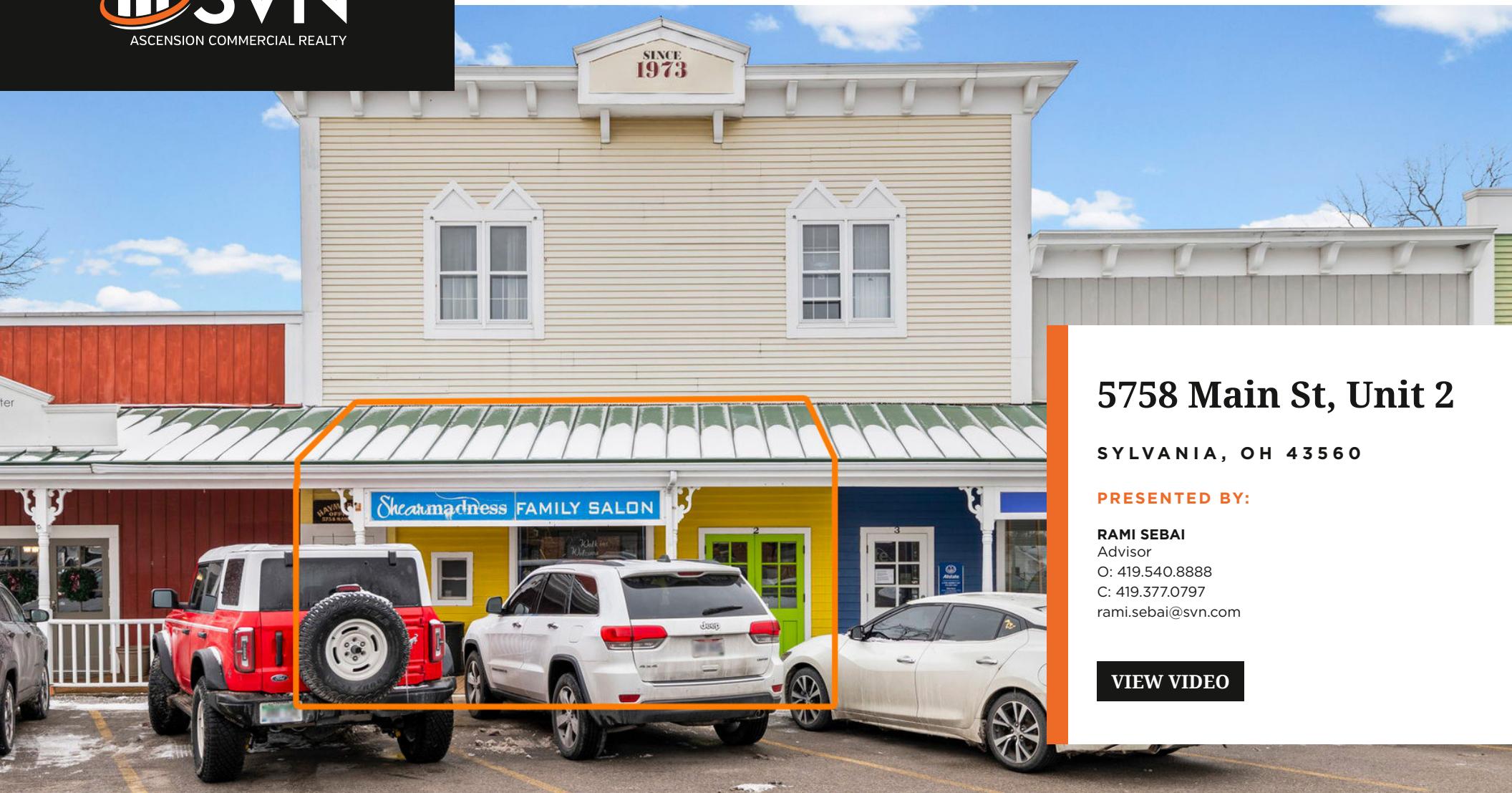




Shear Madness Salon: For Sale



5758 Main St, Unit 2

SYLVANIA, OH 43560

PRESENTED BY:

RAMI SEBAI
Advisor
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C: 419.377.0797
rami.sebai@svn.com

VIEW VIDEO

PROPERTY SUMMARY

SHEAR MADNESS SALON

5758 MAIN ST, UNIT 2
SYLVANIA, OH 43560

BUSINESS SUMMARY

SALE PRICE:	\$99,000
2025 GROSS SALES:	\$56,430
SALE INCLUDES:	Business, FF&E, & Assumption of Current Lease
YEAR ESTABLISHED:	2008
CURRENT LOCATION:	1,050 SF

OFFERING SUMMARY

Well established, turnkey salon for sale in Sylvania's Downtown business district. Sale includes business, FF&E, and assumption of current lease. Business established in 2008 and operates under a booth rental business model, currently with three stylists leasing chairs. Salon is equipped with 2 wash stations, 4 styling stations, 4 nail stations, and 3 pedicure chairs. Ideal opportunity for an owner/operator, with excellent upside.



BUSINESS HIGHLIGHTS

- Current lease: \$796/month (water included); term through 10/31/2028 (5% annual increases); one 3-year renewal (5% annual increases)
- Efficient floorplan provides customer service station, waiting area, salon service area, restroom, and laundry/break room
- Within walking distance to several restaurants, businesses, galleries, boutiques, and within the Sylvania DORA (Designated Outdoor Refreshment Area)
- Employee and customer parking in common
- Building and monument signage opportunities



RECEPTION SPACE



OPEN LAYOUT



BREAK/BACK ROOM

PROPERTY/BUSINESS DETAILS

SALE PRICE

\$99,000

LOCATION INFORMATION

BUSINESS NAME	Shear Madness Salon
STREET ADDRESS	5758 Main St, Unit 2
CITY, STATE, ZIP	Sylvania, OH 43560
COUNTY	Lucas
MARKET	Toledo
SUB-MARKET	Downtown Sylvania
CROSS-STREETS	Erie Street

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	B-3
LOT SIZE	0.67 Acres
APN #	8211481
LOT FRONTAGE	45 ft
LOT DEPTH	189 ft

BUILDING INFORMATION

BUILDING SIZE	10,438 SF
TENANCY	Multiple
YEAR BUILT	1946

2024 BUSINESS EXPENSES

ELECTRIC	\$2,848.23/Yr
GAS	\$975.05/Yr
BUCKEYE	\$2,085.70/Yr
SECURITY	\$151.93/Yr
INSURANCE	\$1,858.14/Yr

YEARLY GROSS SALES

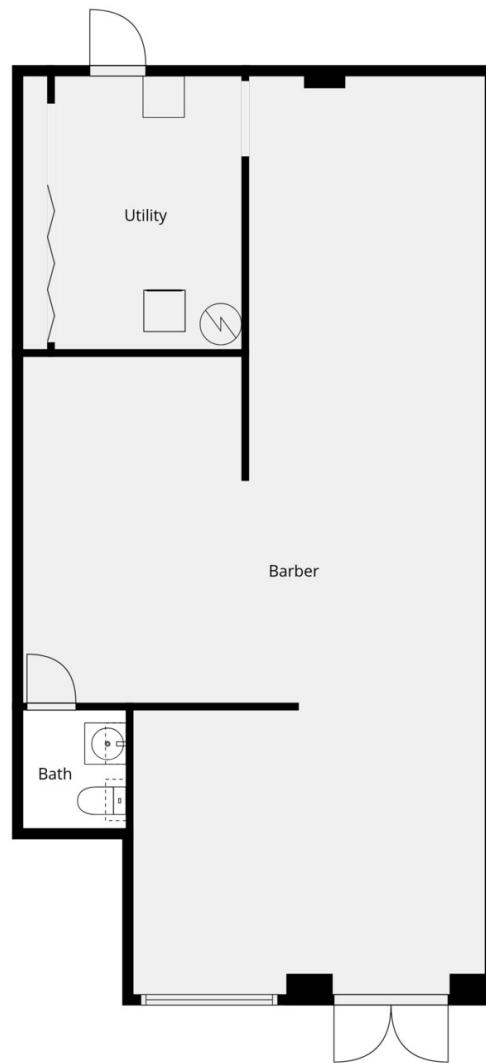
2025	\$56,430
2024	\$56,909
2023	\$60,412
2022	\$66,905
2021	\$63,160

