

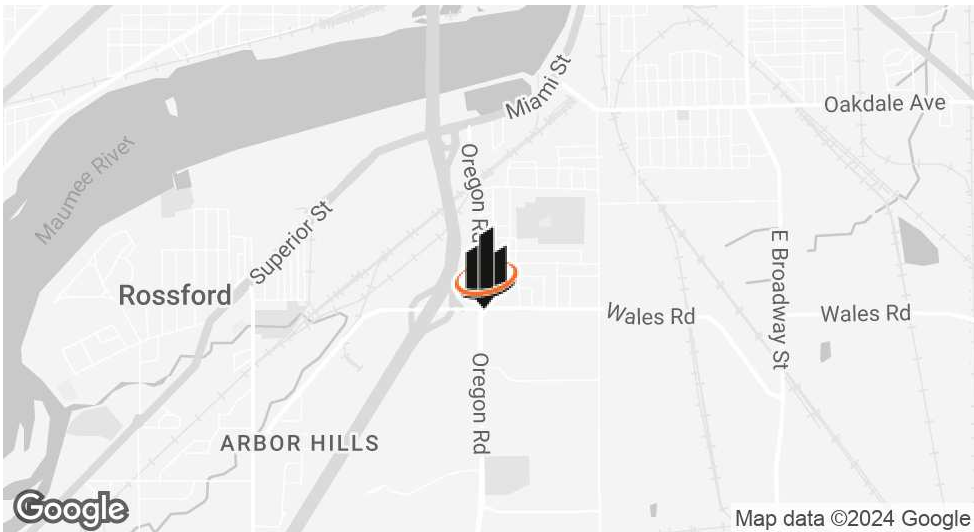
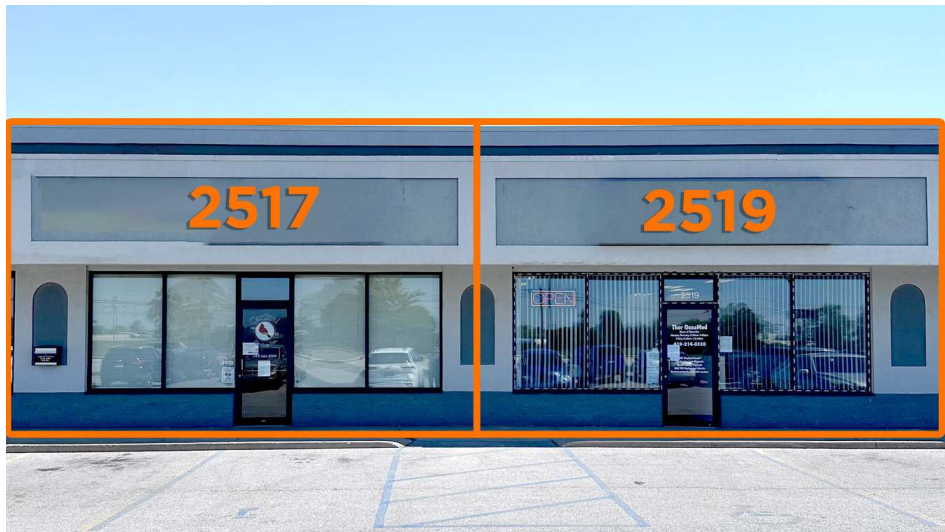
Suite 2517 Suite 2519

LEASE
2517 & 2519
Oregon Rd
NORTHWOOD, OH 43619

PRESENTED BY:

RAMI SEBAI
O: 419.540.8888
C: 419.377.0797
rami.sebai@svn.com
OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	19,200 SF
AVAILABLE SF:	1,500 - 3,000 SF
LOT SIZE:	2.57 Acres
BUILT/RENOVATED:	1996/2024
APN:	M50-300-240000008000

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PROPERTY OVERVIEW

3,000 SF available for lease within a 19,200 SF neighborhood retail center, located at the signalized intersection of Wales Rd. and Oregon Rd., in Northwood. Excellent visibility with 570 ft of corner frontage and easy access via three curb cuts. Located less than 1/4 mile east of I-75 interchange. Close proximity to major employers and Owens Community College.

