



## LOCATION DESCRIPTION

Located in a bustling retail corridor. Excellent visibility from Navarre Avenue. Less than 1 mile from Mercy, St. Charles Hospital. 1.15 miles from I-280.

## PROPERTY HIGHLIGHTS

- NNN lease - Tenant responsible for pro-rata share of CAM, real estate taxes, insurance, and utilities
- NNN charges estimated at \$6.00/SF
- Space can be divided if needed
- Tenant improvements dependent upon lease term
- Attractive Rent Abatements Available!

## INTERIOR DESCRIPTION

- Clean and well-lit retail space with a large showroom
- Substantial closet and storage space
- Wall panels built for shelving
- 4 demised rooms
- Secure service counter with 4 roll-up windows
- Substantial power available

## OFFERING SUMMARY

Units Available:	2
Lot Size:	2.38 Acres
Building Size:	28,809 SF
County:	Lucas

SPACES	LEASE RATE	SPACE SIZE
Unit A/B	\$9.75 SF/yr	9,417 SF
Unit E	\$12.75 SF/yr	5,014 SF

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

CHRIS MURPHY

803.477.2809

cmurphy@millerdiversified.com

ERIN PERRY

419.270.4807

eperry@millerdiversified.com



## LOCATION INFORMATION

Building Name	Squire Shopping Center
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-280

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	40-C2
Lot Size	2.38 Acres
APN #	4423074
Traffic Count	20937
Traffic Count Street	Navarre Avenue

## BUILDING INFORMATION

Building Size	28,809 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1961
Condition	Good
Roof	Flat, rubber membrane
Free Standing	No
Number of Buildings	1
Walls	Drywall
Ceilings	Acoustical tile
Floor Coverings	Wood patterned vinyl plank and VCT
Foundation	Slab
Restrooms	Two public restrooms in the main showroom, one private employee restroom

## PARKING

Parking Type	Surface
Number of Parking Spaces	86

## UTILITIES

Central HVAC	Yes
HVAC	RTUs
Broadband	Cable
Gas / Propane	Yes
Electrical	3 - Phase, 200 amp panels
Sewer	City
Water	City

## LEASE DETAILS

Lease Rate	Unit A/B \$9.75 SF/yr Unit E \$12.75 SF/yr
Lease Type	NNN
Rent Abatements	Available

