



**LEASE**

**4747 Suder Ave**

**TOLEDO, OH 43611**

**PRESENTED BY:**

**RAMI SEBAI**

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OH #SAL.2021006201



## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	17,868 SF
AVAILABLE SF:	1,404 SF
LOT SIZE:	1.47 Acres
YEAR BUILT:	2006
ZONING:	10-CRSO
APN:	2278459

## PROPERTY OVERVIEW

Last available 1,404 SF unit (Suite C) for lease in the Suder Shoppes, a 17,868 SF shadow retail center to Kroger. Regional Commercial Zoning allows for numerous uses. Situated in Point Place, adjacent to the I-75 exit, at a signalized intersection.

## PROPERTY HIGHLIGHTS

- Signage available on facade of building
- Ample shared surface parking
- Kroger Fuel Station and O'Reilly Auto Parts also located on out parcels
- National neighboring tenants include: DaVita Dialysis, Great Clips, Little Caesars, and Vista PCS
- VPD's: I-75- 78,625 (24), Suder Ave- 14,048 (24), Ottawa River Rd- 11,692 (24)

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SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

LEASE RATE	\$12.00 SF/YR
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LOCATION INFORMATION

STREET ADDRESS	4747 Suder Ave
CITY, STATE, ZIP	Toledo, OH 43611
COUNTY	Lucas

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Neighborhood Center
ZONING	10-CRSO
LOT SIZE	1.47 Acres
APN #	2278459

NNN INFORMATION

TAXES	\$3.68/SF
INSURANCE/CAM	\$1.50/SF
TOTAL NNN CHARGES	\$5.18/SF

RAMI SEBAI

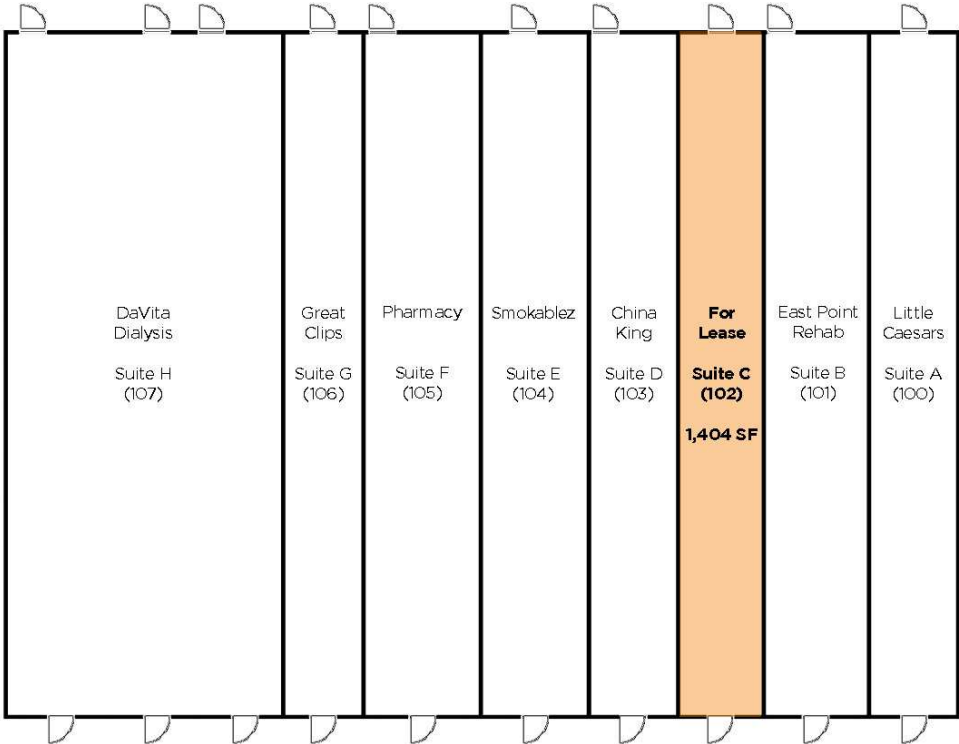
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BUILDING INFORMATION

