

SYLVAN SQUARE

4900 N McCord Road, Sylvania, OH 43560



Offering Summary

Lease Rate:	\$9.00 - 14.00 SF/yr (NNN)
Building Size:	28,500 SF
Available SF:	1,020 - 5,000 SF
Lot Size:	3.75 Acres
Year Built:	1975
Zoning:	Planned Development, B-2 (General Business District)
Submarket:	West Toledo/Sylvania
Traffic Count:	13,250 on Brint

Property Overview

- Space available in neighborhood center with history of high occupancy
- Center recently benefited from facade improvements and updates
- Ample, convenient parking field
- Join current tenants: Toledo Clinic, Ohio BMV, Sylvania License Bureau, Zane's Lebanese Grill, Sylvan Pantry, and Stilla Salon Spa Boutique
- 47,986 people and \$105,314 median household income within a three-mile radius

Location Overview

- Located in Sylvania, Ohio, along a primary commuter corridor serving Sylvania's growing population
- Lourdes University, a private Franciscan university, is located to the north

Duke Wheeler, CRRP

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Lease Rate	\$9.00 - 14.00 SF/Yr
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Lease Details

Available SF	1,020 - 5,000 SF
Lease Type	NNN
Tenant Responsible For	Pro rata share of operating expenses

Building Information

Building Size	28,500 SF
Number Of Floors	1
Year Built	1975
Tenancy	Multiple
Center Type	Neighborhood Center
Condition	Good
Construction Status	Existing
Building Exterior	Exterior insulation finishing system
Structural System	Block
Restrooms	Per code
Exterior Signage	Monument and building
Delivery Area	Rear
Climate Controlled	Yes
Heat System Description	Forced air

Property Details

Zoning	Planned Development, B-2 (General Business District)
Acreage	3.75 Acres
Annual Real Estate Taxes	\$65,392.29
Annual Real Estate Taxes Per SF	\$2.29
Parcel / APN Numbers	8204531

Location Information

Building Name	Sylvan Square
City, State & Zip	Sylvania, OH 43560
County	Lucas
Cross Streets	Brint Rd & McCord Rd
Traffic Count	13,250 on Brint

Utilities

Internet Provider	Buckeye Broadband
Power Provider	First Energy
Fuel Provider	Columbia Gas
Water Provider	City of Sylvania
Sewer Description	Municipal

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
A-1B	Available	1,020 SF	NNN	\$14.00 SF/yr	Medical Clinic
A-1C&D	Available	5,000 SF	NNN	\$14.00 SF/yr	Open floor plan with attached kitchenette
B-1A	Available	2,400 SF	NNN	\$9.00 SF/yr	Open area great for classes and meeting space

