



AVAILABLE FOR LEASE | RETAIL

6639 AIRPORT HIGHWAY | HOLLAND, OH 43528

13,500 SF RETAIL PROPERTY

rkgcommercial.com

Reichle | Klein Group **RK**
Commercial Property Brokers, Managers & Investment Advisors



Contact us for additional information!
rkgcommercial.com

6639 AIRPORT HIGHWAY

Offering Summary

Lease Rate:
\$19.00 SF/yr
(NNN)

Available SF:
13,500 SF

Building Size:
13,500 SF

Year Built:
2018

Lot Size:
2.29 Acres

Lease Term:
Negotiable

Property Overview

- Building constructed in 2018
- Thriving location on Airport Highway with 30,000+ vehicles per day and proximity to I-475 with 75,000+ daily traffic counts
- Ample parking with 350± spaces and a signalized intersection for easy access
- Spacious interior featuring 19'4" to joist in the backroom, 23' to deck, and a 67'2" wide building layout
- Modern amenities including two restrooms, a break room, and two changing rooms
- Varied retail ecosystem with nearby anchors like Sam's Club, Walmart, Target, Kroger, TJ Maxx, HomeGoods, Michael's, Ashley Furniture, DSW, Dick's Sporting Goods, Value City Furniture, Furniture Row, and La-Z-Boy





6639 AIRPORT HIGHWAY

Property Details

Number Of Floors
1

Delivery Area
Rear

Parking Spaces
350±

Tenancy
Single

Acreage
2.29 Acres

Cross Streets
Mall Drive

Property Type
Retail

Annual Real Estate
Taxes/Annual Real Estate
Taxes Per SF
\$59,486.40 / \$4.41

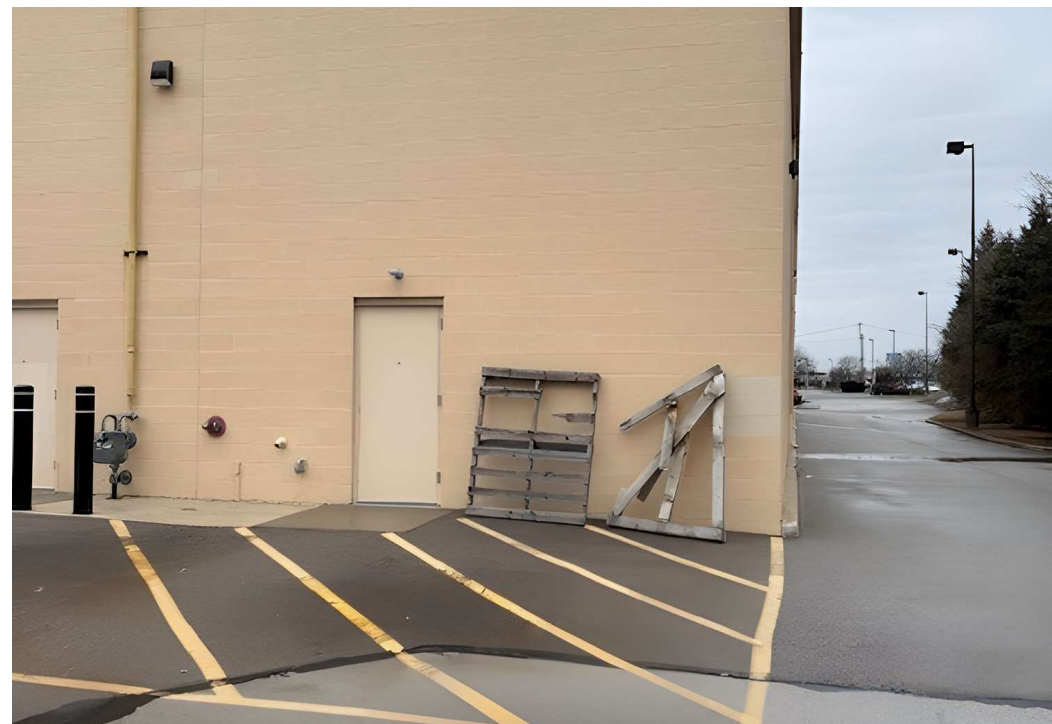
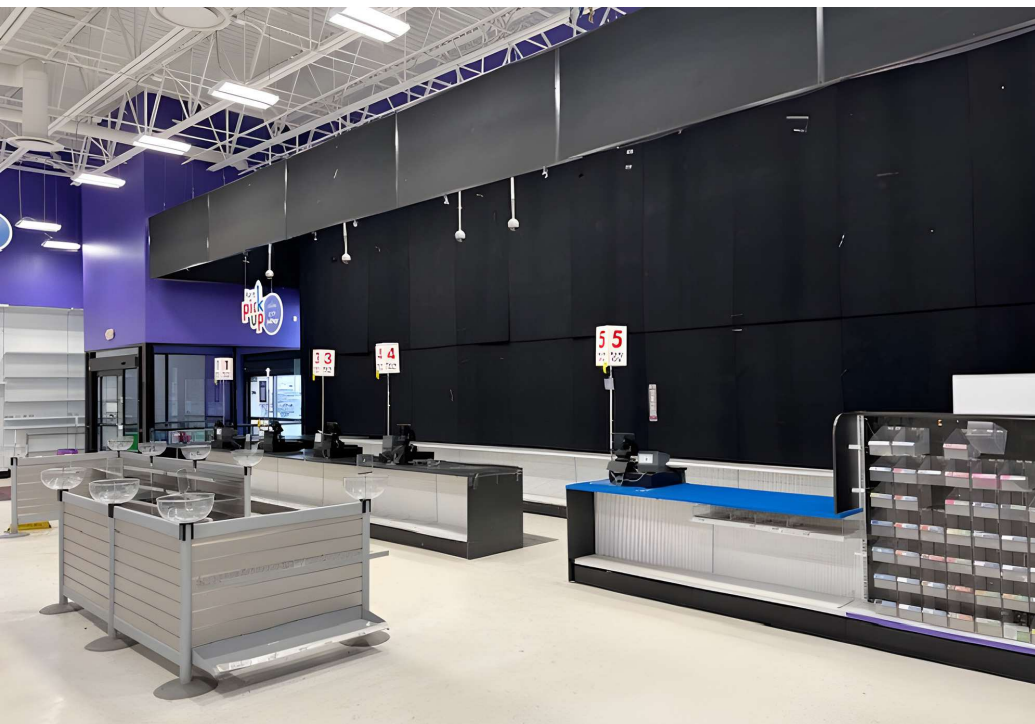
Nearest Highway
I-475/US-23

