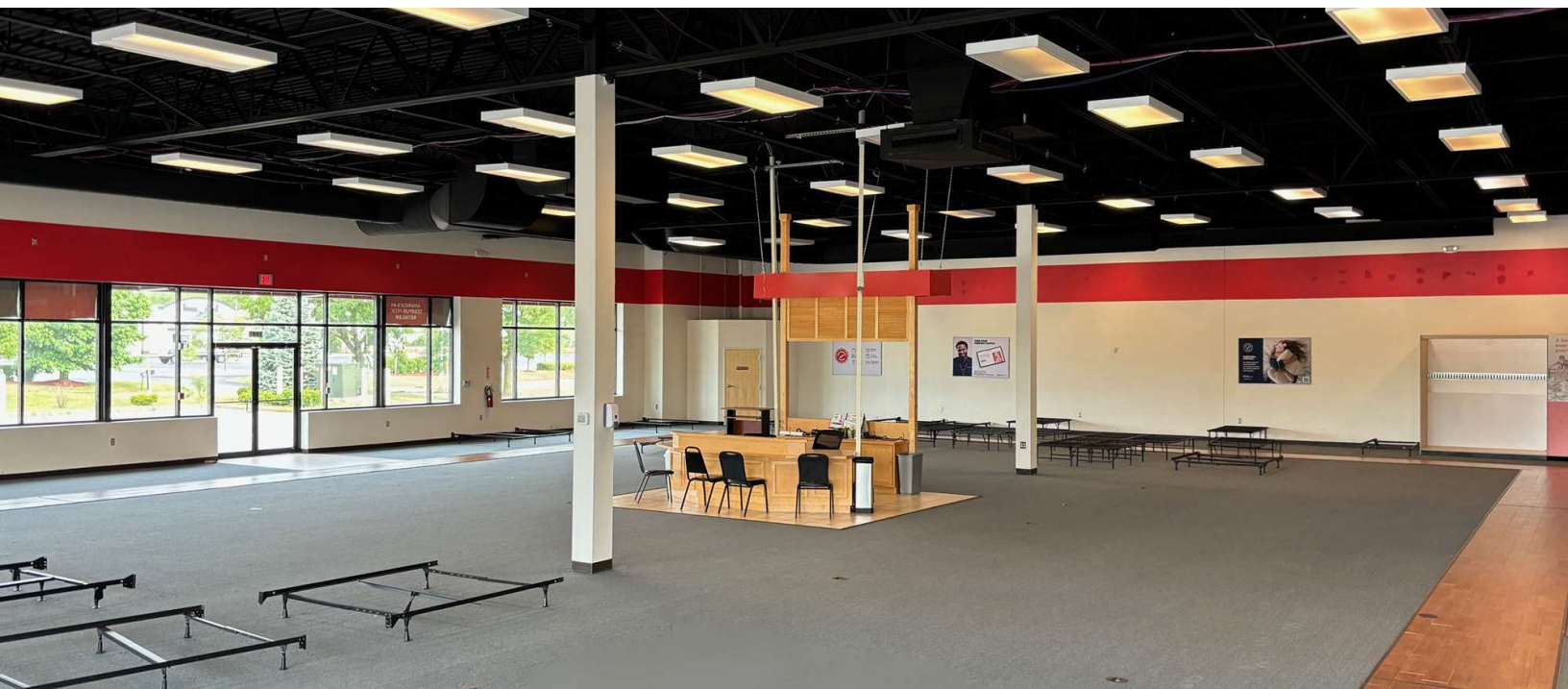
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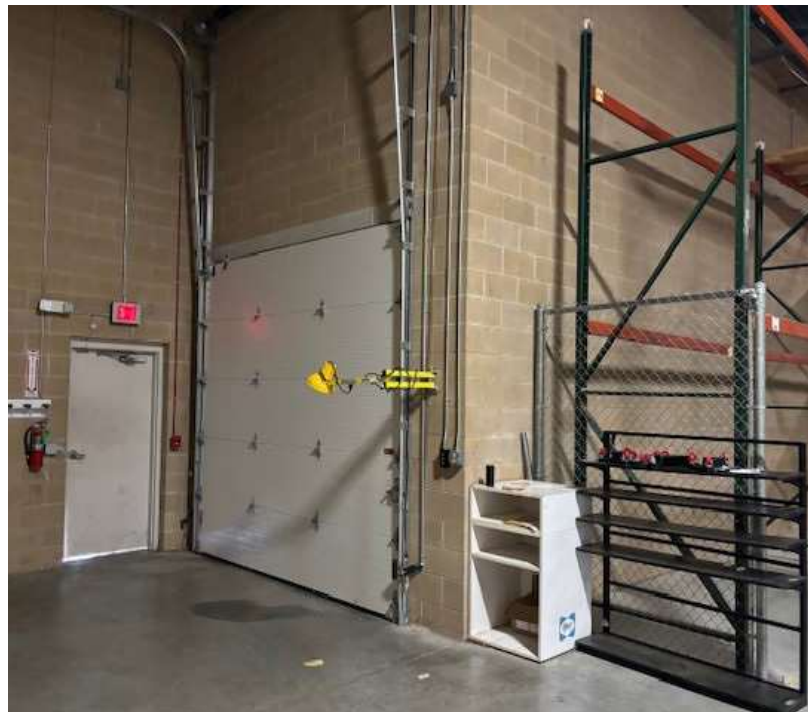
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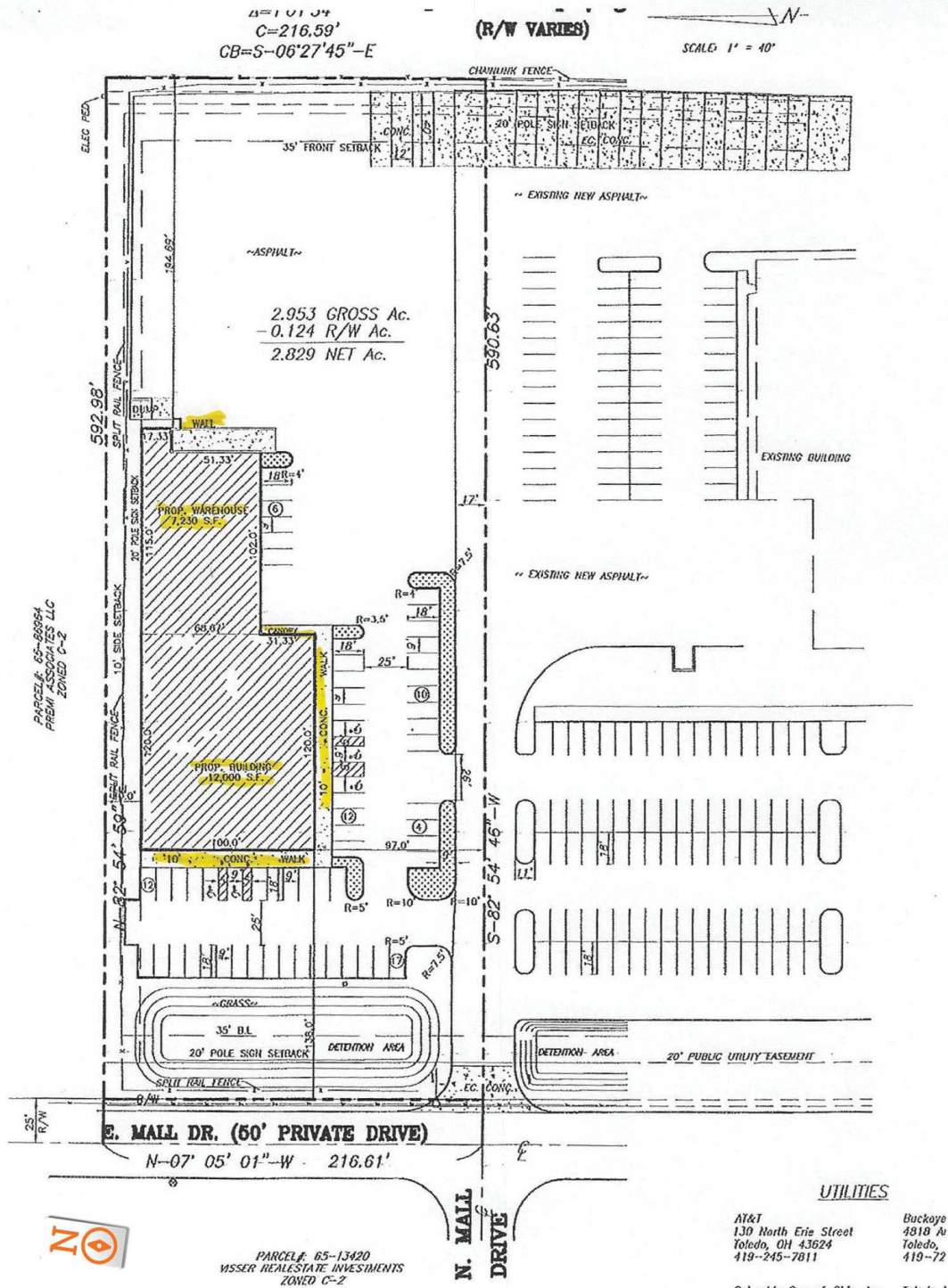