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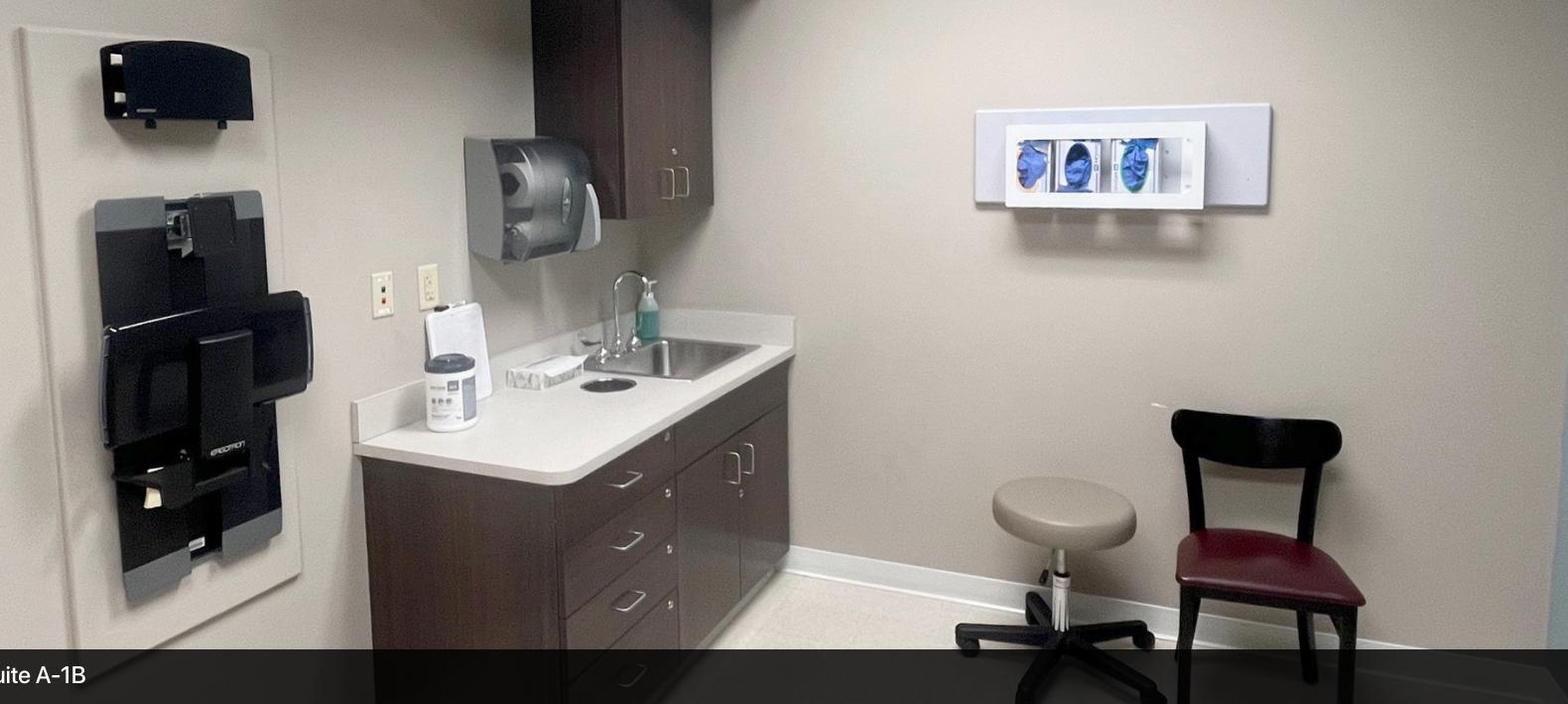
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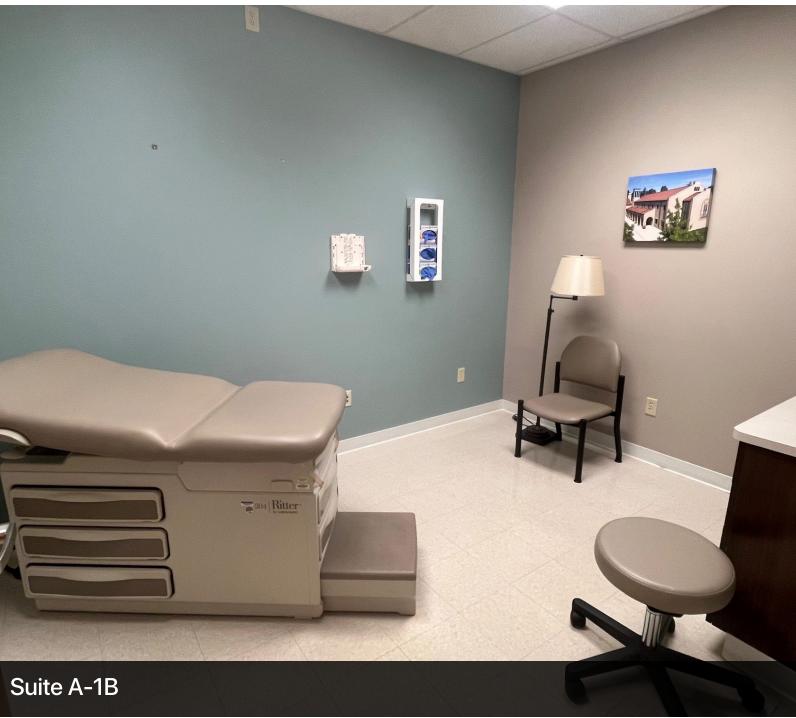
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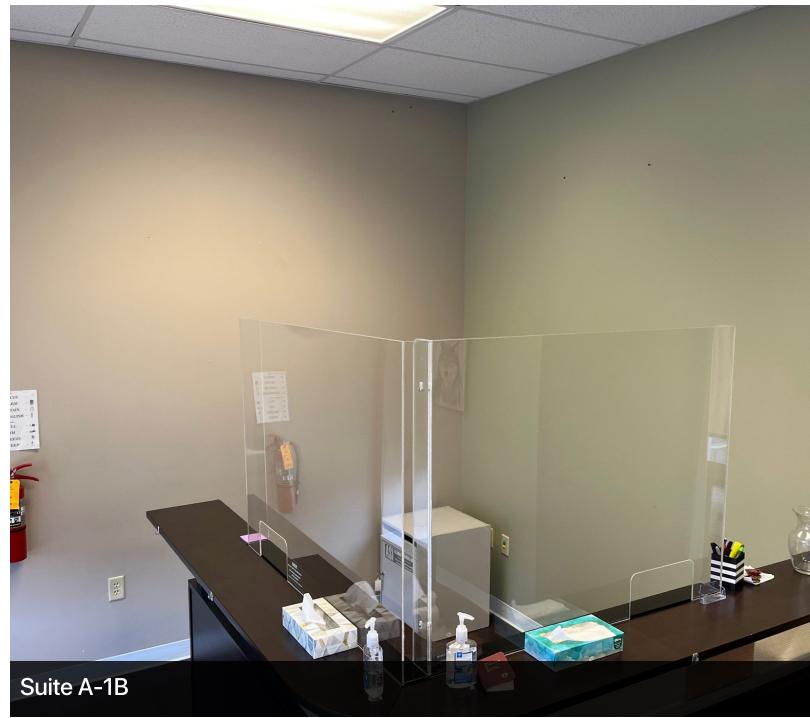
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Suite A-1B