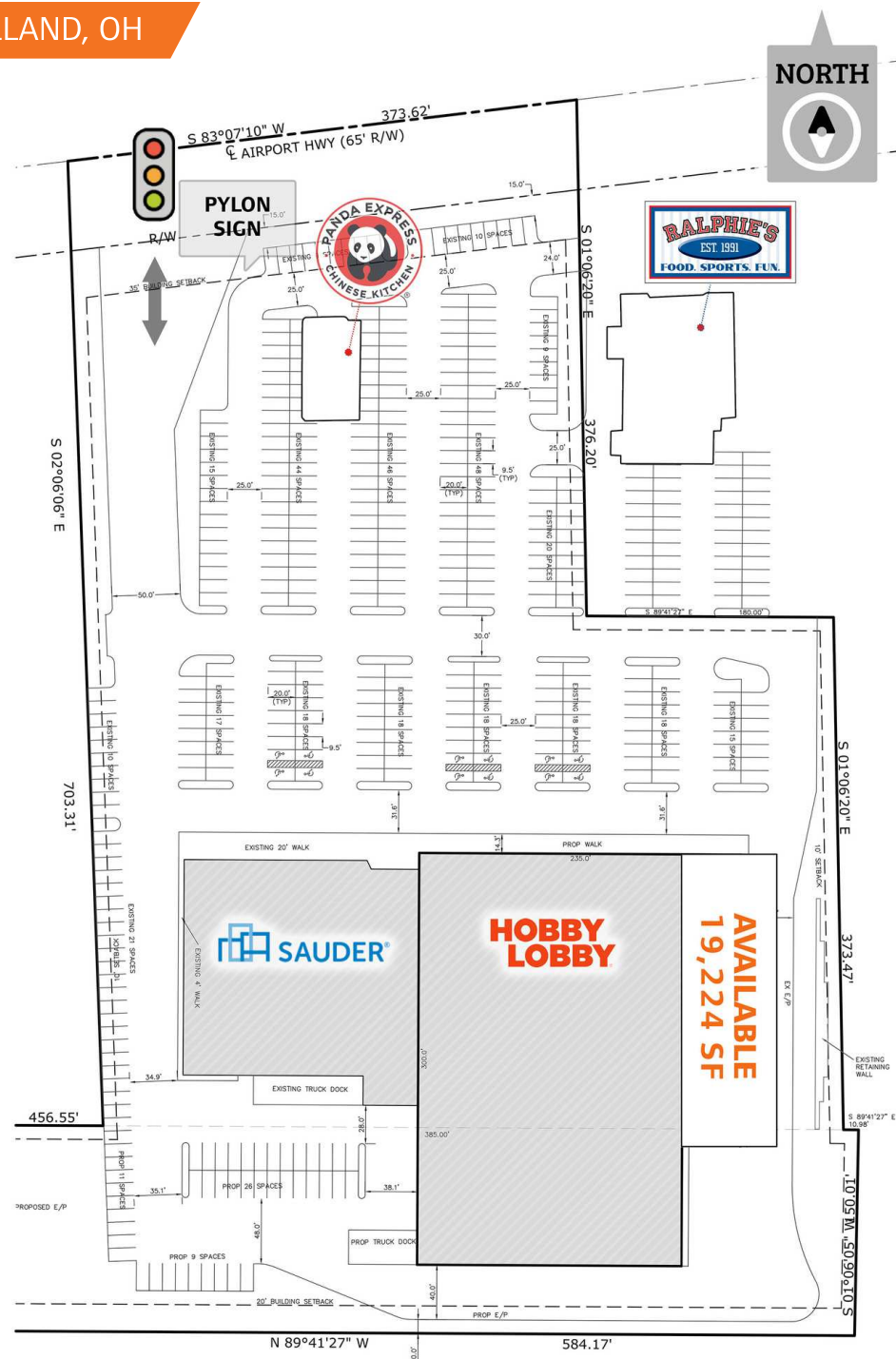
Exterior Signage
Pylon and building

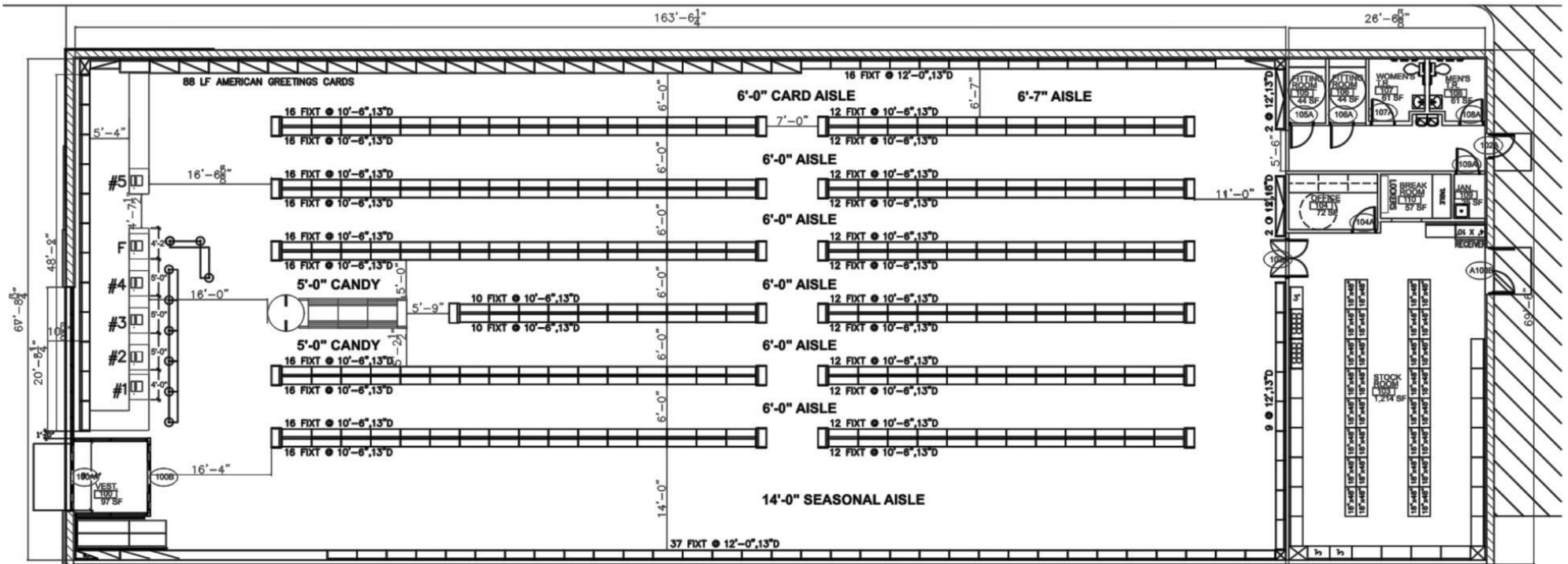
Parcel Nos.
65-94849

Utilities
**Power: Toledo Edison
Fuel: Columbia Gas
Water: City**





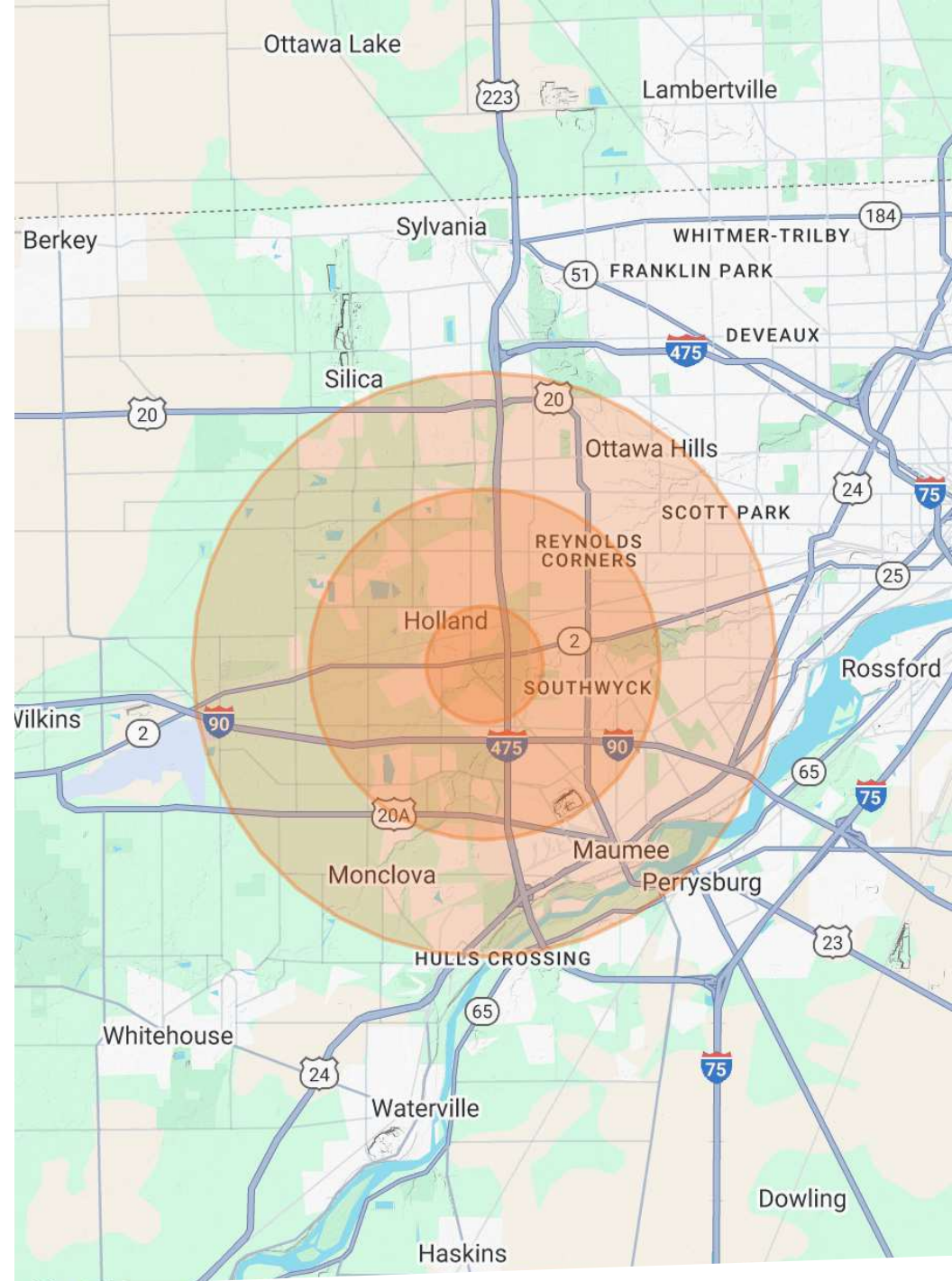


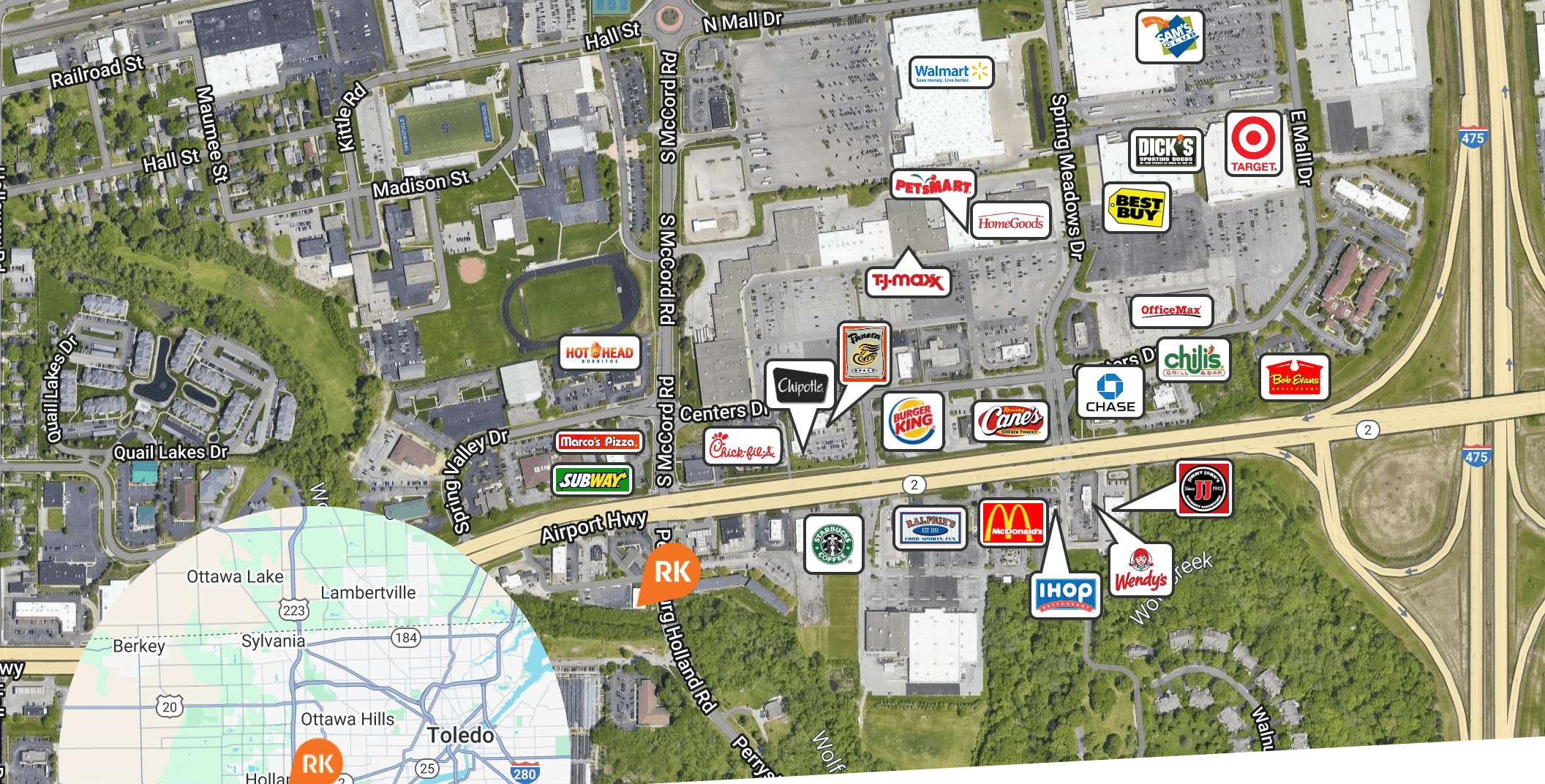


6639 AIRPORT HIGHWAY | HOLLAND, OH

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,613	56,626	136,194
Average Age	45	42	42
Average Age (Male)	43	41	40
Average Age (Female)	47	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,480	25,140	59,380
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$89,236	\$89,904	\$94,796
Average House Value	\$237,454	\$209,817	\$220,623

Demographics data derived from AlphaMap





6639 AIRPORT HIGHWAY

Spring Meadows South

Holland, Ohio stands out as one of the Toledo metropolitan's premier retail corridors. The Spring Meadows area represents the heart of southwest Toledo's vibrant commercial district. It serves the surrounding region with a wide array of shopping centers, national retailers, and dining establishments. Nearby residential developments, Springfield High School, and access to Interstate 475 introduce a perfect blend of accessibility and regular consumer traffic. Retailers appreciate that this location draws local and regional shoppers from the greater Northwest Ohio area.



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***Duke Wheeler, CRRP
Senior Vice President***

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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

**Service with a Warrior Spirit.
All in.**

RK