

FOR LEASE

OFFICE



www.equitymillrealestate.com

EQUITY MILL

REAL ESTATE



**4906 N. Holland Sylvania Rd
(4913 Harroun Rd.)
Sylvania, OH 43560**

- Located in Sylvania Twp.
- Space can be renovated to suit
- Prominent Signage
- Natural Light & windows throughout
- Close proximity to Flower Hospital, US-23 & Downtown Sylvania

Suite	Size	Base Rent Rate
2	2,382 SF	\$10.00 PSF NNN
5	510 SF	\$14.00 PSF NNN
Suites 2 & 5	2,892 SF	\$10.75 PSF NNN

*Tenant responsible for their own in-suite janitorial and their quarterly pro-rata share of operating expenses, utilities & insurance and real estate taxes.

Year Completed: 1989

Building Size: 9,000 Square Feet

Zoning: C-2

Parcel: 78-51871

Acreage: 1.44 acres

Parking Spaces: 60 spaces

Curb Cuts: 2- Holland Sylvania & Harroun

Construction Type: Brick/Wood

NNN Expenses & Utilities: \$6.00 PSF 2025 est.

Ceiling Height: 8'6 – 9'0

Telecomm: Buckeye

Signage: Monument- 2

Floors: Single story

Type of Floor: Wood with crawl

HVAC: Central

Nearest Intersection: Harroun Rd/Brint



For More Information Contact

JEREMY MILLER

419-450-6854

jmiller@equitymillrealestate.com

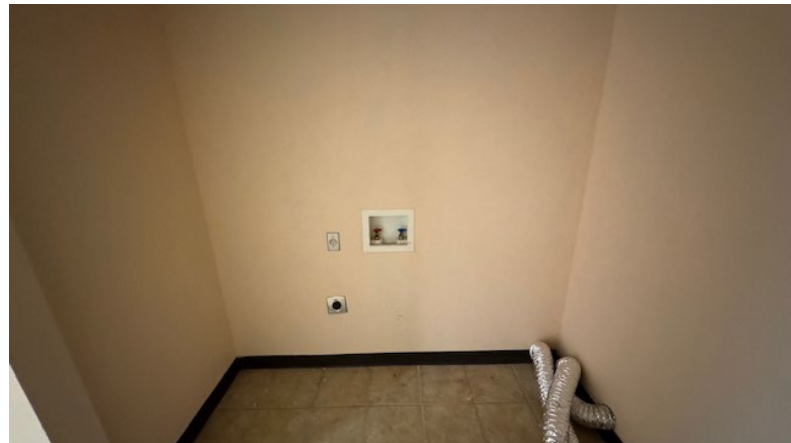
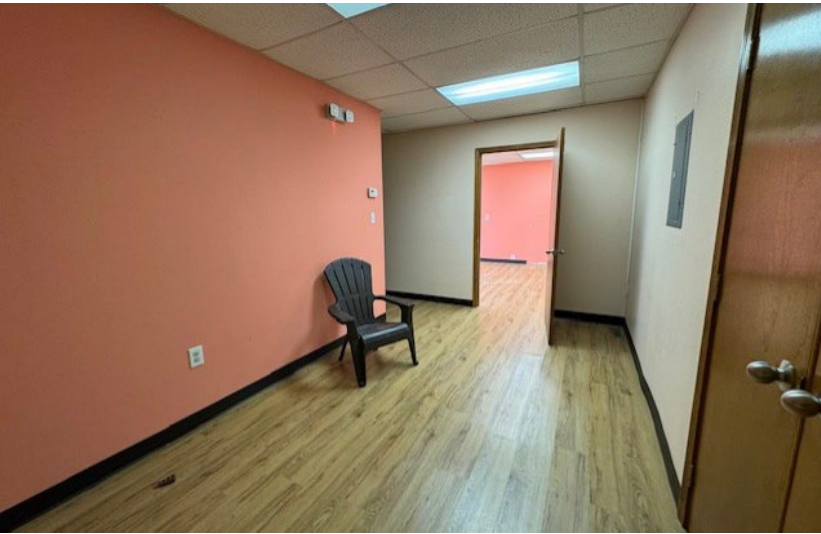
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4906 N. Holland Sylvania Rd.
(4913 Harroun Rd.) Suite 5