Suite A-1B



Suite A-1B

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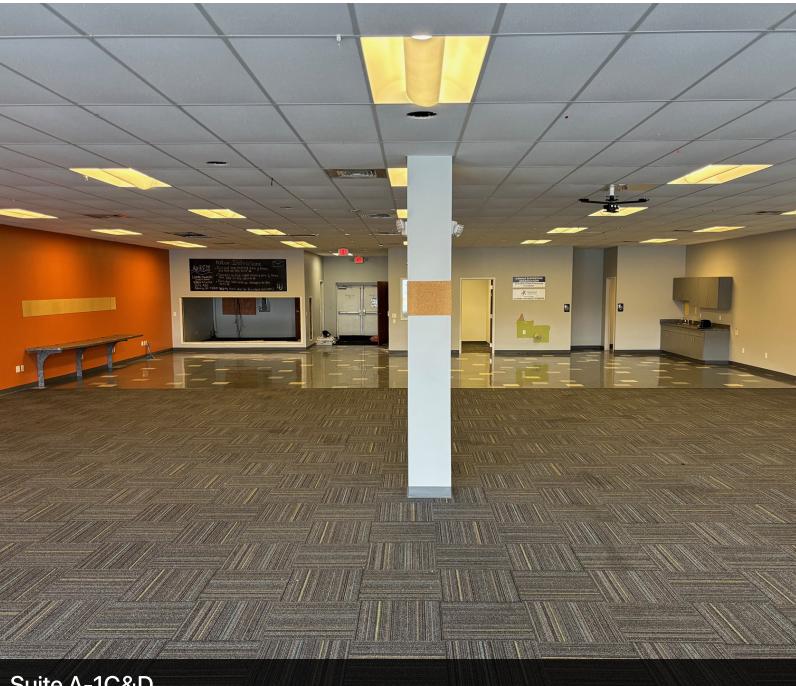
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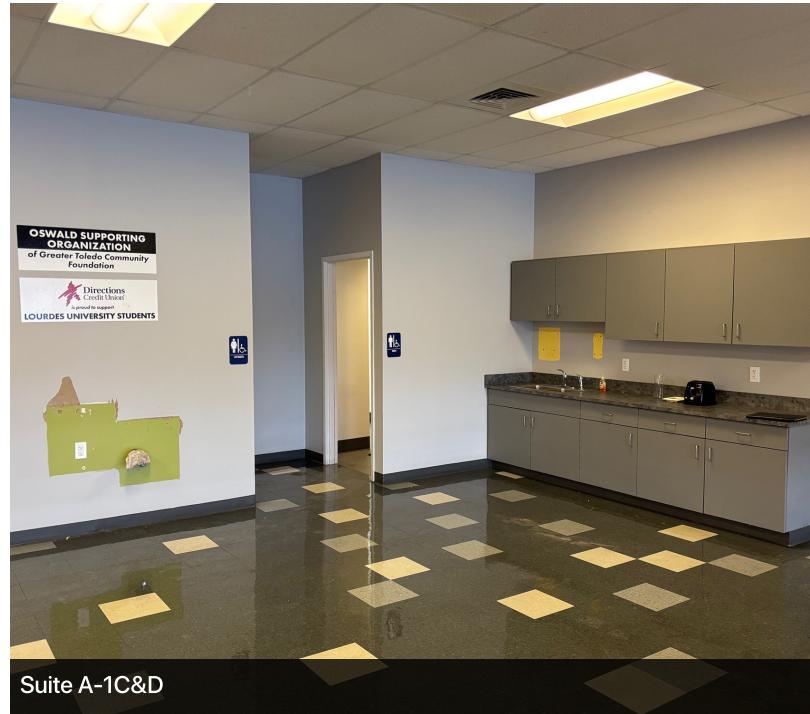
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Suite A-1C&D



