



Haymarket Square

5758 Main Street
 Sylvania, Ohio 43560

Property Highlights

- Retail center in Downtown Sylvania Ohio
- Located in the Red Bird Entertainment District and DORA area
- Long time tenants and opportunities for repositioning
- Great visibility in the center of the Downtown Sylvania corridor
- Walkable for residents and consumers
- One mile to US-223/I-475
- PART OF A FAMILY PORTFOLIO - CAN BE SOLD INDIVIDUALLY OR WITH THE OTHER ASSETS LISTED ON PAGE 5. ACQUISITION OF ADJACENT ASSETS WOULD ALLOW FOR A LARGER REDEVELOPMENT PROJECT. TITLE WORK STARTED AT LOUISVILLE TITLE



Offering Summary

Sale Price:	\$1,499,900
Building Size:	10,438 SF
Lot Size:	0.66 Acres
Taxes:	\$20,431.72

For More Information



Stephanie Kuhlman

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Sale Price	\$1,499,900
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Location Information

Building Name	Haymarket Square
Street Address	5758 Main Street
City, State, Zip	Sylvania, OH 43560
County	Lucas
Market	Toledo
Sub-market	Sylvania
Cross-Streets	Main St and Erie St
Side of the Street	East
Nearest Highway	Interstate 475

Building Information

Building Size	10,438 SF
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Built	1946
Year Last Renovated	1973
Framing	Block construction
Foundation	Poured Concrete
Condition	Good
Roof	Flat
Free Standing	Yes
Number of Buildings	2

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	B3 Commercial
Lot Size	0.66 Acres
APN #	82-11481
Lot Frontage	146 ft
Lot Depth	198 ft
Corner Property	No
Traffic Count	12714

Parking

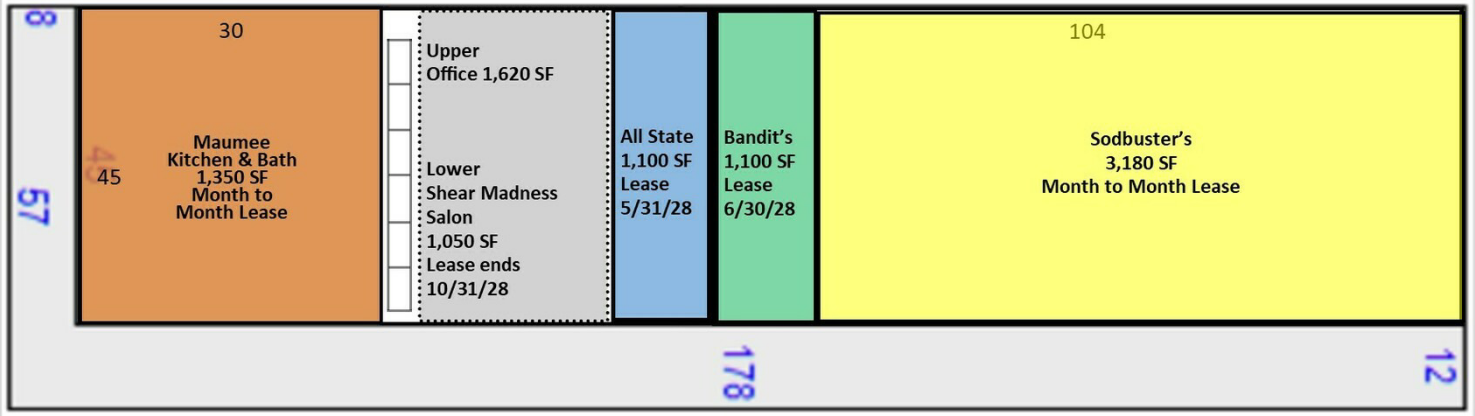
Number of Parking Spaces	45
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Utilities & Amenities

Number of Elevators	None - Stairway to 2nd Floor
Central HVAC	Yes
HVAC	per unit
Restrooms	Each suite has a private restroom/s
Gas	Columbia Gas
Electric	Toledo Edison
Internet	Buckeye
Water & Sewer	City of Sylvania

