



LEASE

4747 Suder Ave

TOLEDO, OH 43611

PRESENTED BY:

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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- 77,539 (23), Suder Ave- 13,868 (23), Ottawa River Rd- 11,542 (23)

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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	\$4.23/SF
INSURANCE/CAM	\$1.50/SF
TOTAL NNN CHARGES	\$5.73/SF

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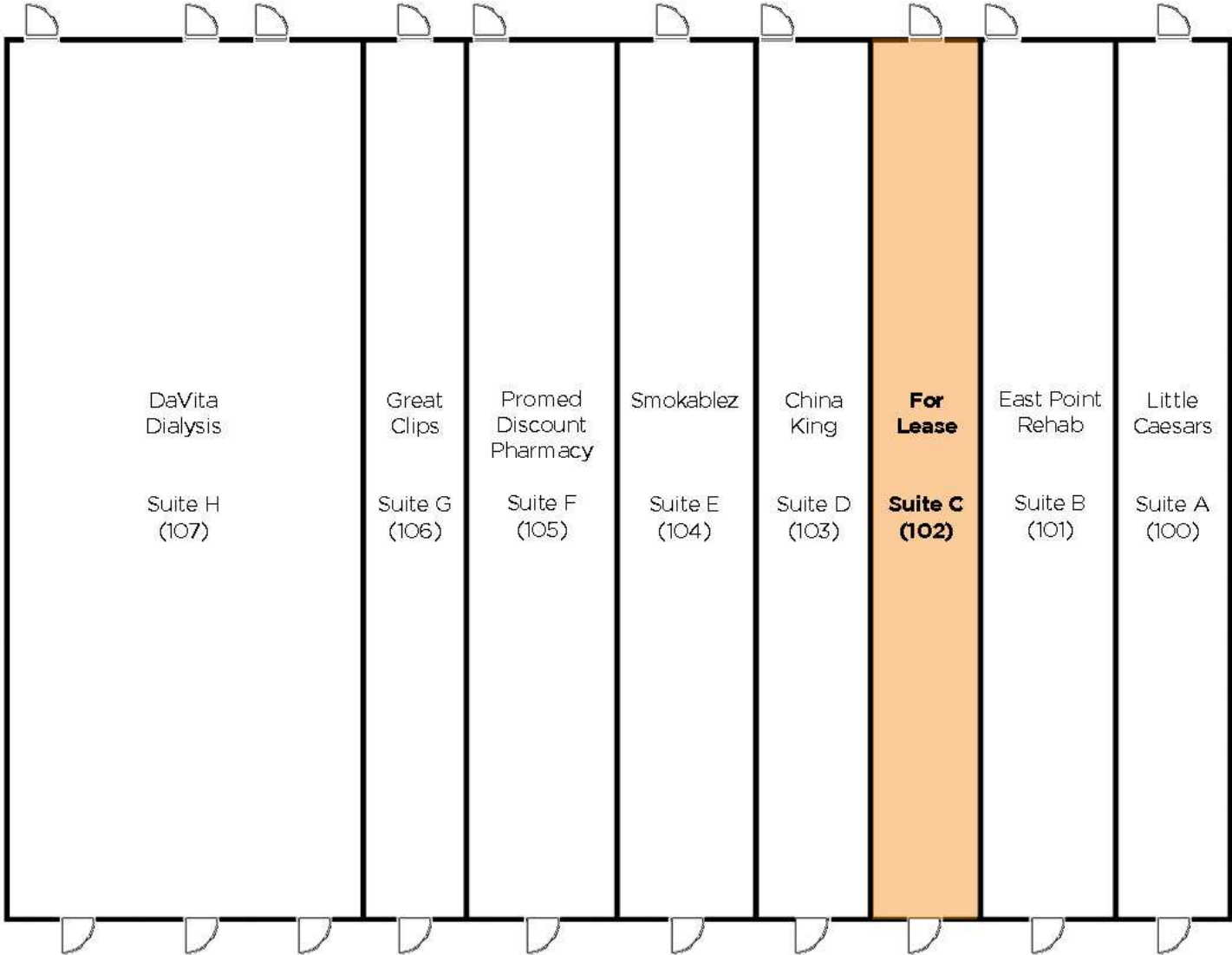
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BUILDING INFORMATION