Suite A-1C&D



Suite A-1C&D

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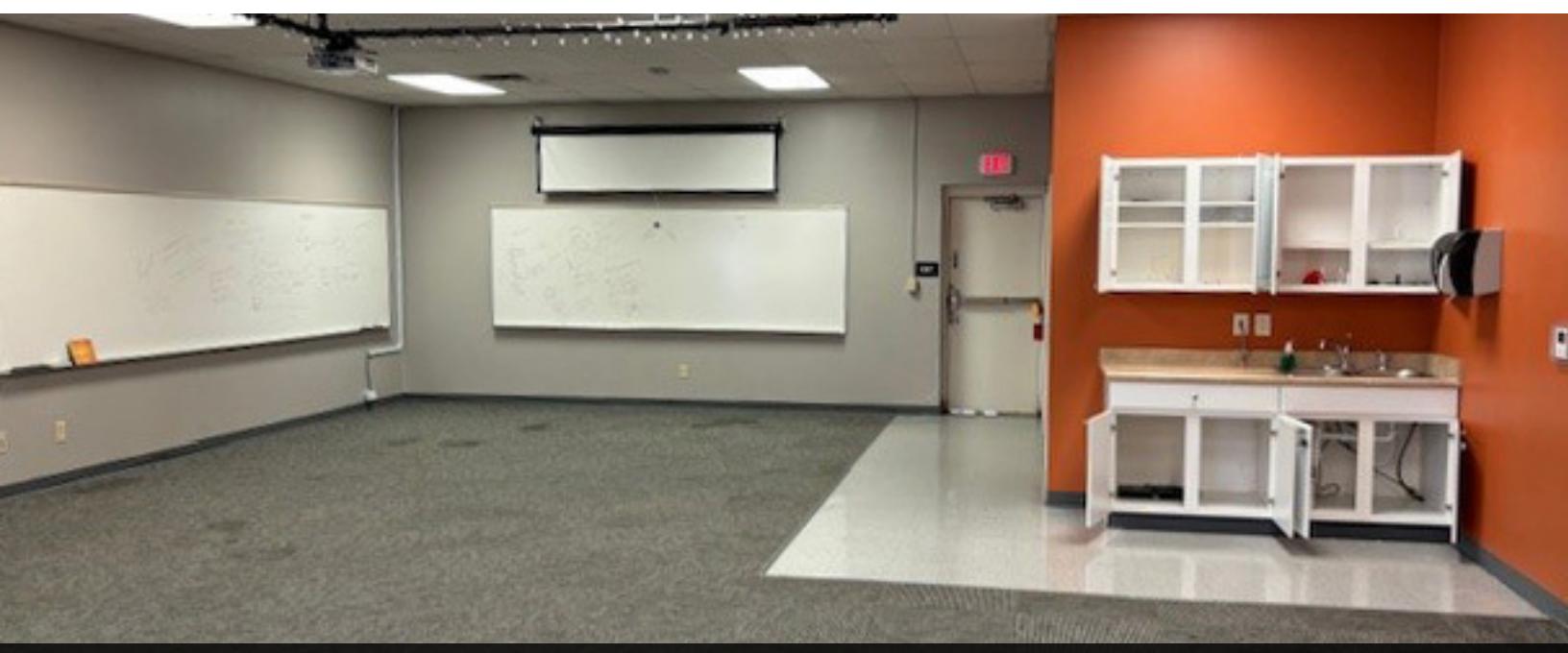
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Suite B-1A