FURNITURE, FIXTURES & EQUIPMENT

FRONT/ENTRY AREA		SEATING/WAITING AREA	LAUNDRY/BREAK AREA
2	Wash stations and chairs	4 Chairs	1 Refrigerator
All	Wash station cabinets	1 Sofa/Futon	1 Washer/Dryer
3	Pedicure chairs	2 Tables	1 Table
3	Pedicure stools	All Shelves	2 Chairs
4	Styling stations, chairs, and mirrors	All Decor	All Shelves
4	Nail stations (configured as 2 doubles)	1 Air purifier	1 Stereo
6	Nail station chairs	All Rubber mats	1 Microwave
1	TV		1 Towel Wamer
2	Fireplaces		
1	Coat rack		
1	Desk		
All	Garbage cans		
All	Desk lights		
2	Ceiling fans		
All	Overhead lights		
All	Towels		

FLOOR PLANS

VIDEO TOUR



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

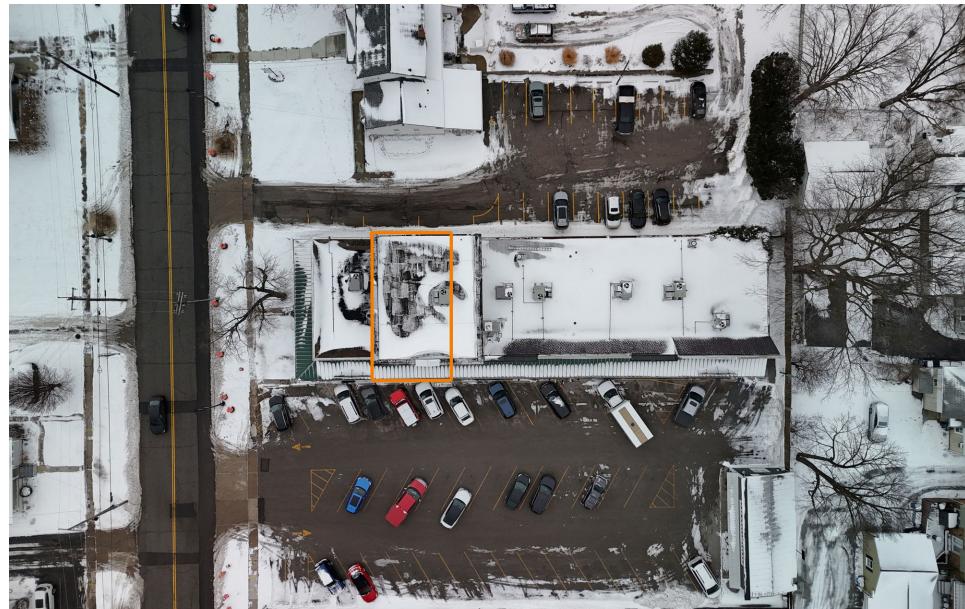
INTERIOR PHOTOS



INTERIOR PHOTOS



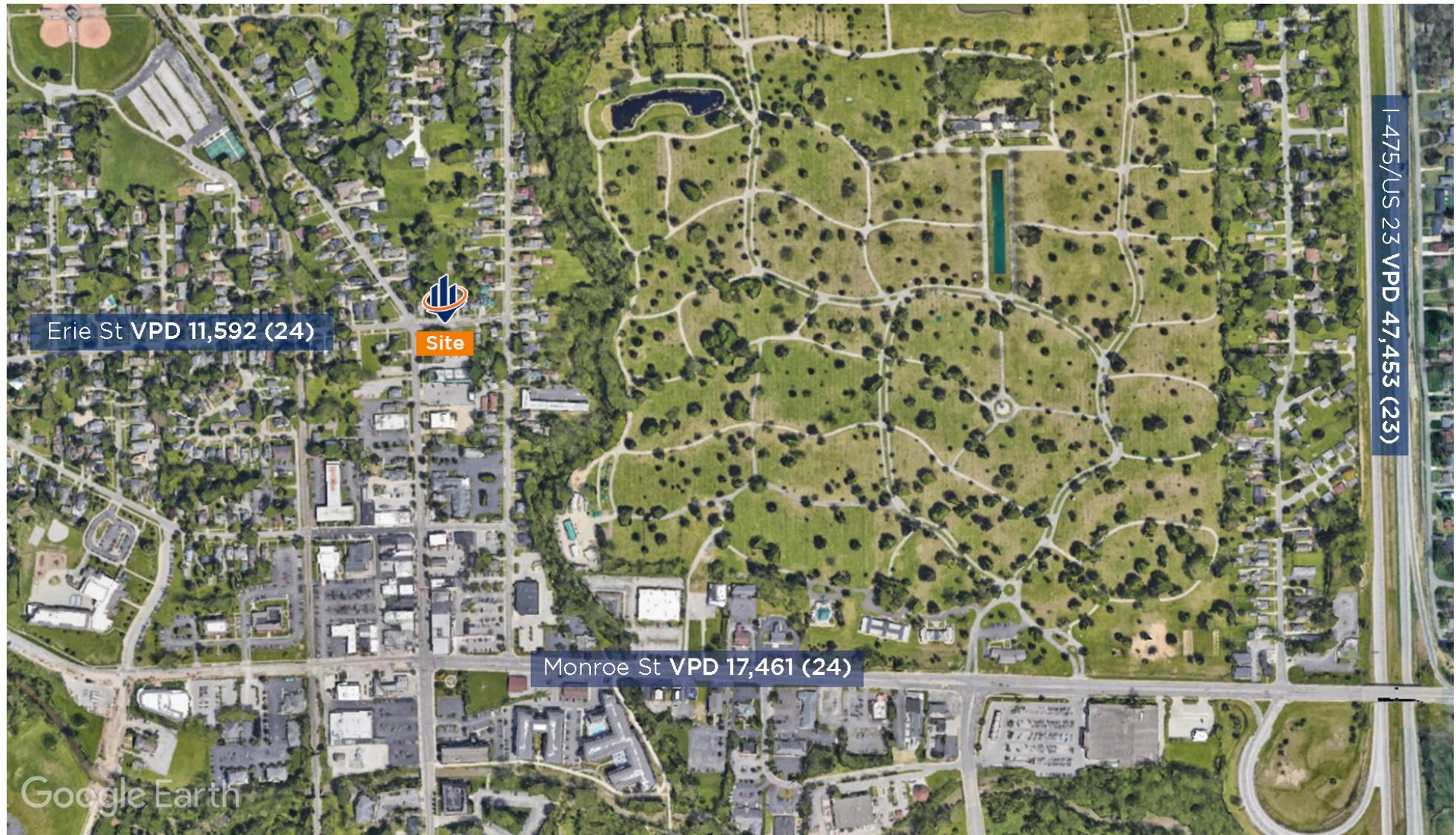
BUILDING/EXTERIOR PHOTOS



RETAILER MAP



LOCATION / VPD MAP

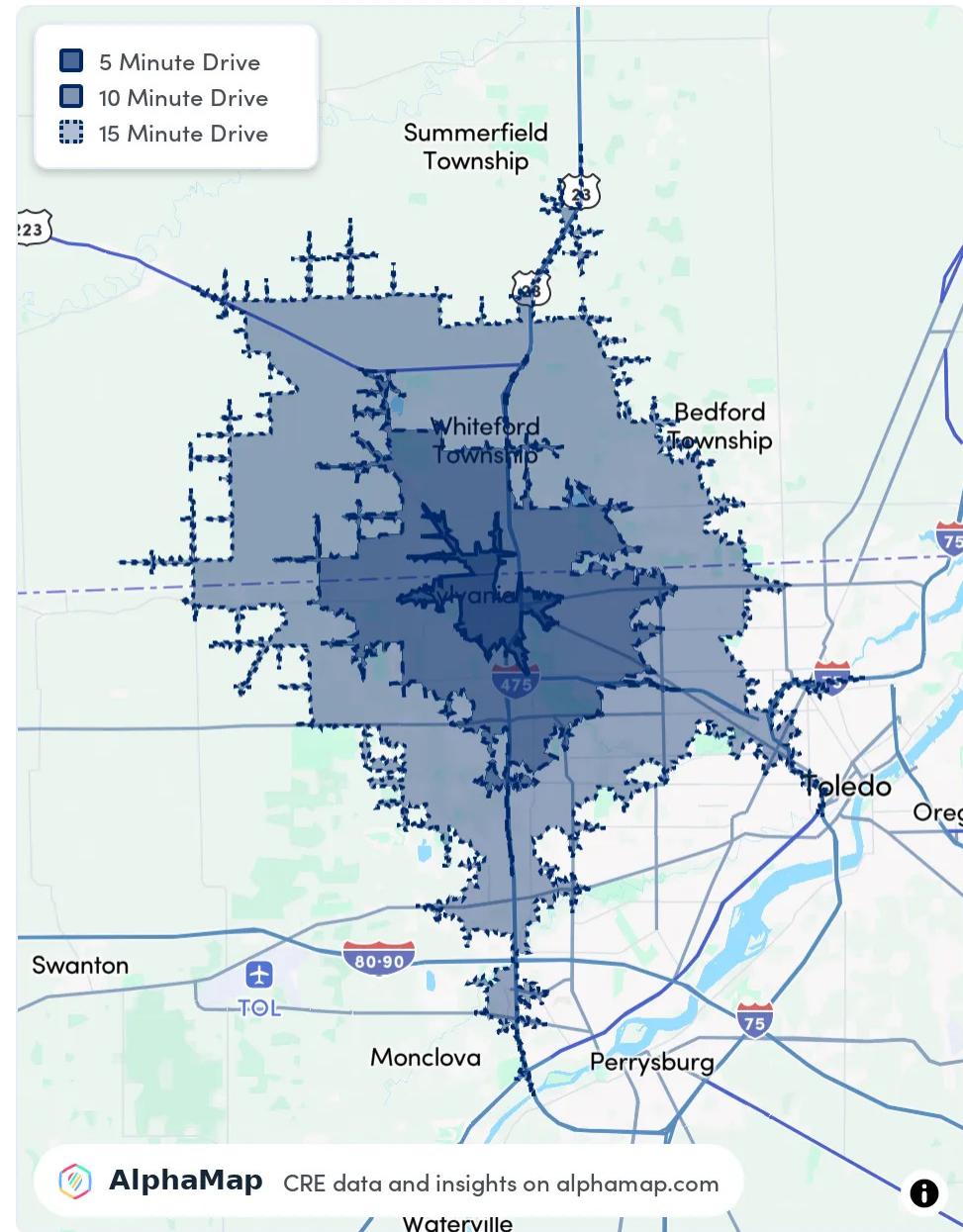


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	7,809	47,816	167,865
AVERAGE AGE	42	43	42
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	44	44	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	3,181	19,823	71,929
PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$116,640	\$123,042	\$102,337
AVERAGE HOUSE VALUE	\$255,929	\$295,930	\$235,223
PER CAPITA INCOME	\$46,656	\$51,267	\$44,494

Map and demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



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