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

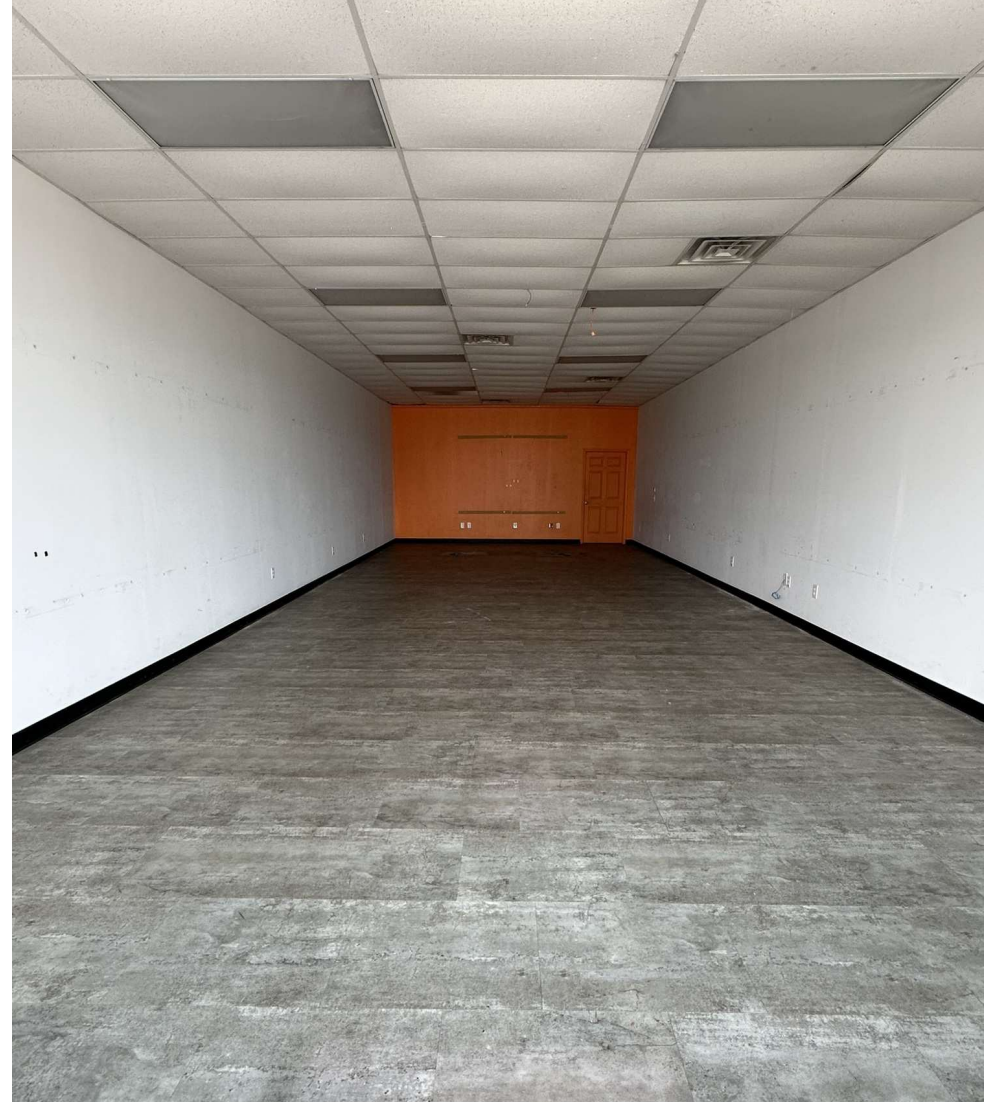
BUILDING FLOORPLAN



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SUITE C PHOTOS



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SVN | ASCENSION COMMERCIAL REALTY

