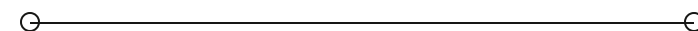


LEASE

736 Woodville Rd

TOLEDO, OH 43605

Former Car Lot



PRESENTED BY:

RAMI SEBAI

O: 419.540.8888

C: 419.377.0797

rami.sebai@svn.com

OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SF:	800 SF
LOT SIZE:	0.589 Acres
ZONING:	10-CR Regional Commercial
APN:	1626777

PROPERTY OVERVIEW

0.589 acre paved lot including 800 SF manufactured mobile office. Lot is situated at the signalized intersection of Woodville Rd. and Navarre Ave, a main East Toledo thoroughfare, each 4-lane roads with turning lane. Located just over 1 mile west of I-280 interchange, and centrally between I-280 and I-75 highways. Regional Commercial Zoning allows for numerous uses. Ideal location and layout for automotive sales. Mobile office currently configured with 3 private offices, 1 restroom, 1 open space, and 1 storage closet.

PROPERTY HIGHLIGHTS

- Automotive sales license available separate from real estate
- Great visibility on corner lot with a combined 516 ft of frontage
- Easy access with 2 curbs cuts, 1 on Woodville Rd., 1 on Navarre Ave.
- 50 paved parking spots on site
- Pylon signage located on corner
- VPD's: Woodville Rd.- 12,151 (24), Navarre Ave.- 12,951 (24), I-285- 50,675 (23)

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SVN | ASCENSION COMMERCIAL REALTY 2

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PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
------------	------------

LOCATION INFORMATION

STREET ADDRESS	736 Woodville Rd
CITY, STATE, ZIP	Toledo, OH 43605
COUNTY	Lucas

BUILDING INFORMATION

NUMBER OF BUILDINGS	1
BUILDING SIZE	800 SF
BUILDING TYPE	Manufactured Mobile Office
BUILDING ADA	Yes
CEILING HEIGHT	8 ft
RESTROOMS	1, ADA

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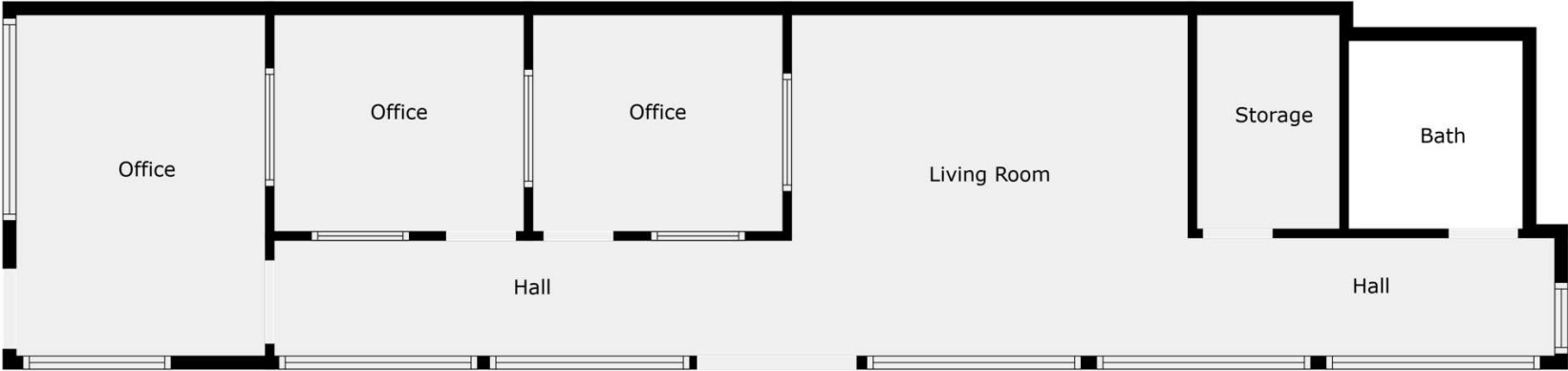
PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	10-CR Regional Commercial
LOT SIZE	0.589 Acres
APN #	1626777
LOT FRONTAGE	294 ft
LOT DEPTH	222 ft
CORNER PROPERTY	Yes
# PARKING SPOTS	50
CURB CUTS	2

ESTIMATED NNN INFORMATION

TENANT RESPONSIBILITY	CAM (Landscape/Snow Removal)
PROPERTY TAXES	\$3,059.01/Year
PROPERTY INSURANCE	\$739.25/Year

