

SALE / LEASE

2195 & 2255 Navarre Avenue

OREGON, OH 43616

Oregon, OH 43616

PRESENTED BY:

RAMI SEBAI

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OH #SAL.2021006201

I-280
VPD 48,759 (24)

Navarre Ave.
VPD 28,401 (24)

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,950,000
LEASE RATE:	Negotiable
BUILDING SIZE:	Mobile Office: 1,500 SF Warehouse: 12,080 SF Furn. Palace: 15,444 SF
LOT SIZE:	4.25 Acres
ZONING:	Light Industrial & General Commercial
APN:	4421686 & 4421685
VIDEO:	View Here

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PROPERTY OVERVIEW

Prime redevelopment opportunity or retail/warehouse use. 4.25 acre corner lot with excellent visibility and exposure along I-280 and Navarre Ave. This property includes 3 structures, on 2 parcels with mixed General Commercial and Light Industrial zoning. Situated just 1/4 mile west of the I-280 entrance and 1/2 mile west of Mercy/St. Charles hospital. Excellent visibility, in a prime location along City of Oregon's major retail/high traffic corridor *Do not disturb employees, showings must be scheduled in advance.*

PROPERTY HIGHLIGHTS

- Located within Community Reinvestment Area
- NFA on file and use restriction for gasoline sales expires February 2029
- Income generating billboard on property, \$708/month
- City of Oregon Stats: #1 most affordable community in NW Ohio, #1 energy producer in Midwest, Intersection of 4 major highways, \$2 billion of new industrial investment across 10 years
- New Development: Oregon Town Center mixed commercial/residential, Sheetz Gas Station, Waffle House, 7Brew, and a data center investment of over \$1 Billion under construction
- VPD's: I-280- 48,759 (24) & Navarre Ave- 28,401 (24)

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SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

SALE PRICE	\$3,950,000
LEASE RATE	NEGOTIABLE

LOCATION INFORMATION

STREET ADDRESS	2195 & 2255 Navarre Avenue
CITY, STATE, ZIP	Oregon, OH 43616
COUNTY	Lucas
MARKET	Oregon



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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Vehicle Related
APN/ZONING	44-21686/Light Industrial 44-21685/General Commercial
LOT SIZE	4.25 Acres
CORNER PROPERTY	Yes
2024 VPD	I-280: 48,759 Navarre Ave: 28,401

CURRENT/FORMER BUILDING USES

MOBILE OFFICE	Former: Auto Max Car Sales
WAREHOUSE	Former: Car Repair Shop
MAIN BUILDING	Current: Furniture Palace

BILLBOARD INCOME

1 BILLBOARD	On North side of property along I-280
CURRENT LEASE	Generates \$708/month Lease expires 9/30/2026
RENEWAL	2 Year Option

MOBILE OFFICE DETAILS

MOBILE OFFICE, APN: 44-21685

TRAILER SIZE	1,500 SF
PRIVATE OFFICES	2
RESTROOMS	2, ADA
CEILING HEIGHT	8 ft
FLOOR	Vinyl
SEATING AREA	Yes
HVAC	Central Air



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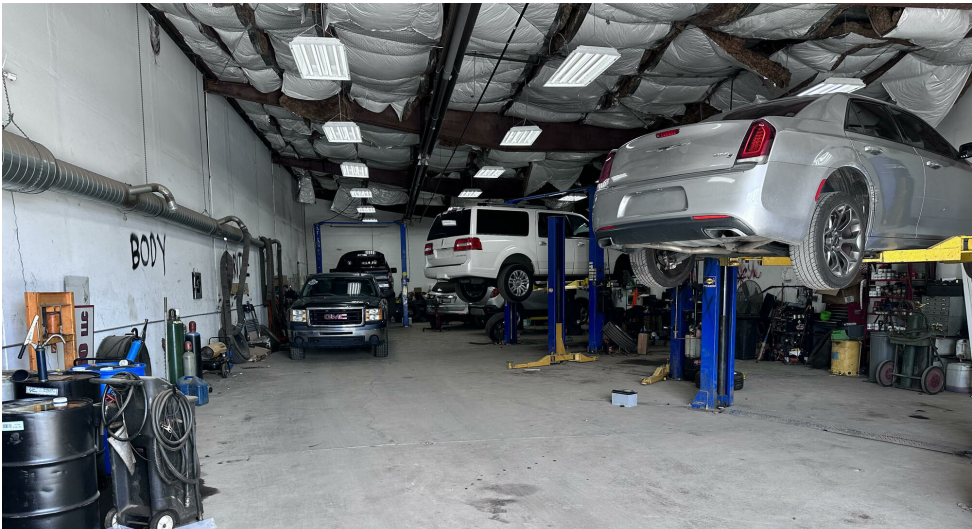
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WAREHOUSE DETAILS

WAREHOUSE, APN: 44-21686

WAREHOUSE SIZE	12,080 SF
RESTROOMS	0
DOCKS	0
OVERHEAD DOOR	1: 12ft x 12ft
CEILING HEIGHT	13ft - 22ft
LIGHTING	LED: Shop Regular: Warehouse
ELECTRIC	220 Amp
HVAC	Overhead radiant heating



