



Harvest Place Retail Center Anchored By Midwest Shooting Center

7600 West Sylvania Avenue
Sylvania, Ohio 43560

Property Highlights

- Midwest Shooting Center anchored center
- Midwest will sign a 10 year leaseback at closing
- Ample ground for value add out lot
- Strong Sylvania Ohio retail corridor
- Long term tenants in place
- Professionally managed
- Strong Rent Roll

Offering Summary

Sale Price:	\$6,000,000
Building Size:	43,944 SF
Available SF:	Fully Leased
Lot Size:	6.41 Acres

For More Information



Stephanie Kuhlman

O: 419 960 4410 x315
skuhlman@naitoledo.com



Mark Baringer

O: 419 438 5839
mbaringer@naitoledo.com



Property Description

Fully occupied retail center in Sylvania Ohio anchored by Midwest Shooting Center. Many long term tenants. Professionally managed by the NAI Harmon Group. Midwest will sign a 10 year lease with renewals upon sale. Site is 6.4 acres with ample land to create an value add out lot. Fully fire suppressed. Great visibility along a strong retail corridor in Sylvania Ohio and directly across from the Kroger Shopping Plaza. Located on the northwest side of Sylvania Avenue just west of King Road. 2.6 miles to I-475/US 223. The center is located close to shopping, medical office, neighborhoods and many other services.

Tenant Narrative- Midwest Shooting Center

Midwest Shooting Center, founded in 2019, is a regional leader in the firearms industry with seven corporate stores currently operating in Ohio, Michigan, Indiana, and Pennsylvania. The brand offers a wide array of products and services, including retail products, firearms training, events, and a best-in-class subscription-based membership program. Growth of the brand has largely been rooted in a high-touch, customer-centric approach (Net Promotor Score: 74.04%) in an industry known to be intimidating and unwelcoming.

Expansion

Midwest Shooting Center has been actively expanding its presence and enhancing its services through strategic acquisitions and partnerships. In July 2023, they acquired Top Gun Shooting Sports in Detroit, MI, marking a significant milestone in their growth strategy. This acquisition is part of a broader plan to unite premier shooting sports destinations under one brand, expanding their reach and influence in the industry. In conjunction with corporate store expansion, MSC has ventured into franchising, allowing them to bring their unique blend of exceptional service and state-of-the-art facilities to new markets across the country. This move aims to provide aspiring entrepreneurs with a rewarding and profitable business opportunity while maintaining the high standards that MSC is known for.

Firearms Industry

The firearms industry has grown significantly, from a \$19 billion market in 2008 to \$90 billion in 2023. Currently, 41% of Americans own a firearm, with 4.3 million new gun owners in 2023 alone, partly driven by a surge during COVID-19 that saw 15 million new owners in 2020-2021. Among the 59% of Americans who do not own a firearm, over half express a desire to own one. Despite this interest, 83% of firearm owners do not practice regularly, often due to a lack of facilities and training. The retail side of the industry is highly fragmented, dominated by single-location operators who often lack consistency and resources. As firearm ownership becomes more mainstream and socially accepted, participation in shooting sports is also rising, even amid political challenges. The industry remains resilient during economic downturns, driven by both recreational interests and personal safety concerns.

In 2025, Midwest Shooting Center (MSC) seeks to add up to three (3) additional corporate stores and at least three (3) franchise stores, bringing the total number of operating locations to fourteen (14) operating by the end CY 2025. The United States has 355 Metropolitan Statistical Areas (MSAs) that can support an MSC location, and the company aims to develop at least 100 of these MSAs over the next 10 years. Since launching their franchise division in late 2023, nearly 1800 franchise prospects have entered their sales pipeline, with seven territories already secured by qualified franchisees and many more prospects currently seeking real estate opportunities for development.