PROPERTY HIGHLIGHTS

- 2517: Currently occupied, available 1/1/25 or upon executed lease
- 2519: Currently occupied, available upon executed lease
- Marquee signage opportunity
- Ample parking
- 2 ADA restrooms per suite
- Current co-tenants include: Jimmy Johns, Pico’s Sports Bar, Queen Nails, Cardinal Staffing Services, Bella Rose Beauty, Moody’s Coney Island, WTF-R (What The Fried Rice), Arturo’s Pizza, Thornton Occupational Health, and Smokey Moe’s vape shop

2511 OREGON RD | Northwood, OH 43619

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PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	2511 Oregon Rd
CITY, STATE, ZIP	Northwood, OH 43619
COUNTY	Wood
CROSS-STREETS	Oregon Rd/Wales Rd

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Neighborhood Center
LOT SIZE	2.57 Acres
APN #	M50-300-240000008000
LOT FRONTAGE	350 ft
LOT DEPTH	220 ft

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BUILDING INFORMATION

BUILDING SIZE	19,200 SF
OCCUPANCY %	100.0%
TENANCY	Multiple
CEILING HEIGHT	10 ft
YEAR BUILT/RENOVATED	1996/2024
HVAC	Gas Forced Air/RTU
ROOF	Flat Rubber
WALLS	Drywall
CEILINGS	Suspended
FLOOR COVERINGS	Carpet/Vinyl Tile

ESTIMATED NNN CHARGES

REAL ESTATE TAXES	\$2.13/SF
CAM	\$1.99/SF
INSURANCE	\$0.21/SF
TOTAL	\$4.33/SF

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,500 - 3,000 SF	LEASE RATE:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2517 Oregon Rd	Available	1,500 - 3,000 SF	NNN	\$12.00 SF/yr	Currently occupied. Will be available on 1/1/25 or upon executed lease. May be combined with 2519 for 3,000 contiguous SF.
2519 Oregon Rd	Available	1,500 - 3,000 SF	NNN	\$12.00 SF/yr	Currently occupied. Available upon executed lease. May be combined with 2517 for 3,000 contiguous SF.

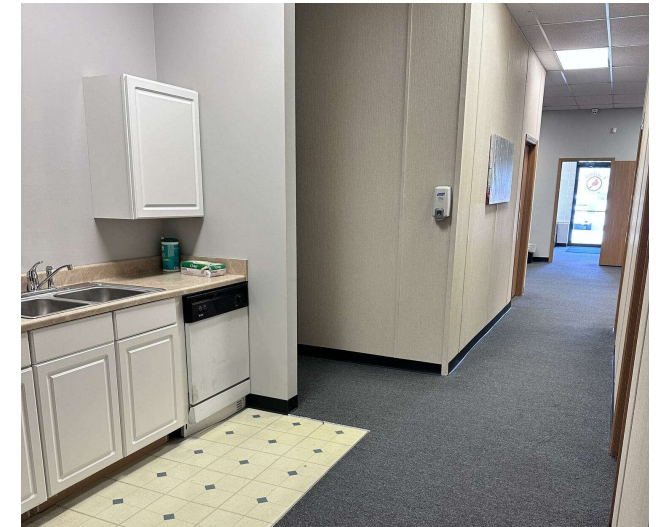
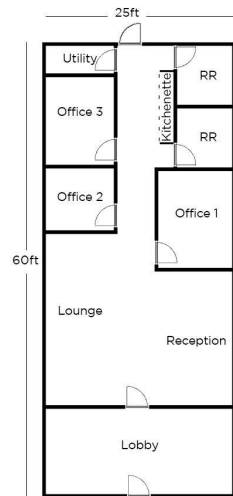
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2517 PHOTOS



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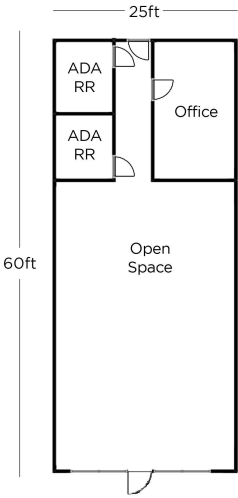
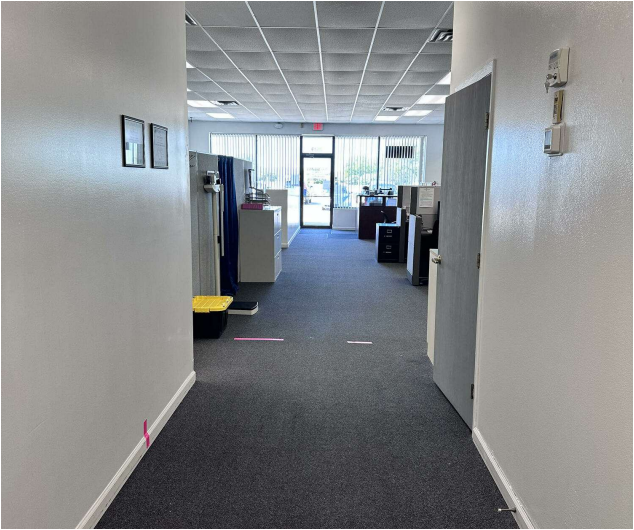
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SVN | ASCENSION COMMERCIAL REALTY 5