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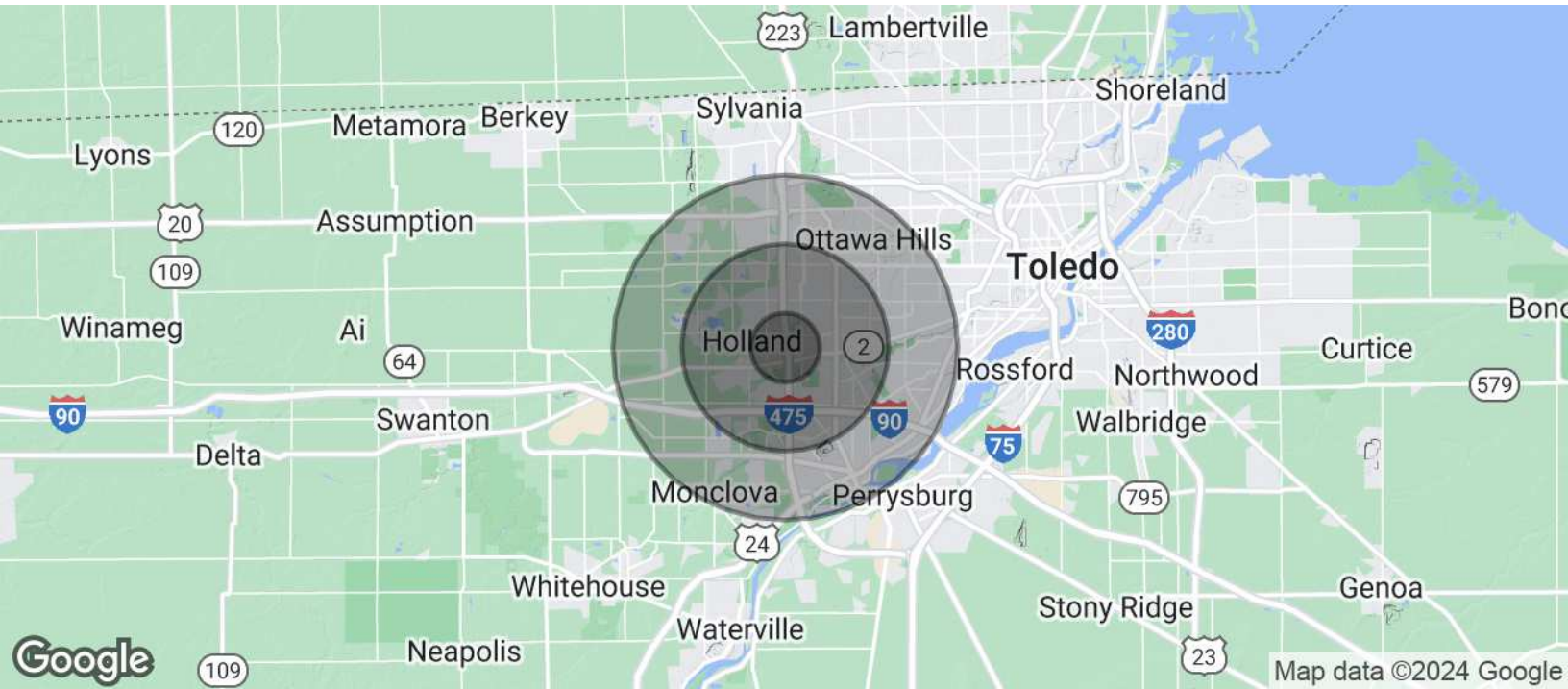
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,767	59,981	140,462
Average Age	37.8	35.6	37.8
