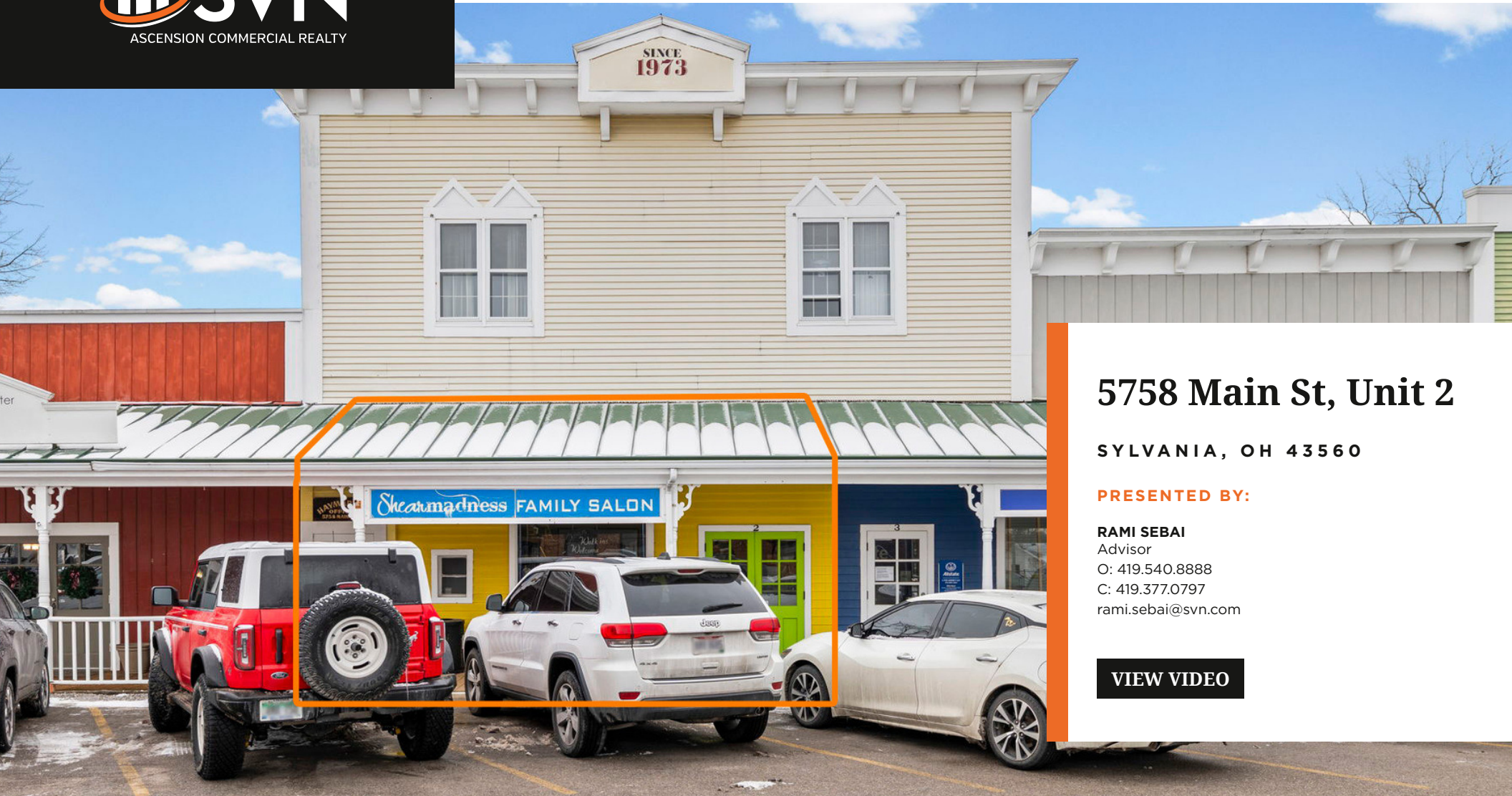




# Shear Madness Salon: For Sale



**5758 Main St, Unit 2**

**SYLVANIA, OH 43560**

**PRESENTED BY:**

**RAMI SEBAI**  
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**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

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- 2 Wash stations and chairs
- All Wash station cabinets
- 3 Pedicure chairs
- 3 Pedicure stools
- 4 Styling stations, chairs, and mirrors
- 4 Nail stations (configured as 2 doubles)
- 6 Nail station chairs
- 1 TV
- 2 Fireplaces
- 1 Coat rack
- 1 Desk
- All Garbage cans
- All Desk lights
- 2 Ceiling fans
- All Overhead lights
- All Towels