2519 PHOTOS



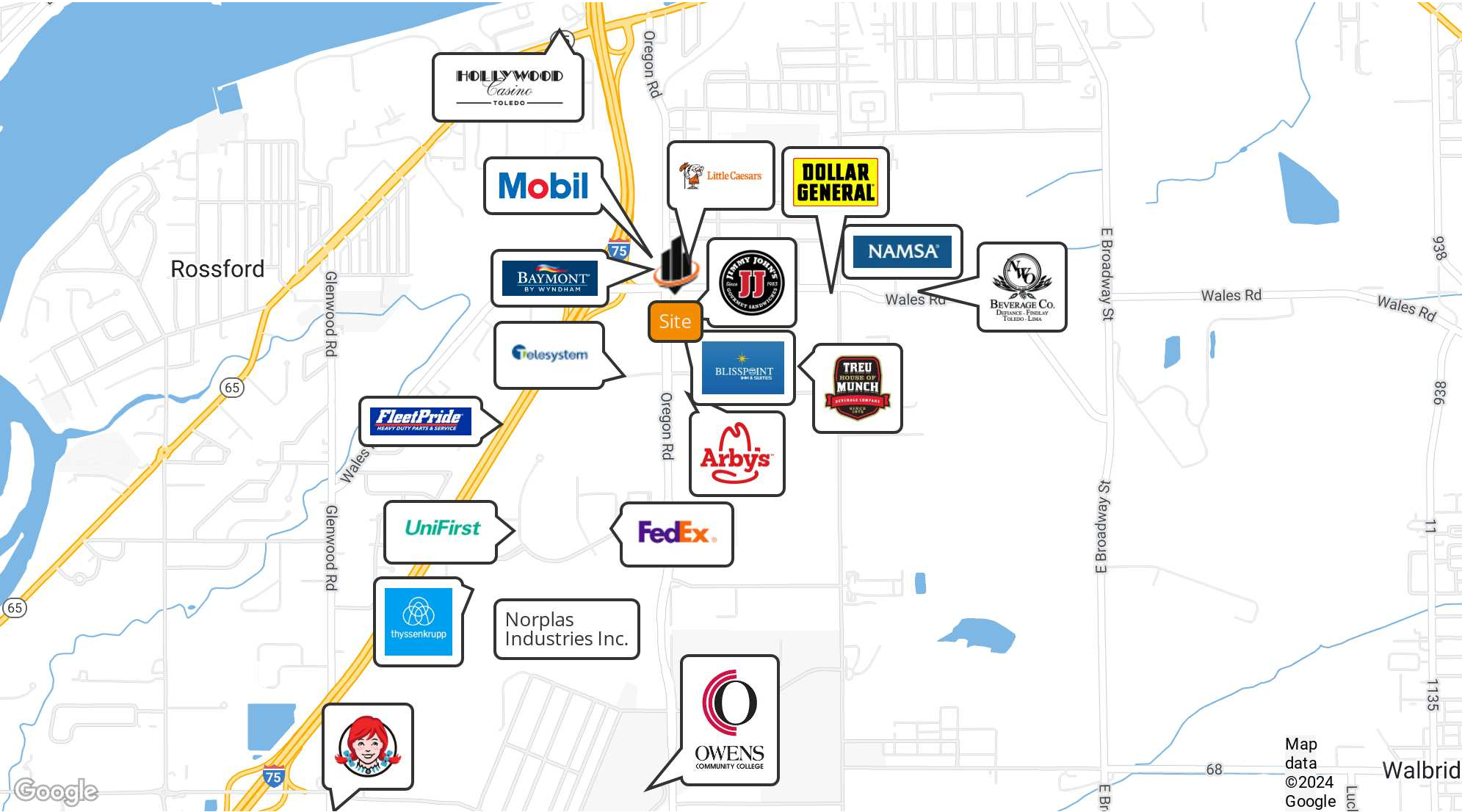
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SVN | ASCENSION COMMERCIAL REALTY 6