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FURNITURE PALACE DETAILS



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FURNITURE PALACE APN: 44-21686

BUILDING SIZE	15,444 SF
CEILING HEIGHT RANGE	10ft-13ft, Showroom 16ft-22ft, Warehouse
YEAR BUILT	1985
ROOF	Aluminum
WALLS	Masonry, Showroom Steel, Warehouse
RESTROOMS	2, ADA
JANITORIAL ROOM	1
HVAC	No
HEATING	Gas Heat Via Commercial Blowers
FIRE WALL	Yes
OFFICES	3
BREAK ROOM	1

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LOCATION MAP



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2195 NAVARRE RETAILER



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SVN | ASCENSION COMMERCIAL REALTY 8

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AREA ANALYTICS

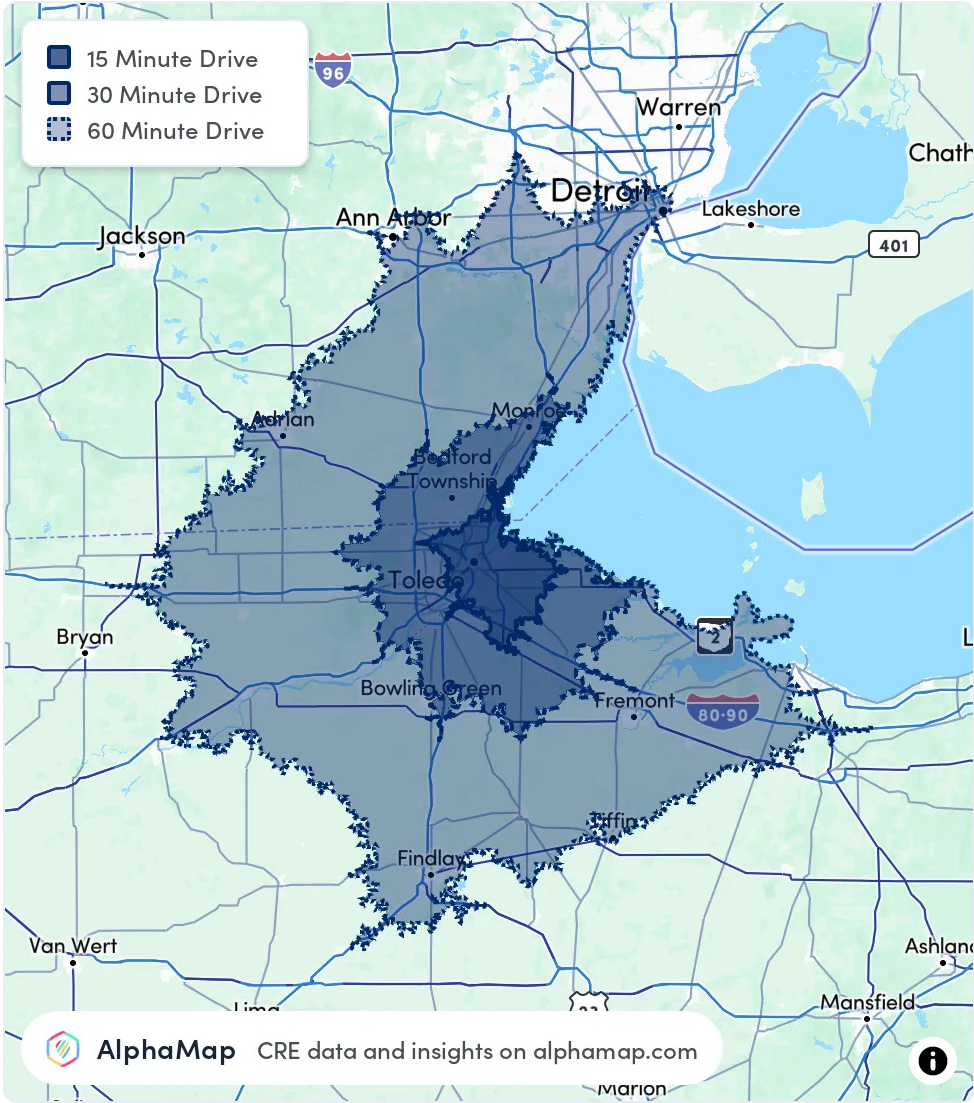
POPULATION15 MINUTES30 MINUTES60 MINUTES

TOTAL POPULATION	228,145	600,252	2,121,035
AVERAGE AGE	39	41	40
AVERAGE AGE (MALE)	38	40	39
AVERAGE AGE (FEMALE)	40	42	41

HOUSEHOLD & INCOME15 MINUTES30 MINUTES60 MINUTES

TOTAL HOUSEHOLDS	97,601	254,603	852,925
PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$66,999	\$86,693	\$86,891
AVERAGE HOUSE VALUE	\$141,828	\$204,057	\$213,418
PER CAPITA INCOME	\$29,130	\$36,122	\$34,756

Map and demographics data derived from AlphaMap



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