FLOOR PLANS



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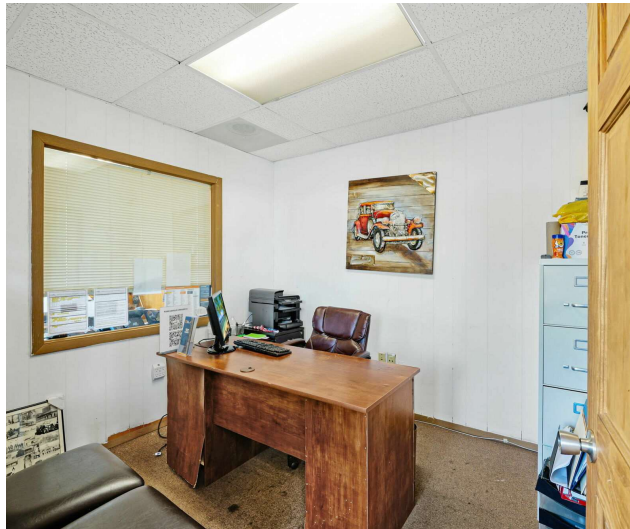
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736 WOODVILLE RD | Toledo, OH 43605

SVN | ASCENSION COMMERCIAL REALTY 4

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INTERIOR PHOTOS



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SVN | ASCENSION COMMERCIAL REALTY 5

EXTERIOR/LOT PHOTOS



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O: 419.540.8888 | C: 419.377.0797

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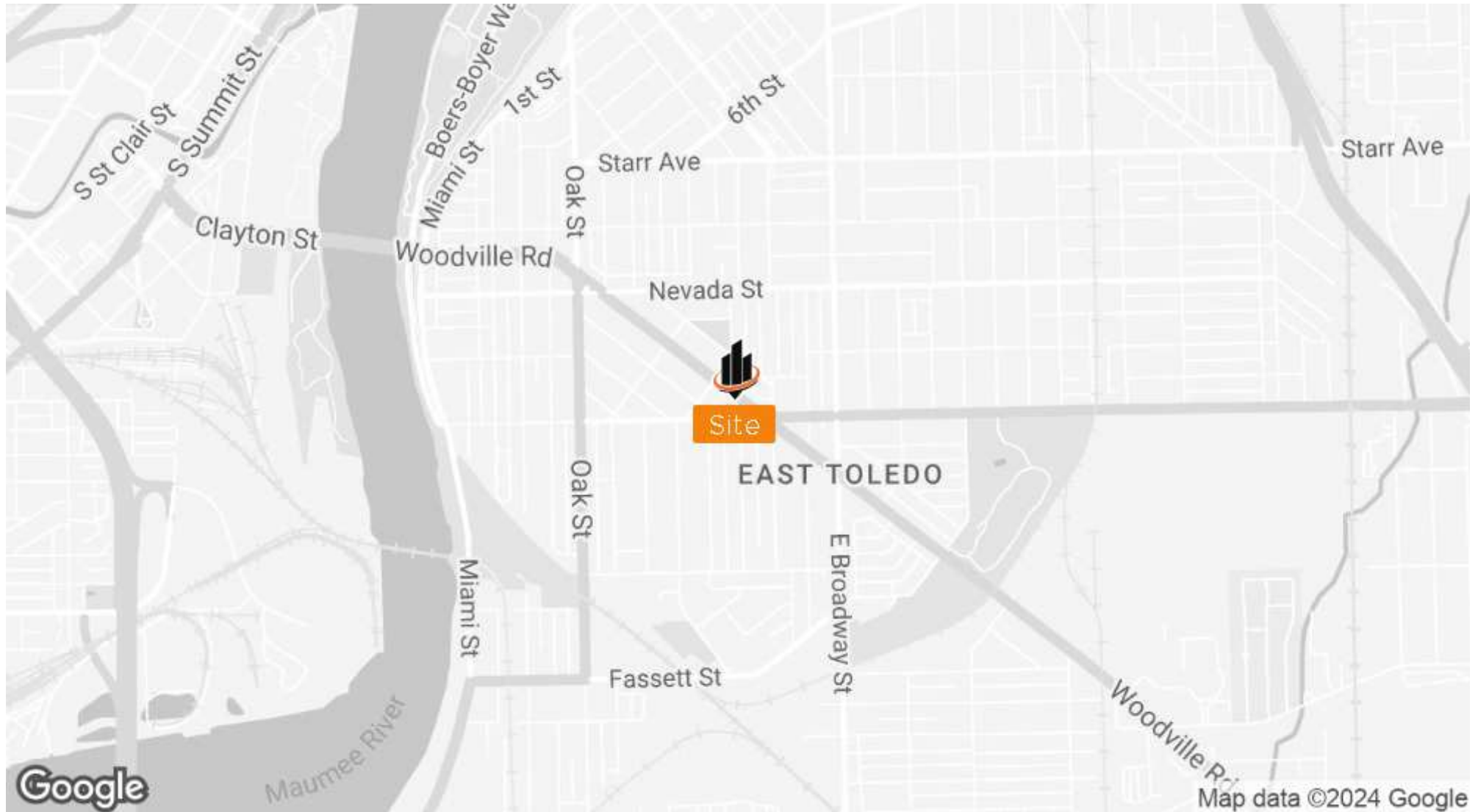
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SVN | ASCENSION COMMERCIAL REALTY 6