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4906 N. Holland Sylvania Rd.
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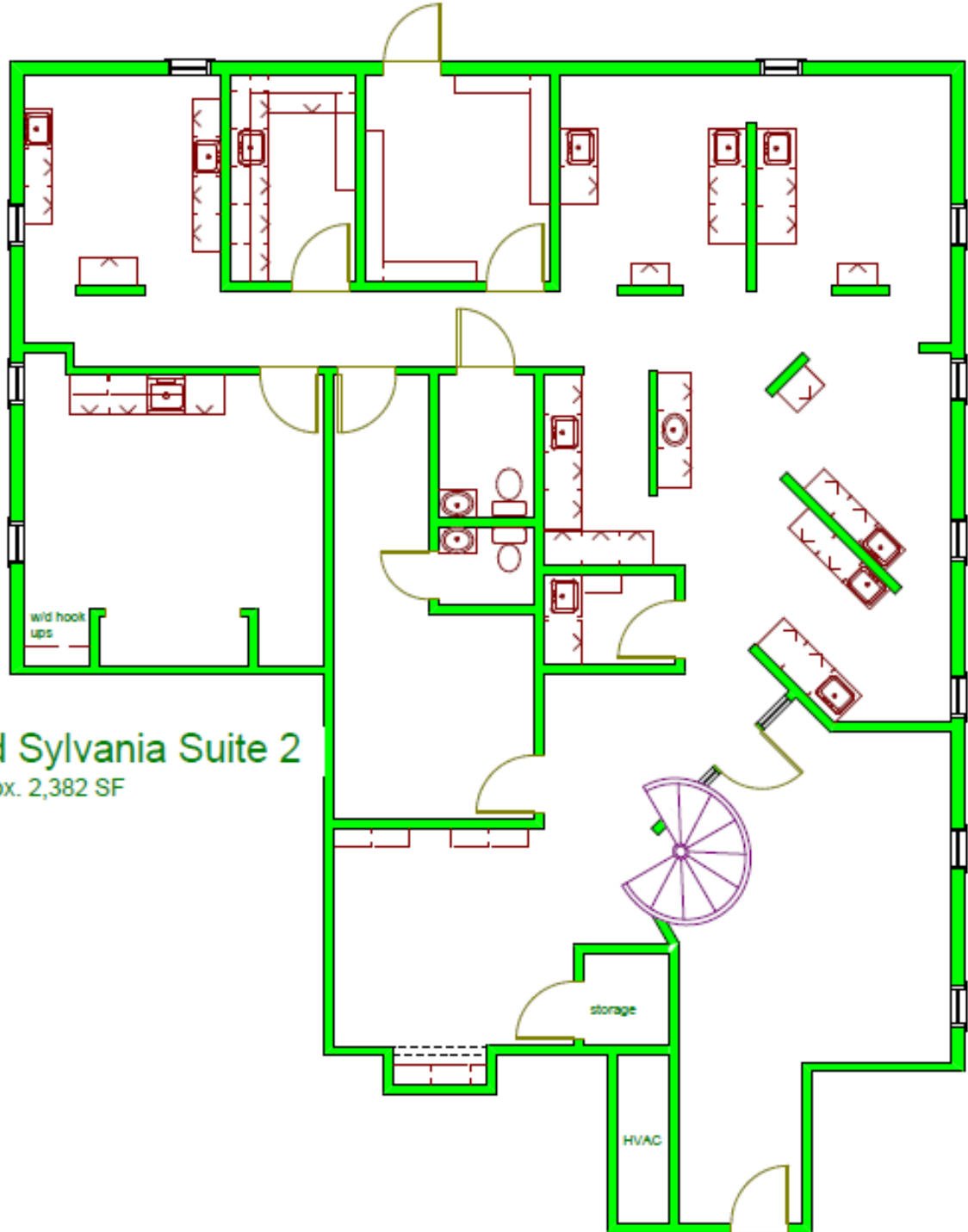
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4906 Holland Sylvania Suite 2
Approx. 2,382 SF