EXTERIOR PHOTOS



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SITE PLAN & VPD'S



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RETAILER MAP



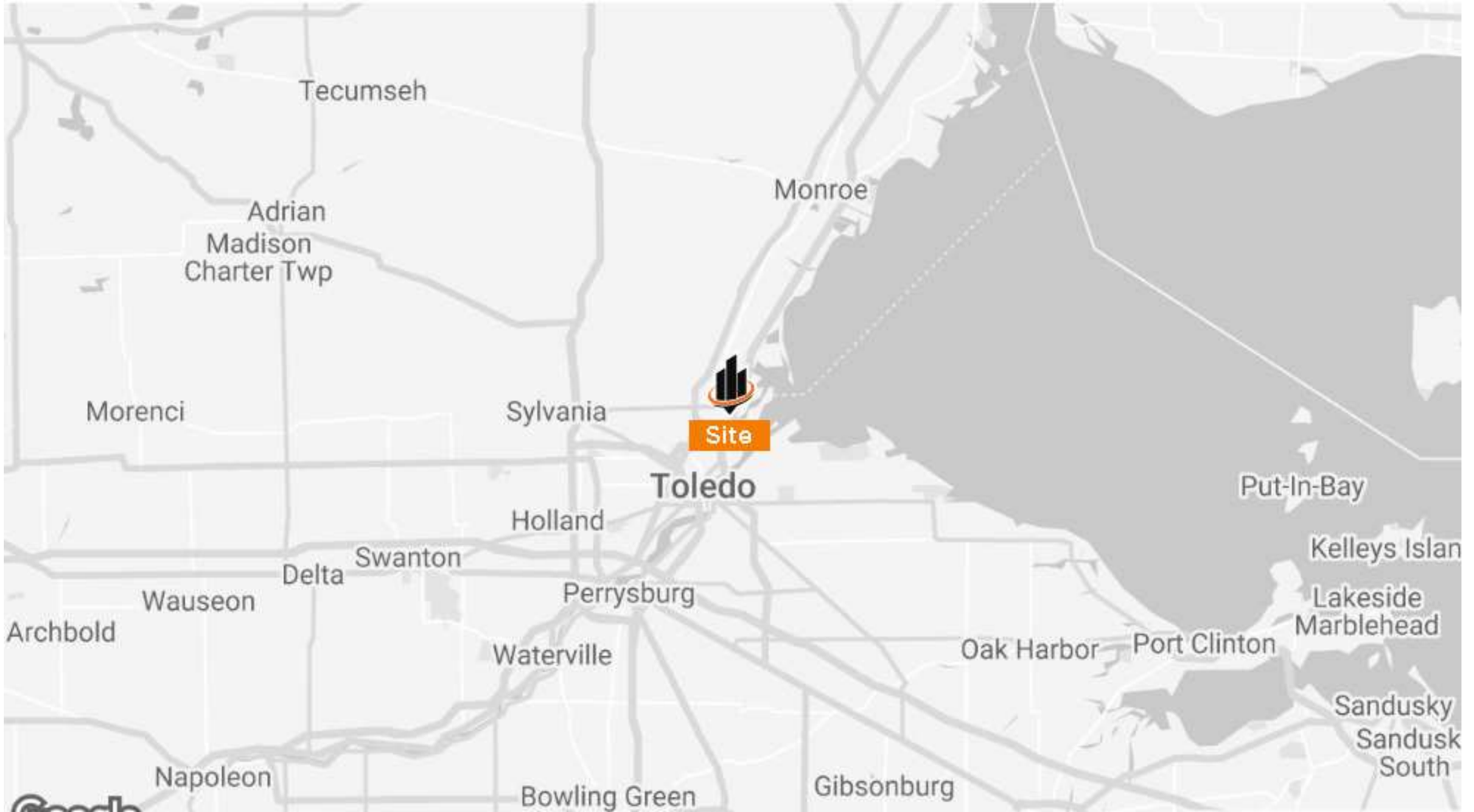
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