LIMA MSC



TOLEDO MSC



DAYTON MSC



CINCINNATI MSC



FORT WAYNE MSC



PITTSBURGH MSC



APPLETON MSC



DETROIT MSC



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



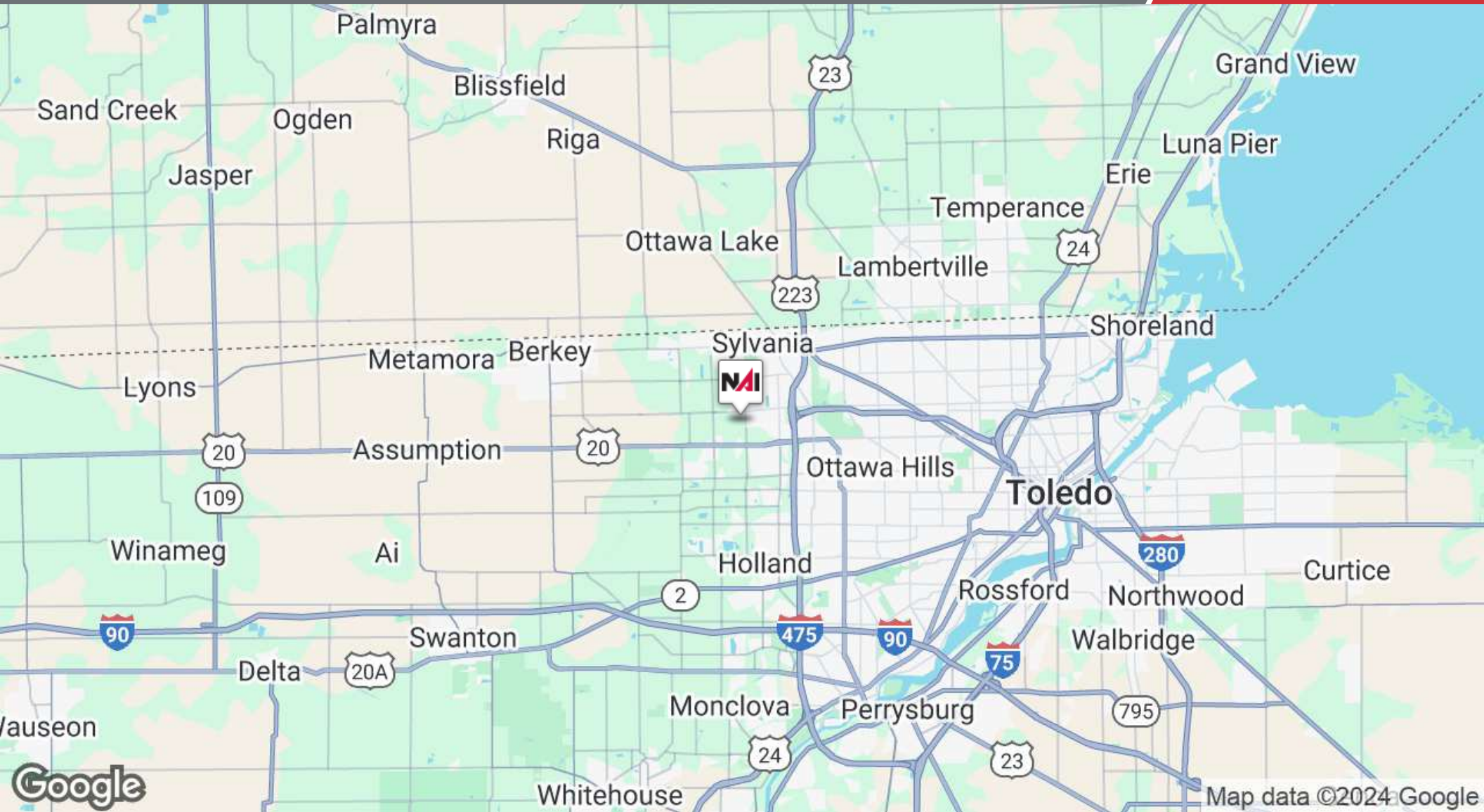
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com

Rent Roll											
Properties: SPS Sylvania											
As of: 08/28/2024											
Unit	Tenant	Sqft	Status	Lease From	Lease To	Annual Rent / SF	Mo. Rent	Lease Type	Yearly Increases	Options	Security Deposit
7602/7614 W Sylvania Ave	Definition Fitness, LLC	7,137	Current	11/01/2021	10/31/2026	9.61	5,717.66	NNN	2% Yearly	2 - 5 year	\$ 2,791.25
7620 W Sylvania Ave	High Level Cutters, LLC.	1,200	Current	06/01/2009	07/03/2029	14.50	1,450.00	NNN	2.5% Every two years	1 - 5 year	TI Allowance was paid
7626 W Sylvania Ave	H & R Block Eastern Enterprise, Inc.	1,570	Current	08/01/2015	04/30/2026	14.52	1,900.00	NNN	N/A	none	TI Allowance was paid
7632 W Sylvania Ave	Romeo's Pizza	1,570	Current	05/01/2021	04/30/2026	12.00	1,570.00	NNN	3% Every 5 years	2 - 5 year	\$ 1,570.00
7634 W Sylvania Ave	Goodwill Industries of Northwest Ohio, Inc.	1,570	Current	05/01/2017	04/30/2027	17.32	2,266.52	NNN	Per CPI Calc	1 - 5 year	\$ 1,831.66
7638 W Sylvania Ave	Midwest Shooting Center	31,065	Current	01/01/2022	12/31/2031	10.82	28,000.00	NNN	Calc	4 - 5 year	\$ 24,000.00
Total 6 Units		44,112	100.0% Occupied			13.13	40,904.18				

Current Rent Roll - Full Financials Available With Executed NDA





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



Population	3 Miles	5 Miles	15 Miles
Total Population	46,804	99,835	527,433
Average Age	42	43	41
Average Age (Male)	41	41	40
Average Age (Female)	44	44	42
Households & Income	3 Miles	5 Miles	15 Miles
Total Households	19,278	42,138	222,948
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$131,638	\$116,729	\$88,490
Average House Value	\$296,276	\$277,385	\$205,875

Demographics data derived from AlphaMap