LOCATION MAP



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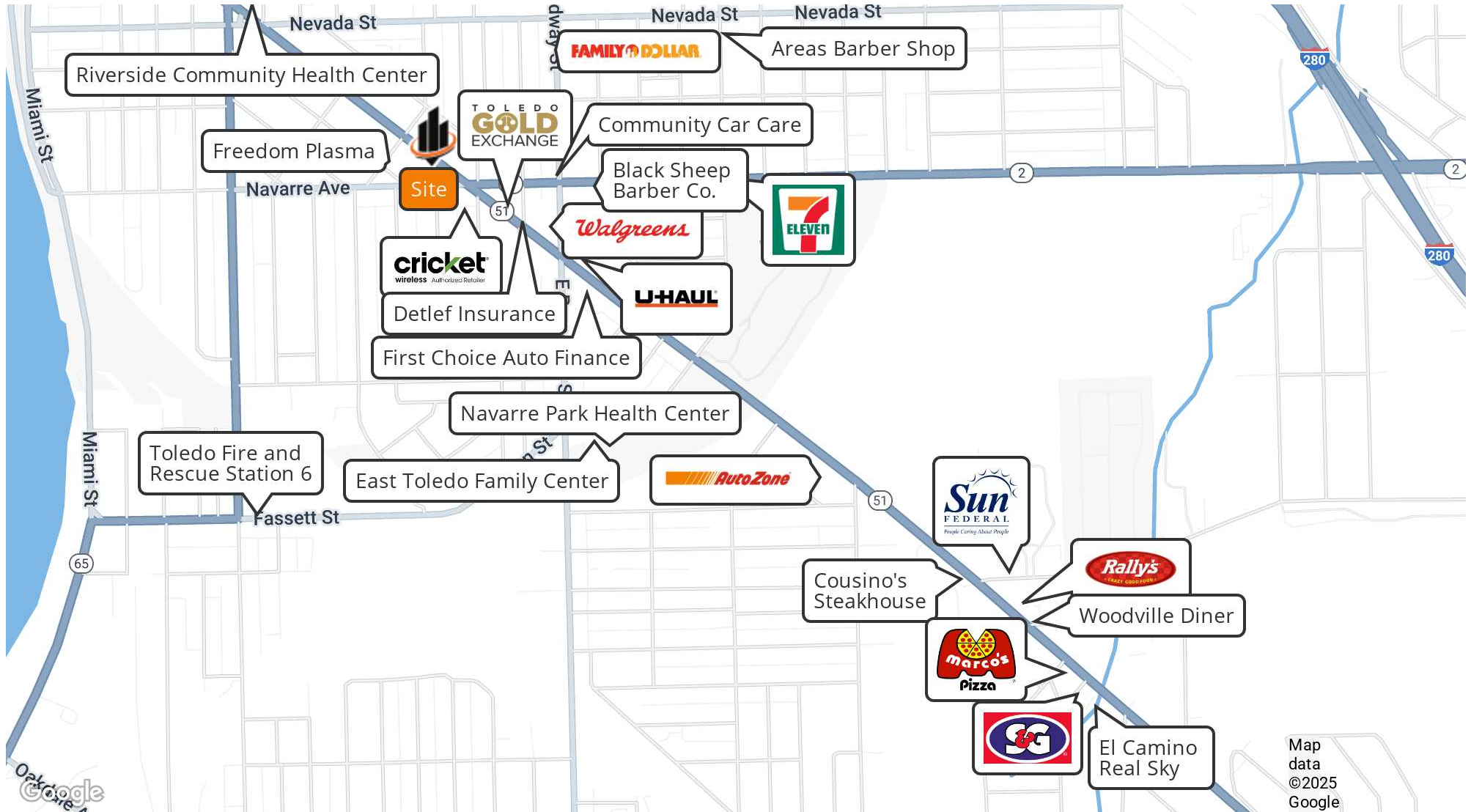
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SVN | ASCENSION COMMERCIAL REALTY 7