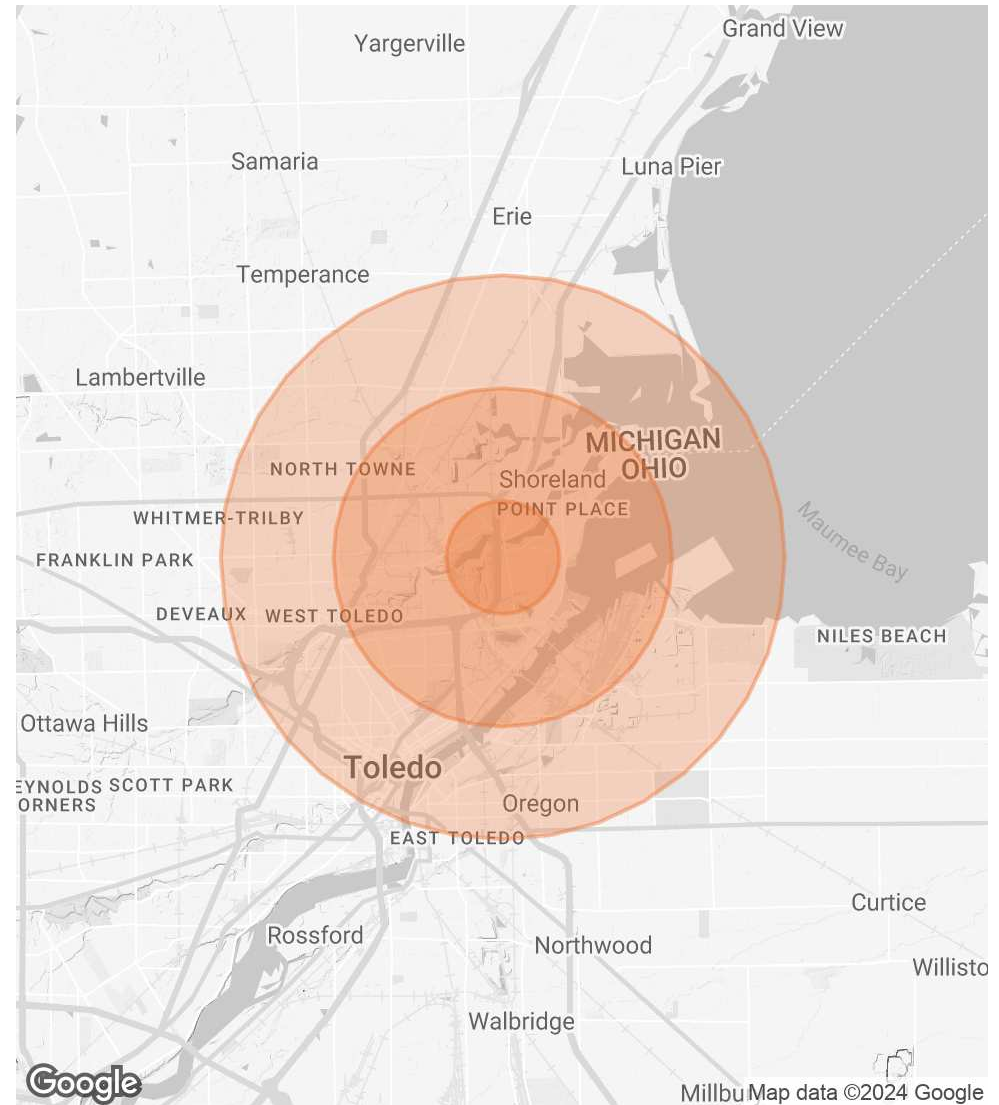
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,709	39,738	128,043
AVERAGE AGE	38.6	36.6	37.1
AVERAGE AGE (MALE)	37.6	36.7	36.2
AVERAGE AGE (FEMALE)	38.4	36.7	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,028	18,746	63,434
# OF PERSONS PER HH	2.2	2.1	2.0
AVERAGE HH INCOME	\$60,112	\$44,435	\$42,722
AVERAGE HOUSE VALUE	\$104,395	\$71,407	\$75,413

2020 American Community Survey (ACS)



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