Financials

	Rent Roll and financial information will be provided to interested parties after execution of an NDA and proof of qualification.
Rent Roll/Showings	Showings on some retail/residential units will be performed as part of due diligence upon an accepted offer
	Interior photos can be viewed upon request from broker



Jem Photography
880 SF
Month to Month

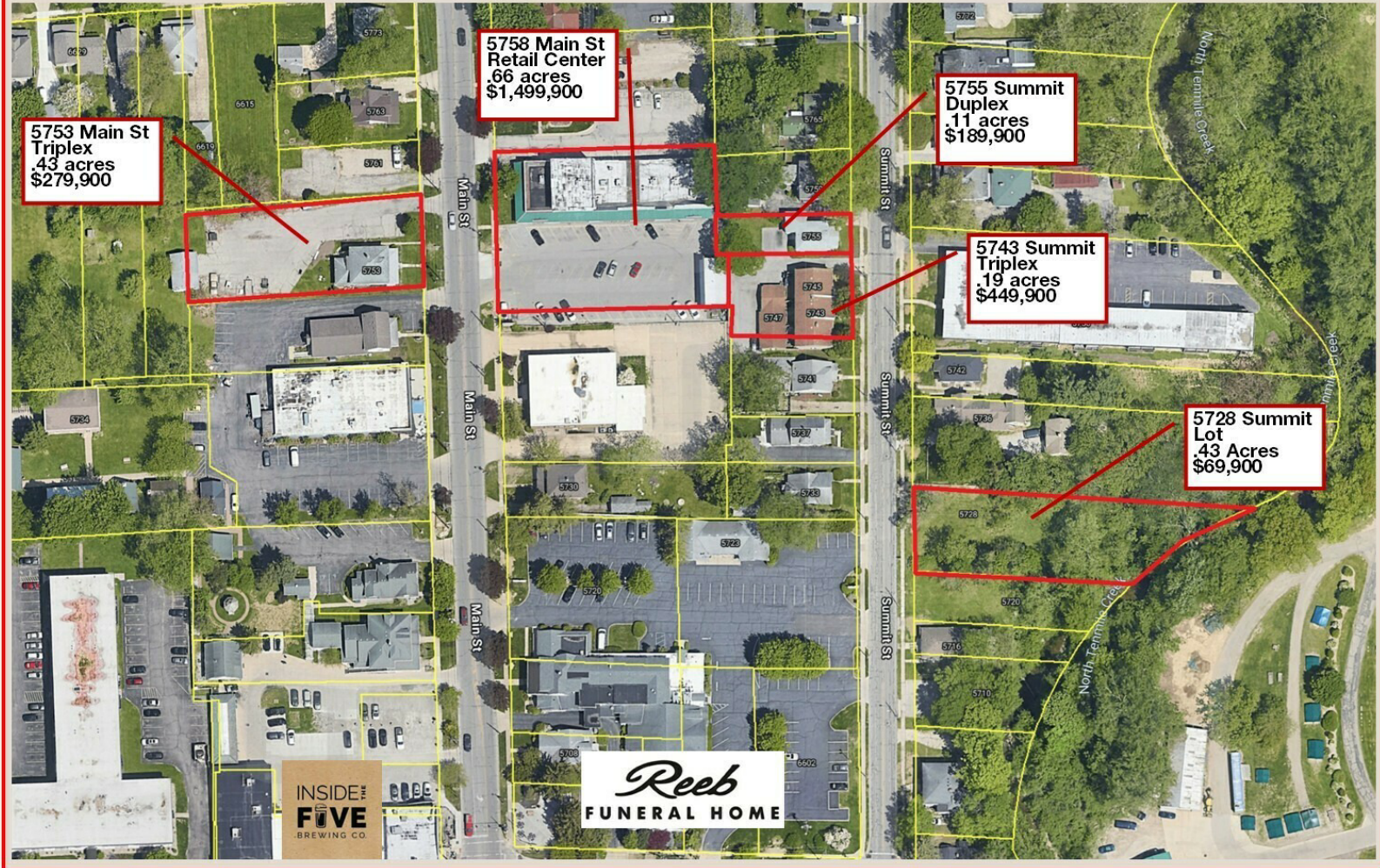
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Downtown Sylvania Portfolio