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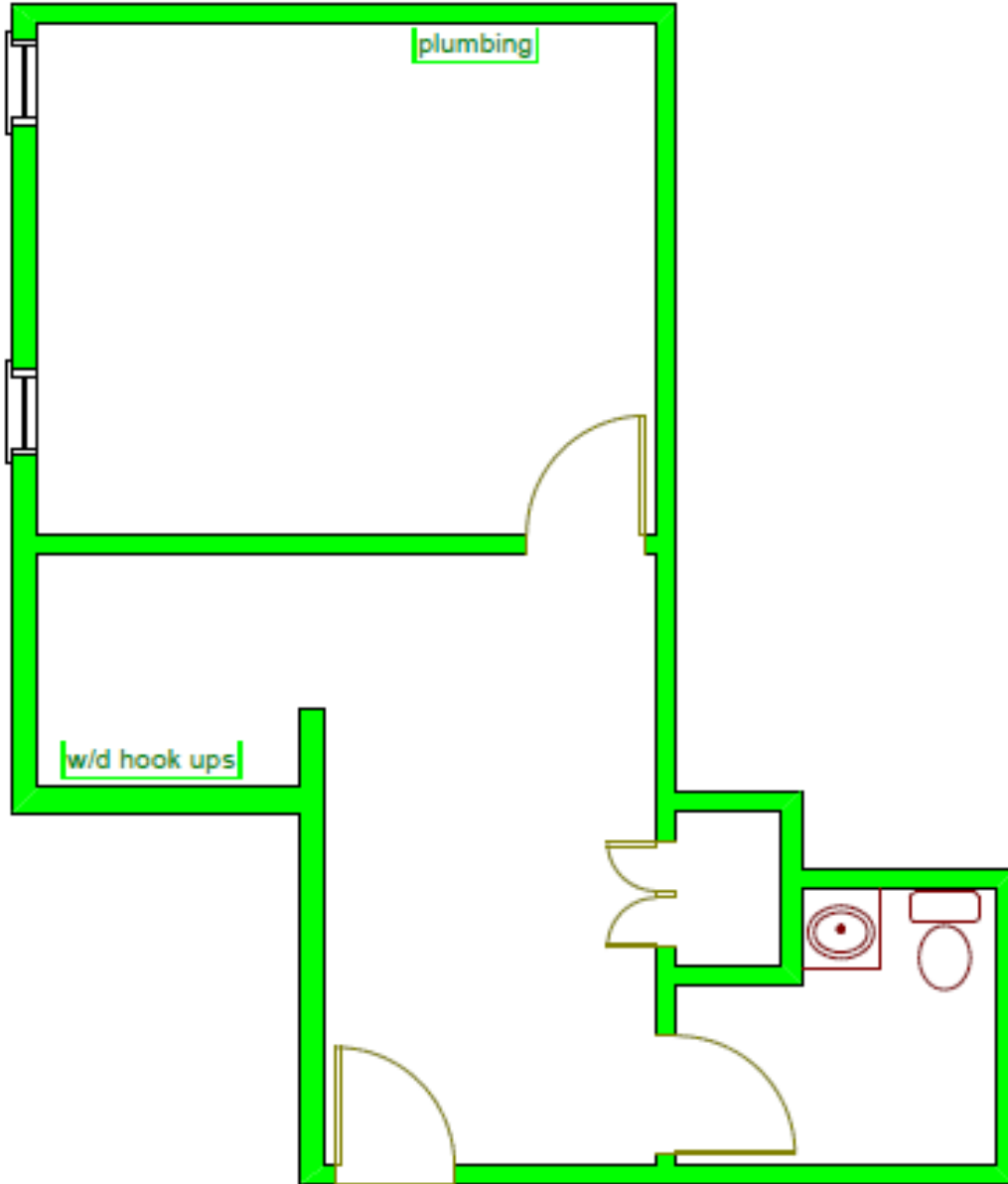
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4906 Holland Sylvania Suite 5