Average Age (Male)	36.2	34.0	36.2
Average Age (Female)	39.5	36.9	38.9
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,933	25,901	59,584
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$57,098	\$53,029	\$63,033
Average House Value	\$173,932	\$152,967	\$160,530

2020 American Community Survey (ACS)

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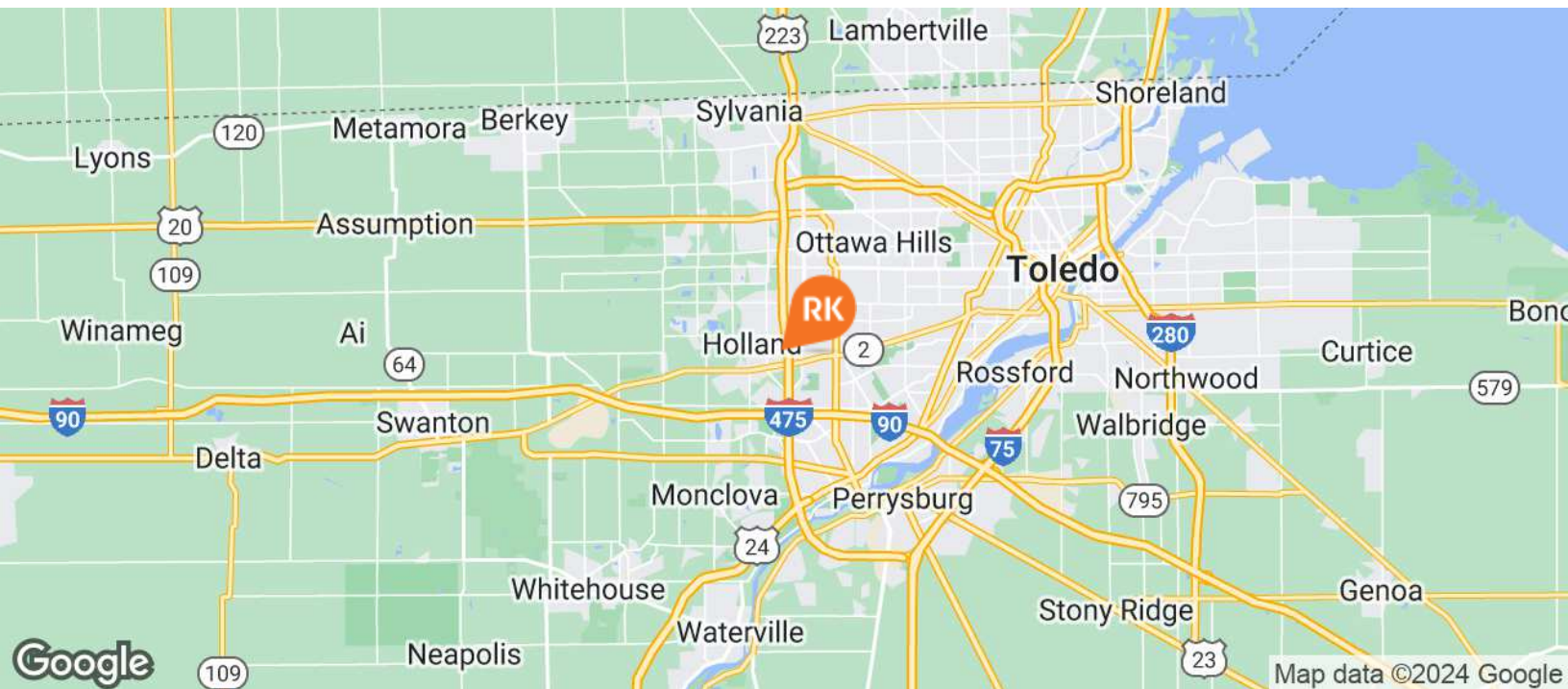
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