Suite B-1A

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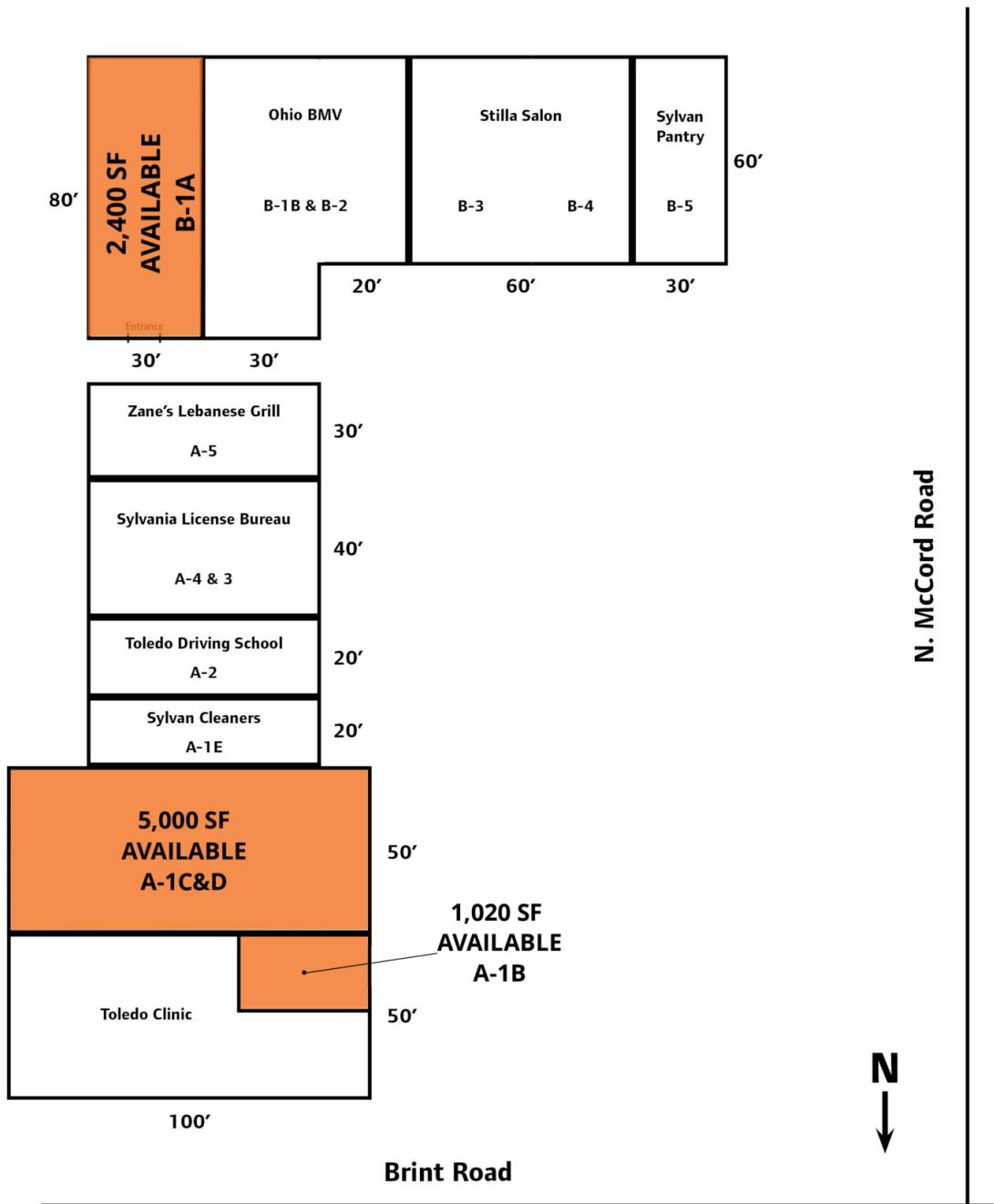
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Sylvan Square Lease Plan