RETAILER MAP



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SVN | ASCENSION COMMERCIAL REALTY 7

DEMOGRAPHICS MAP & REPORT

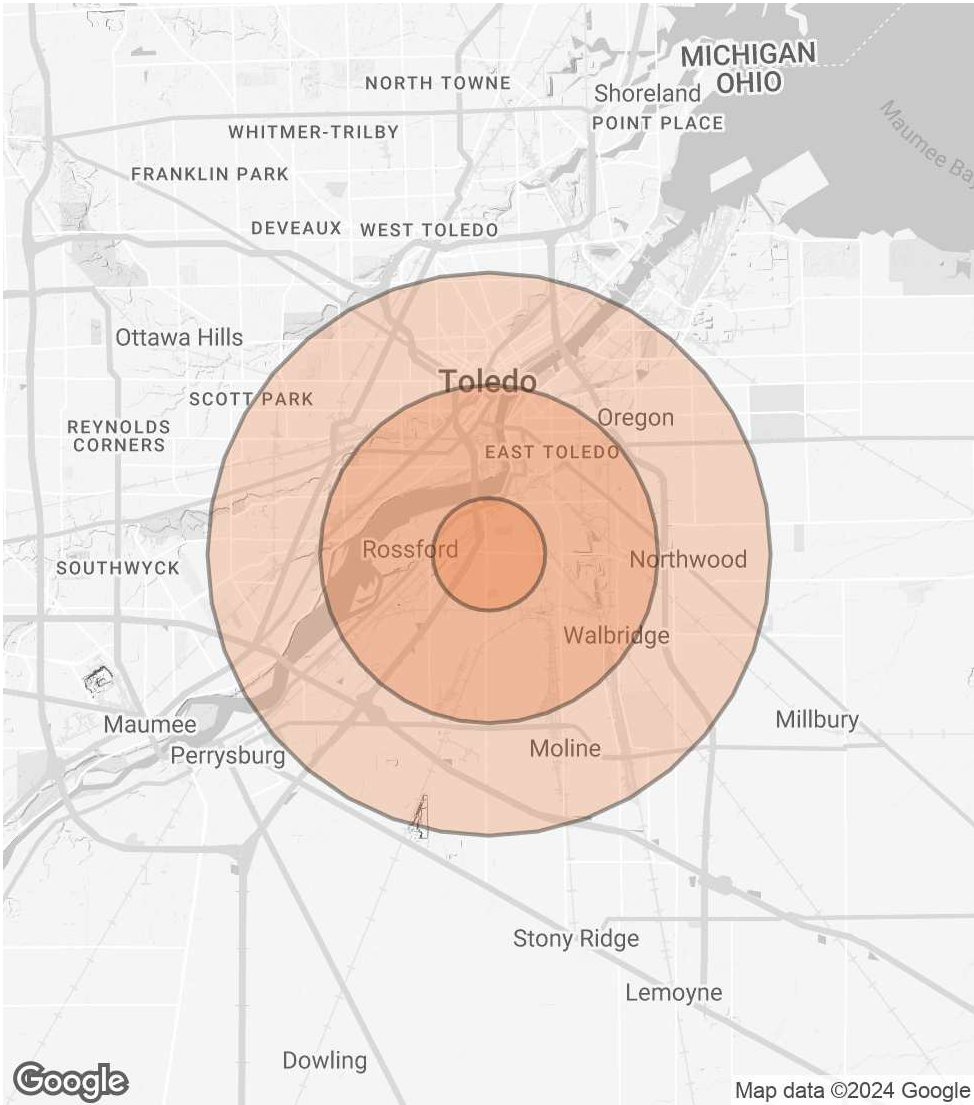
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	2,732	49,691	140,365
AVERAGE AGE	40	38	39
AVERAGE AGE (MALE)	38	37	39
AVERAGE AGE (FEMALE)	41	39	40

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	1,161	21,020	60,992
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$74,160	\$61,819	\$61,981
AVERAGE HOUSE VALUE	\$135,887	\$117,680	\$132,859

Demographics data derived from AlphaMap



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