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RETAILER MAP



RAMI SEBAI

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SVN | ASCENSION COMMERCIAL REALTY 8

AREA ANALYTICS

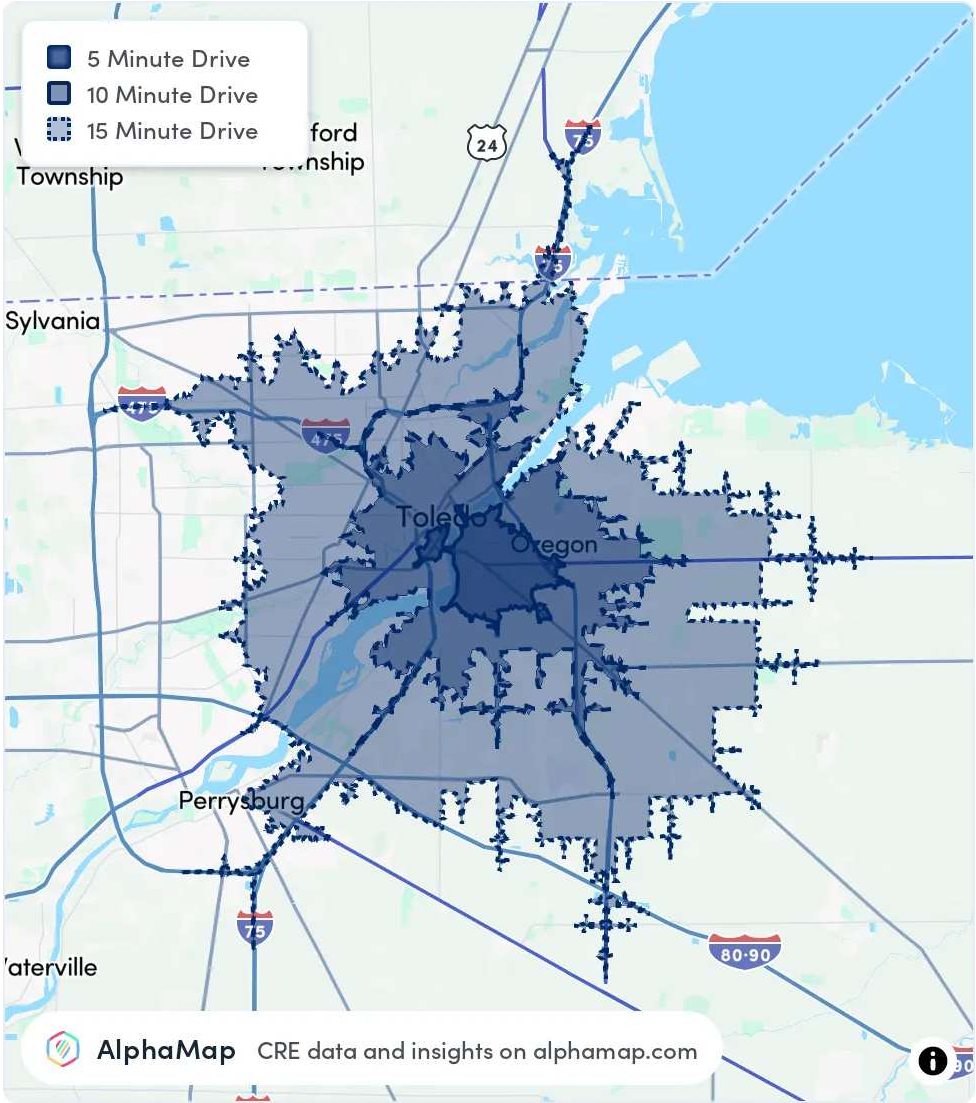
POPULATION 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL POPULATION	19,492	79,564	243,608
AVERAGE AGE	36	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	37	39	40

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 15 MINUTES

TOTAL HOUSEHOLDS	7,738	34,048	104,230
PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$49,600	\$51,066	\$66,972
AVERAGE HOUSE VALUE	\$75,229	\$108,457	\$146,814
PER CAPITA INCOME	\$19,840	\$22,202	\$29,118

Map and demographics data derived from AlphaMap



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