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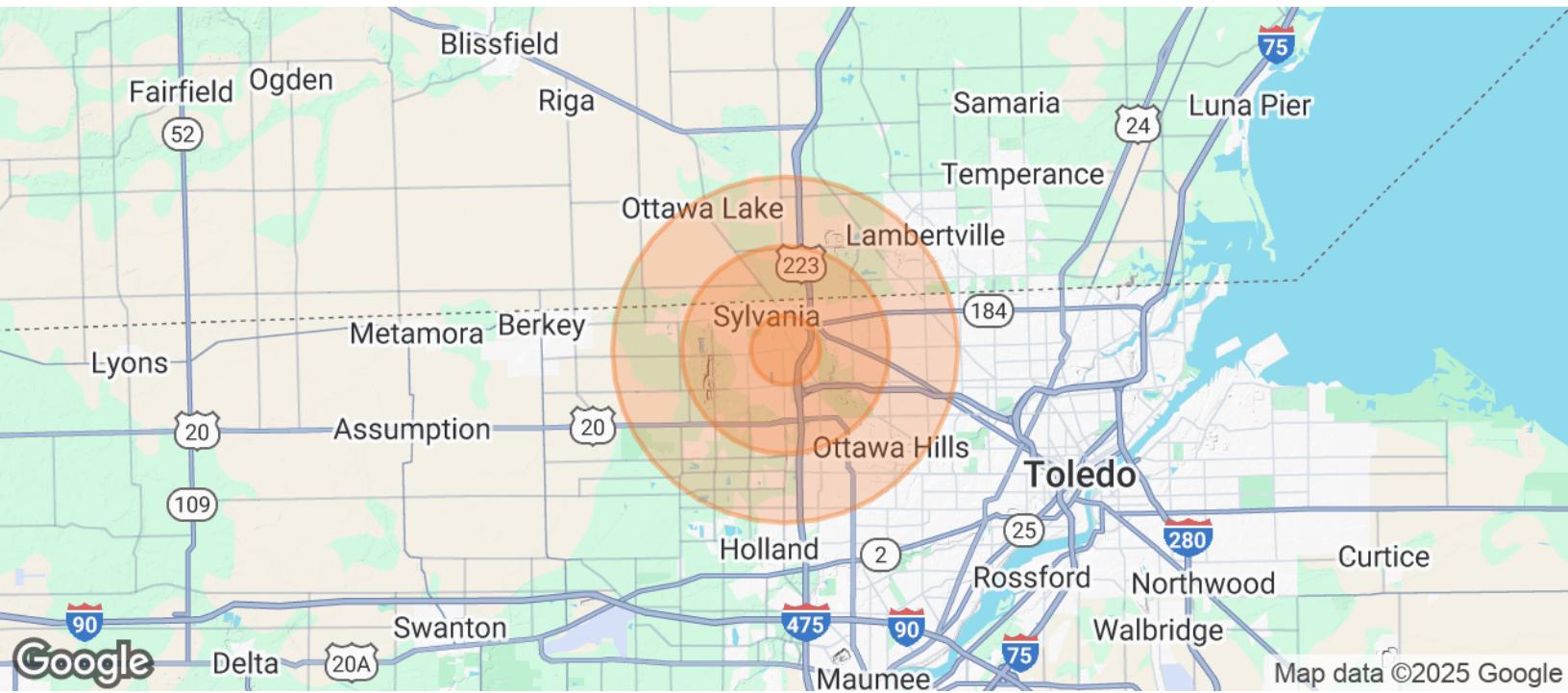
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,267	47,986	117,901
Average Age	46.2	43.4	41.7
Average Age (Male)	38.3	39.0	39.4
Average Age (Female)	48.4	45.4	43.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,632	20,617	52,913
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$94,373	\$105,314	\$85,590
Average House Value	\$199,708	\$210,615	\$168,709

2020 American Community Survey (ACS)

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