Approx. 510 SF



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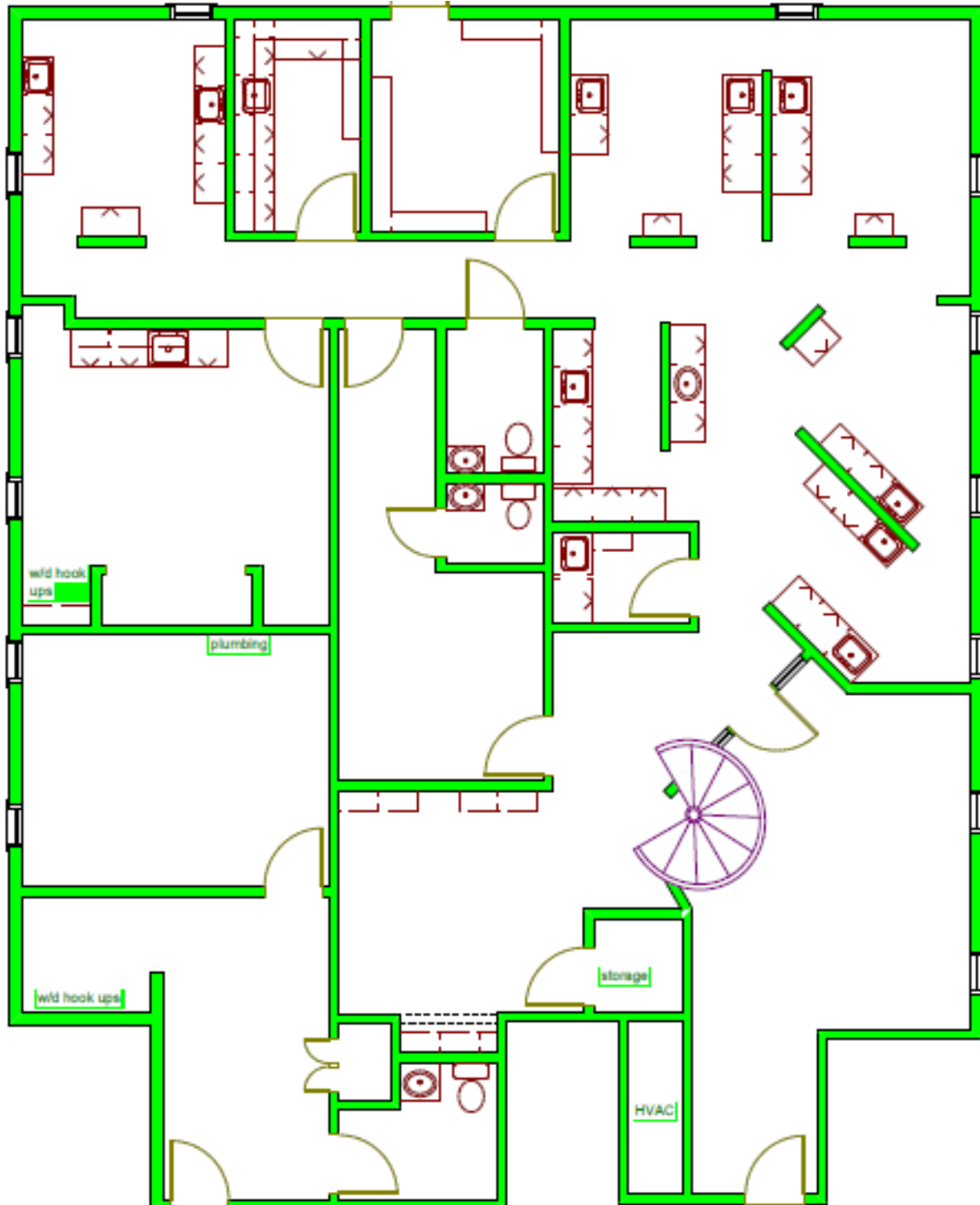
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4906 N. Holland Sylvania Rd.
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4906 Holland Sylvania Suites 2 and 5