## SEATING/WAITING AREA

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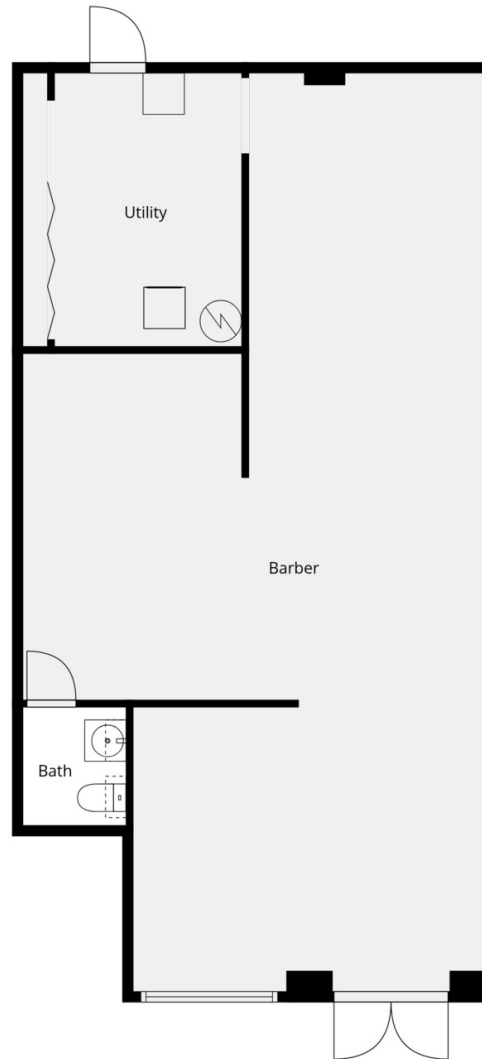
- 4 Chairs
- 1 Sofa/Futon
- 2 Tables
- All Shelves
- All Decor
- 1 Air purifier
- All Rubber mats

## LAUNDRY/BREAK AREA

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- 1 Refrigerator
- 1 Washer/Dryer
- 1 Table
- 2 Chairs
- All Shelves
- 1 Stereo
- 1 Microwave
- 1 Towel Wamer

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



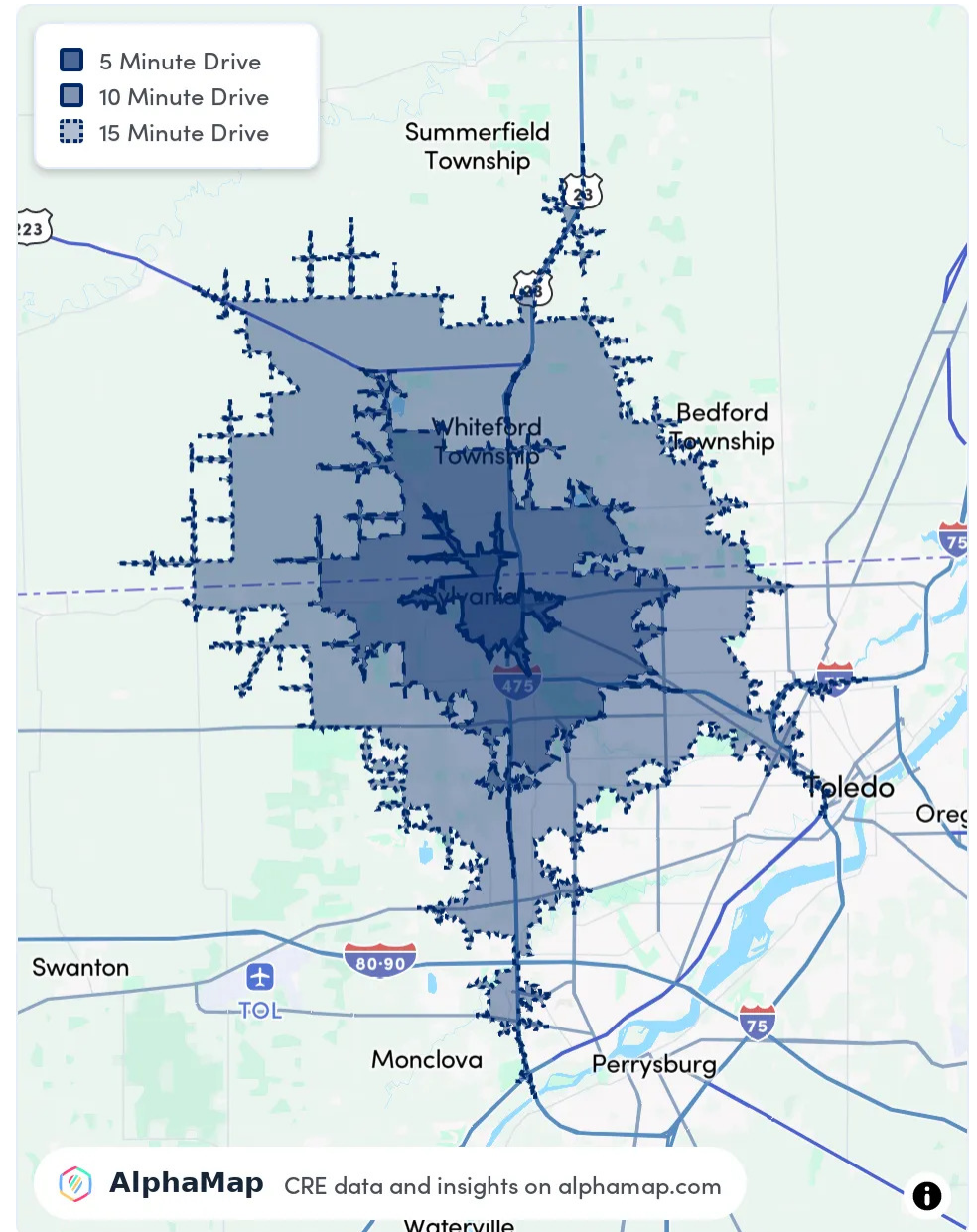
# AREA ANALYTICS

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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