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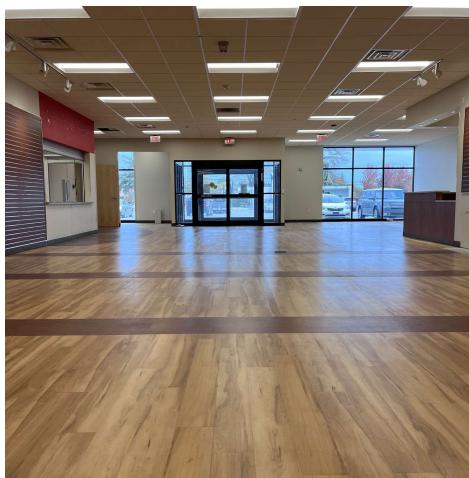
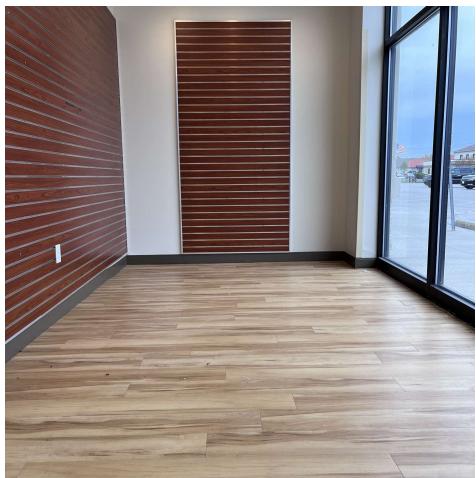
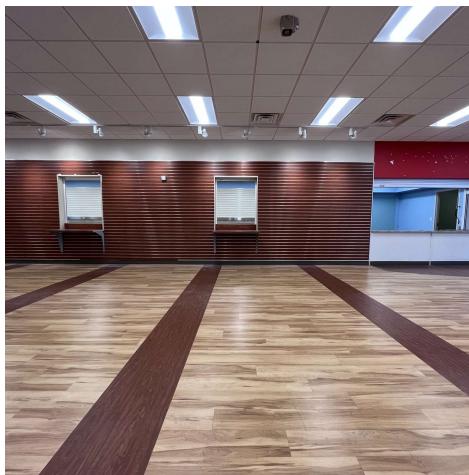
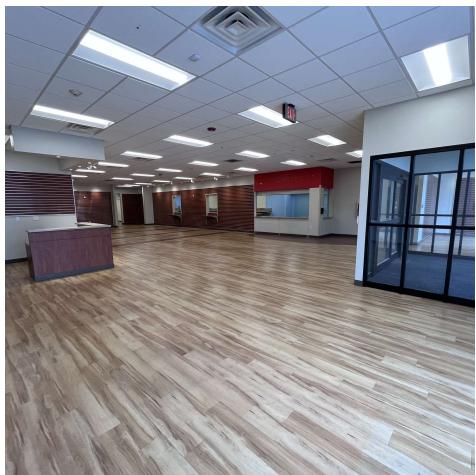
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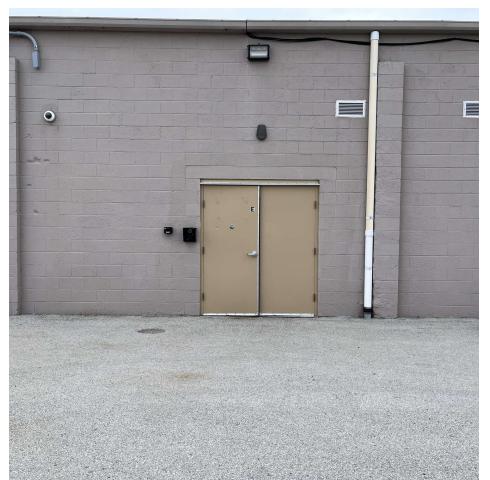
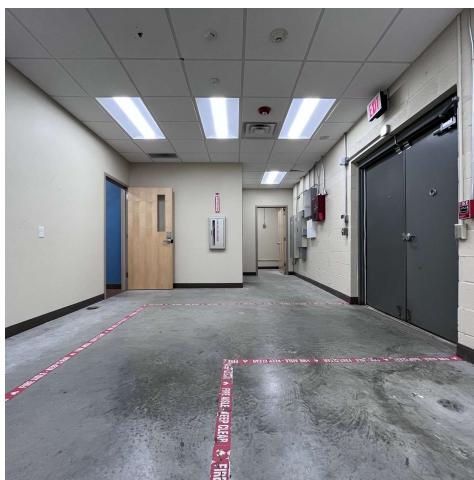
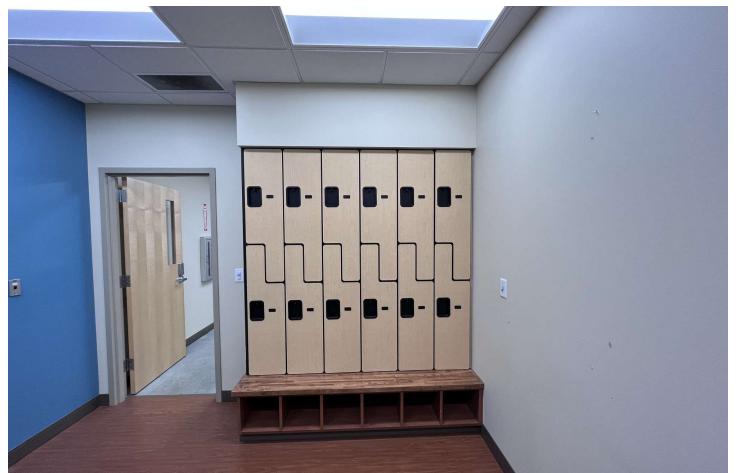