BUILDING SIZE	17,868 SF
OCCUPANCY %	92.0%
TENANCY	Multiple
CEILING HEIGHT	10 ft
YEAR BUILT	2006
ROOF	Flat Rubber
FREE STANDING	Yes
WALLS	Drywall
FLOOR COVERINGS	Laminate/Concrete
EXTERIOR WALLS	Brick Facade
PARKING	60 Shared Surface Spots
HVAC	Yes
ELECTRIC	200 Amp
RESTROOMS	2 ADA

OVERHEAD & SITE PLAN



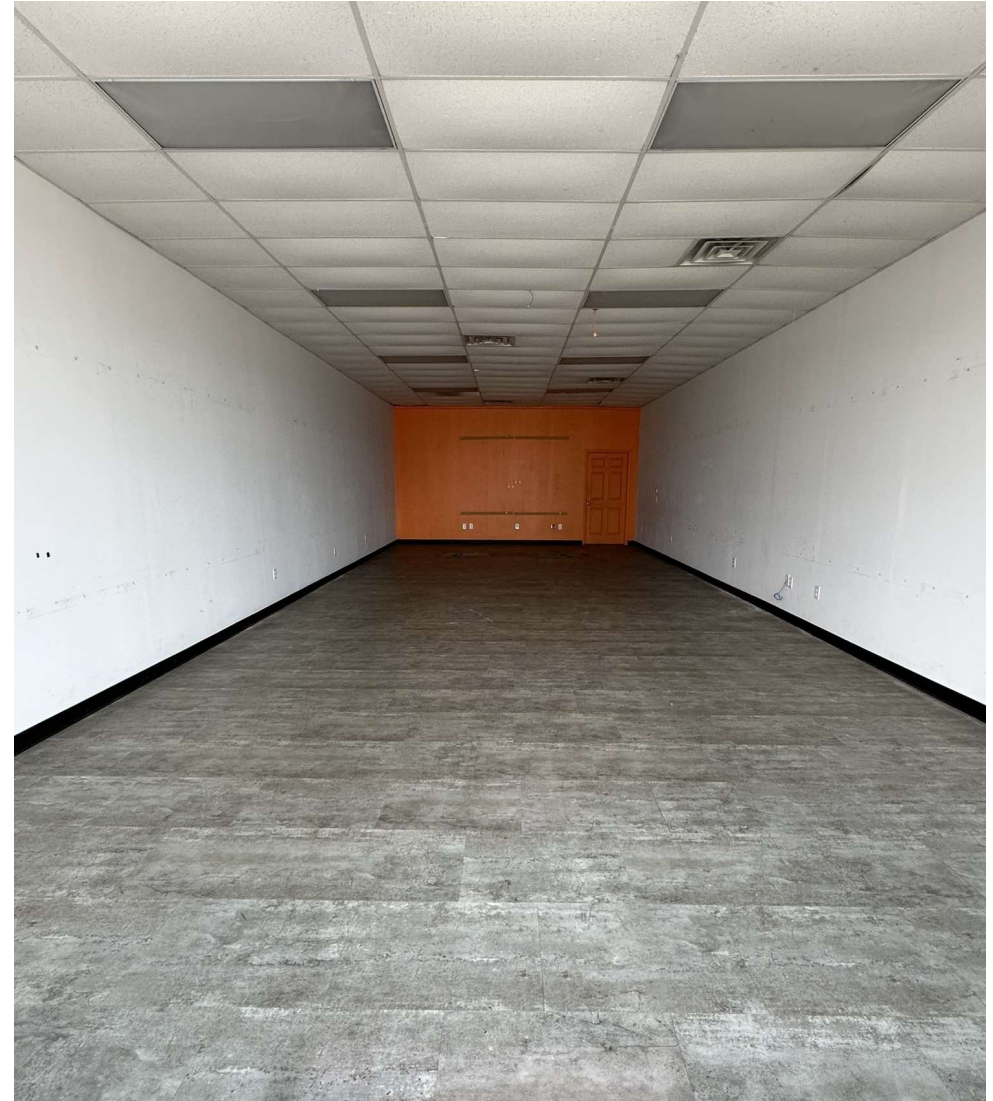
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## SUITE C PHOTOS