Approx. 2,892 SF



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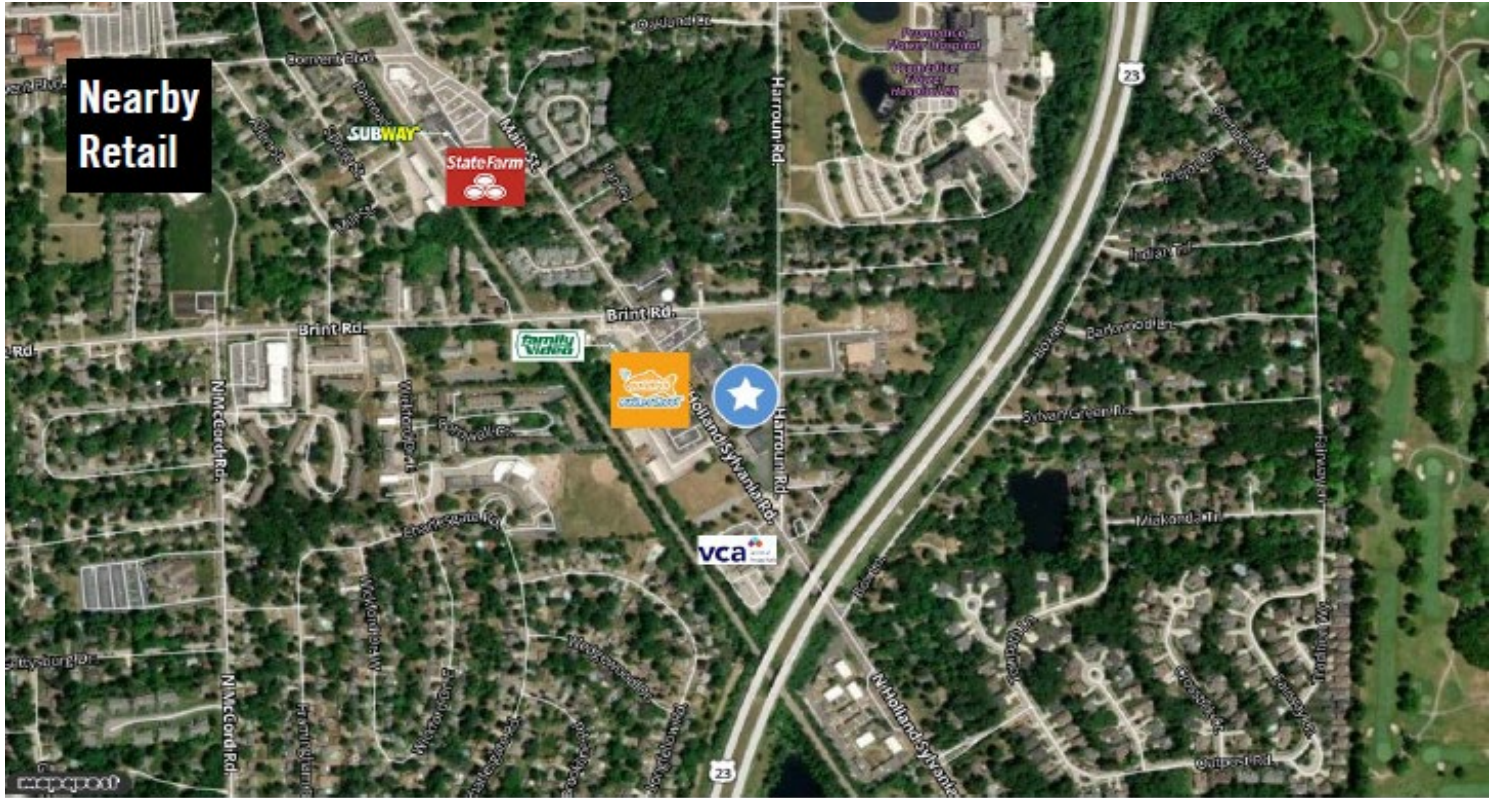
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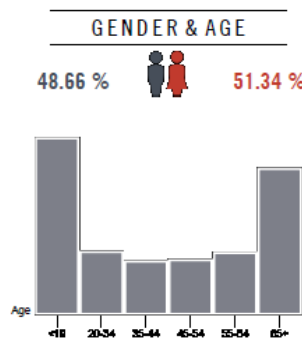
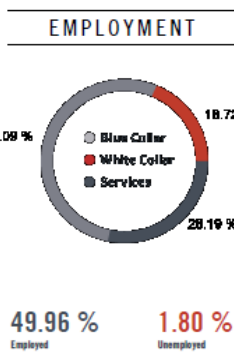
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4906 N Holland Sylvania Rd, Sylvania, OH 43360