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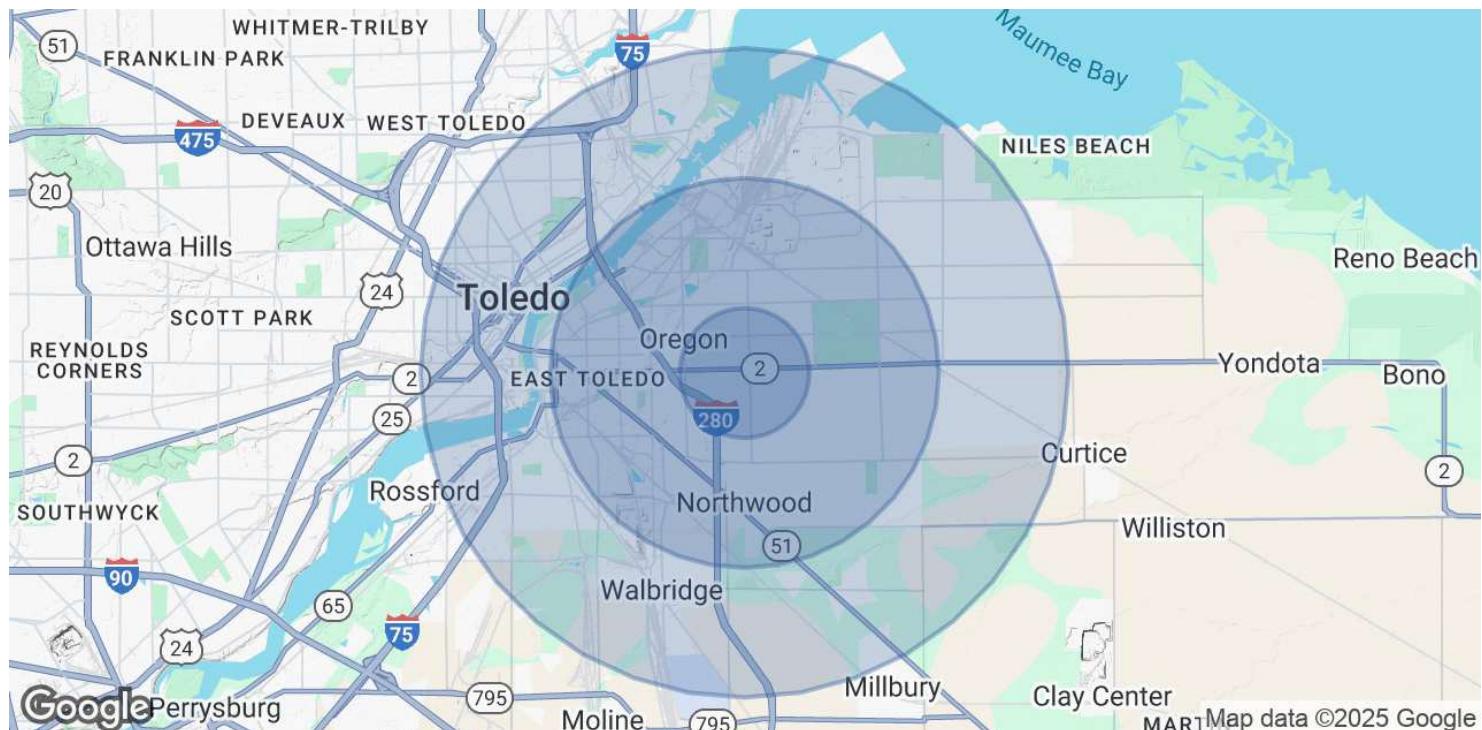
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MAR1 Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,470	42,322	98,620
Average Age	48.1	40.6	38.3
Average Age (Male)	44.6	38.1	36.8
Average Age (Female)	50.0	42.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,915	19,979	48,391
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$71,319	\$49,339	\$43,546
Average House Value	\$146,678	\$88,894	\$78,653

2020 American Community Survey (ACS)

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