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**SVN | ASCENSION COMMERCIAL REALTY** 5



## EXTERIOR PHOTOS



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RETAILER MAP

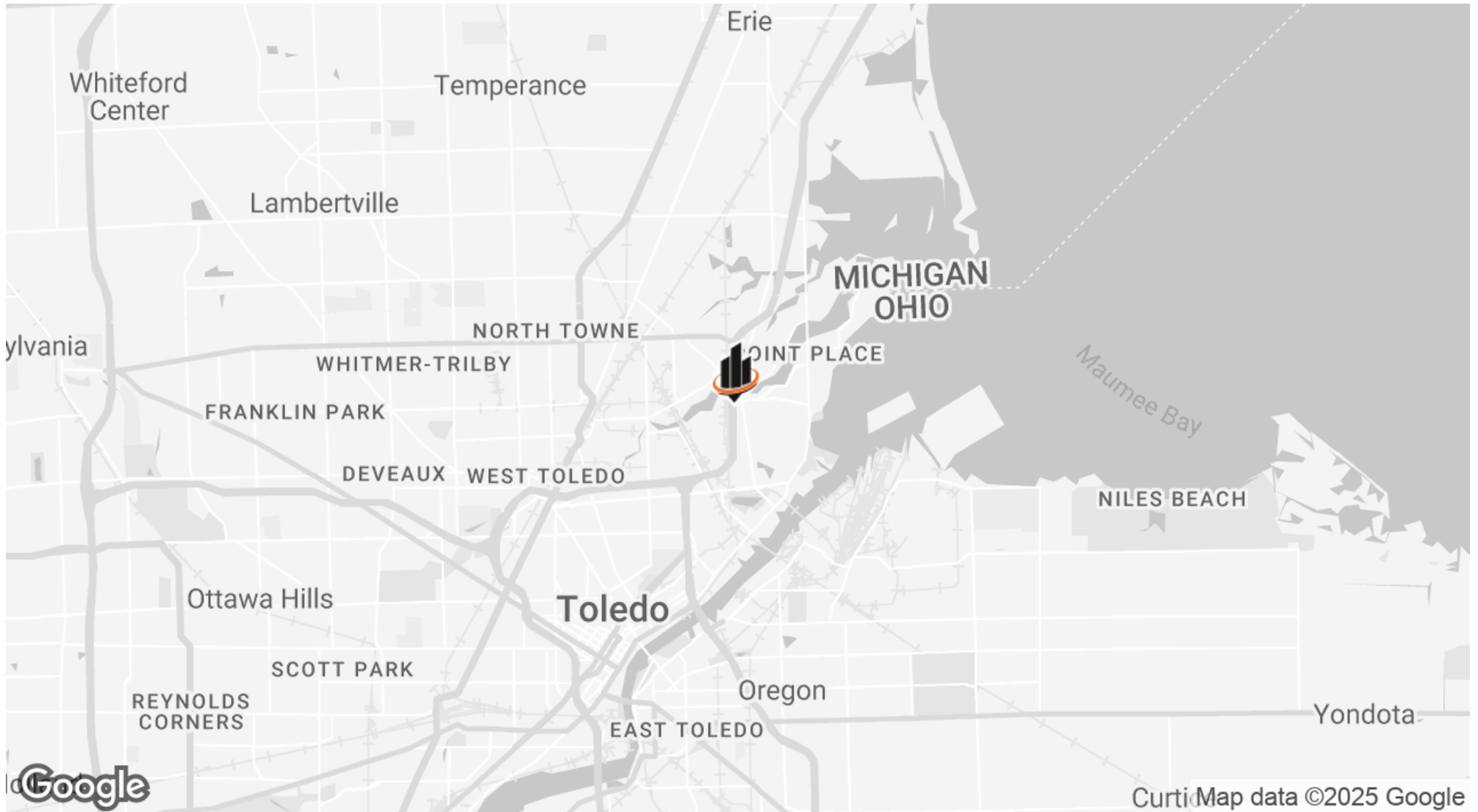


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## LOCATION MAP



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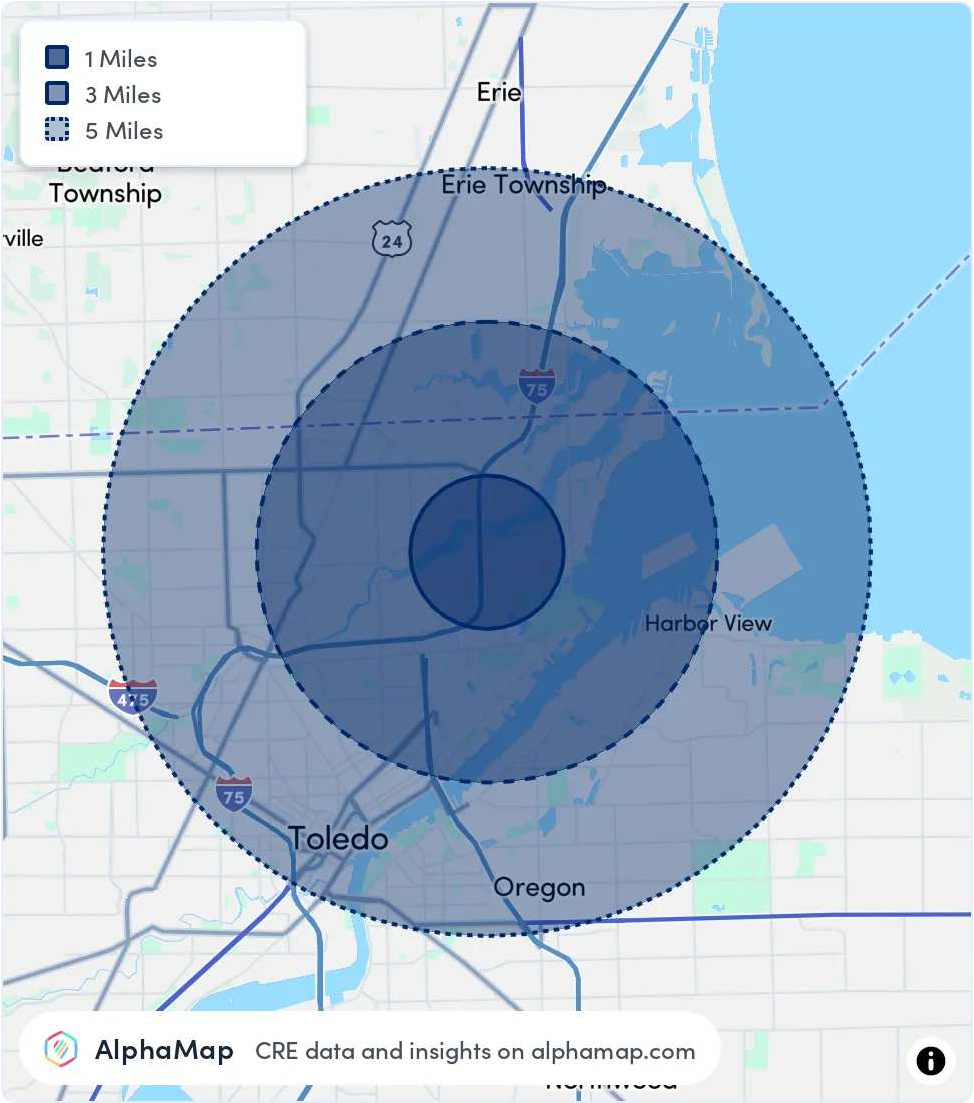


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,572	37,057	114,815
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	38
AVERAGE AGE (FEMALE)	42	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,820	15,433	48,472
PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$74,407	\$60,210	\$58,155
AVERAGE HOUSE VALUE	\$143,771	\$123,944	\$122,407
PER CAPITA INCOME	\$32,350	\$25,087	\$24,231

Map and demographics data derived from AlphaMap



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