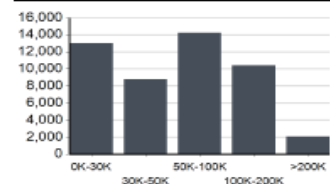
CITY, STATE	Sylvania, OH
POPULATION	112,452
AVG. HHSIZE	2.35
MEDIAN HH INCOME	\$57,214
HOME OWNERSHIP	
Renters:	13,466
Owners:	33,765



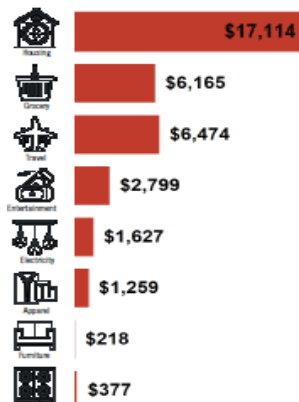
RACE & ETHNICITY

White:	92.81 %
Asian:	1.92 %
Native American:	0.01 %
Pacific Islanders:	0.05 %
African-American:	2.18 %
Hispanic:	1.61 %
Two or More Races:	1.42 %

INCOME BY HOUSEHOLD



HH SPENDING



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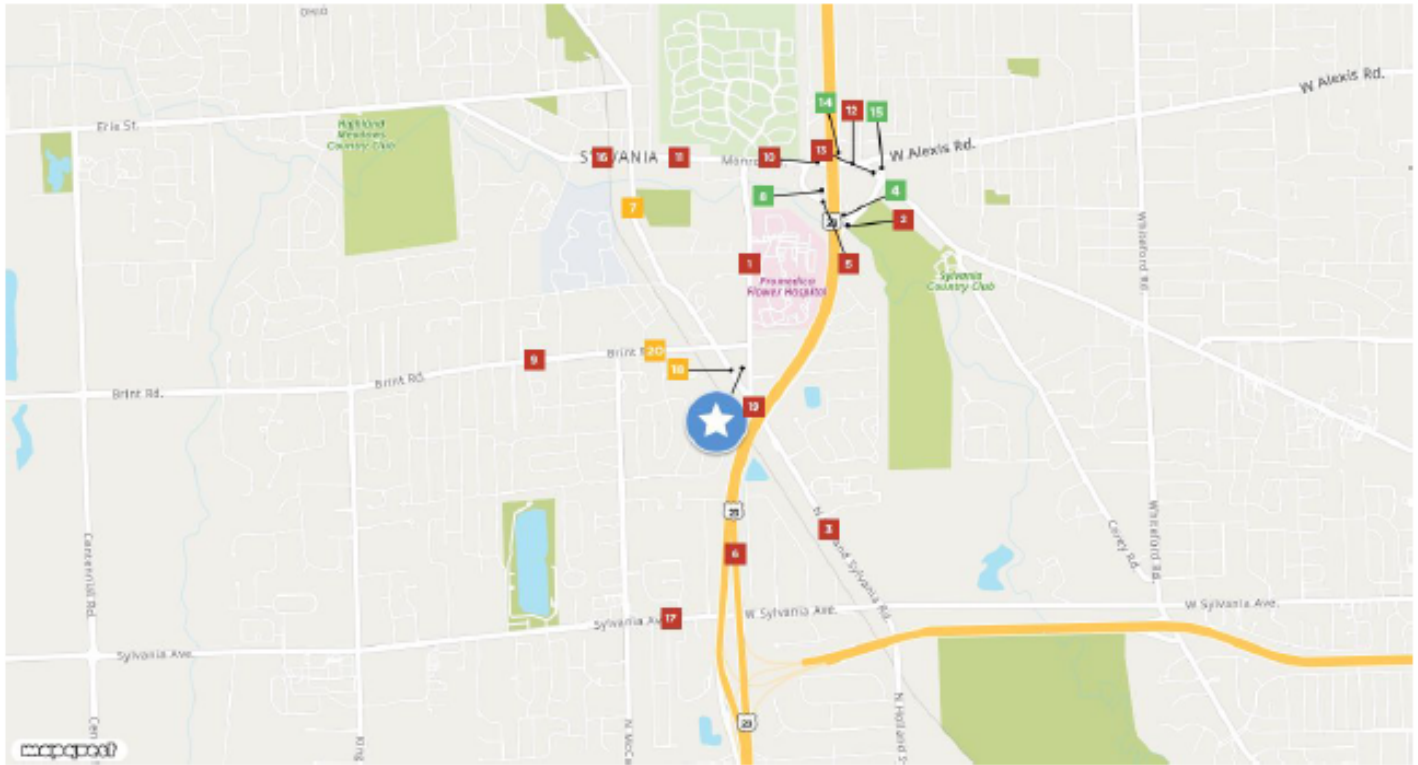
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Traffic Counts



Harroun Road 1	RAMP A 2	North Holland-Sylvania 3	RAMP FROM SR51 MONROE 4	RAMP FROM MONROE TO 5
Ravine Dr	Acres Rd	N Holland Sylvania Rd	Acres Rd	Monroe St
Year: 2021 13,948	Year: 2021 10,743	Year: 2021 17,004	Year: 2021 1,014	Year: 2021 10,422
Year: 2020 13,005	Year: 2019 11,159	Year: 2020 16,225	Year: 2020 907	Year: 2020 9,322
Year: 2019 14,418	Year: 2017 11,087	Year: 2019 17,522		
US 23 6	Main Street 7	US 223 8	Brint Road 9	Monroe Street 10
N Holland Sylvania Ave	Monroe St	Monroe St	New England Ln	Glasgow Rd
Year: 2021 64,563	Year: 2021 7,590	Year: 2021 2,479	Year: 2021 13,563	Year: 2021 35,885
Year: 2019 66,299	Year: 2020 7,242	Year: 2017 2,518	Year: 2020 12,646	Year: 2020 32,652
Year: 2017 63,355	Year: 2019 7,821		Year: 2019 14,020	Year: 2019 37,274
Monroe Street 11	Monroe Street 12	Monroe Street 13	MONROE ST 14	Acres Road 15
River Crossings	W Alexis Rd	W Alexis Rd	W Alexis Rd	Monroe St
Year: 2021 20,313	Year: 2021 37,026	Year: 2021 19,984	Year: 2021 1,749	Year: 2021 4,930
Year: 2019 22,112	Year: 2020 33,691	Year: 2019 21,222	Year: 2020 1,591	Year: 2020 4,486
	Year: 2019 38,460	Year: 2017 22,891	Year: 2019 1,816	Year: 2019 5,121
Monroe Street 16	Sylvania Avenue 17	MAIN ST 18	MAIN ST 19	BRINT RD 20
Richard Becker Pl	Stonehenge Dr	Hwy 23	Hwy 23	E Wickford Dr
Year: 2021 14,673	Year: 2021 13,575	Year: 2020 9,678	Year: 2020 10,317	Year: 2020 6,499
Year: 2020 14,001	Year: 2020 12,953	Year: 2019 10,451	Year: 2019 11,142	Year: 2019 7,018
Year: 2019 15,120	Year: 2019 13,988	Year: 2017 10,285	Year: 2017 10,966	



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