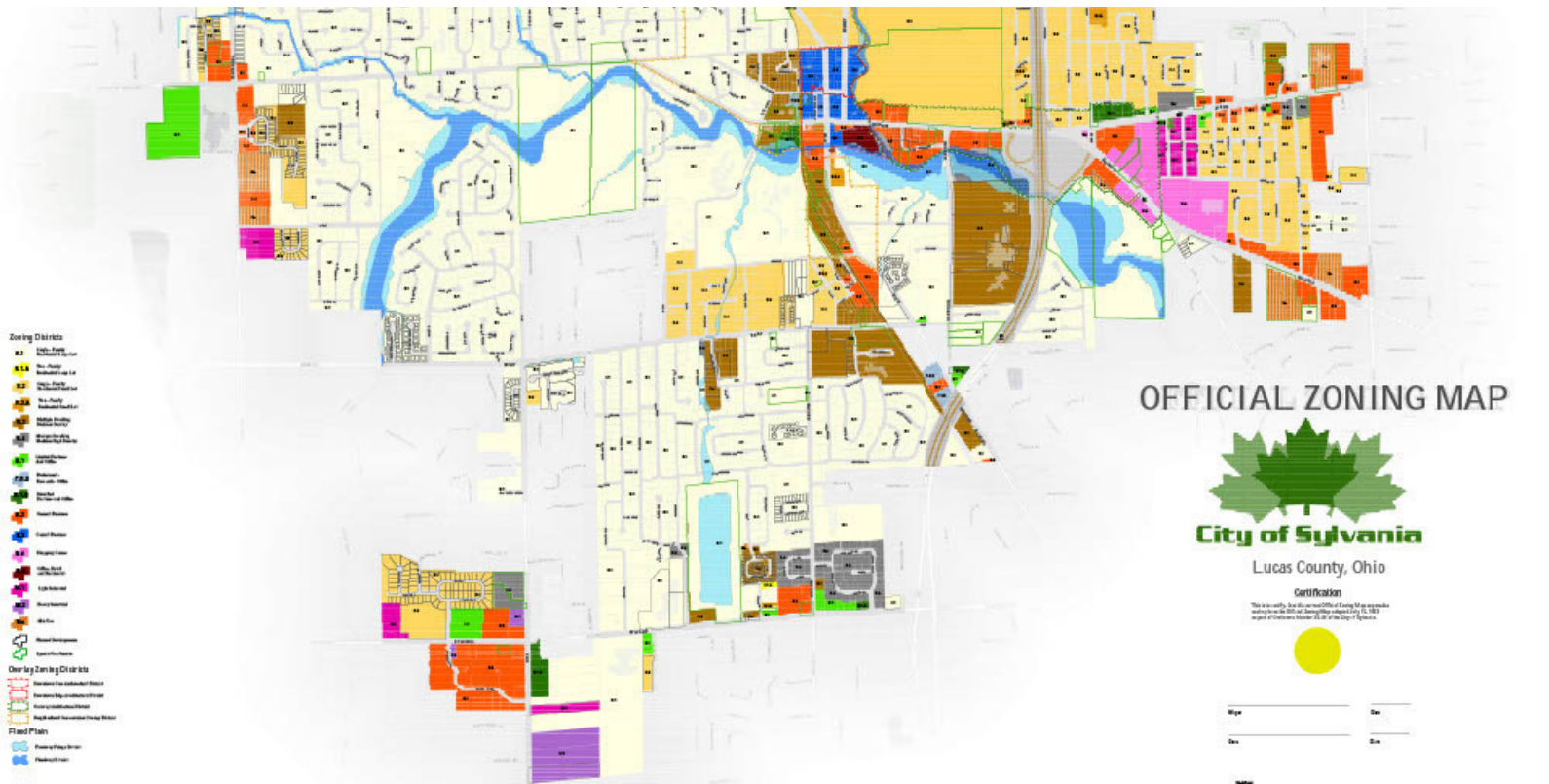


HAYMARKET SQUARE IS BEING OFFERED INDIVIDUALLY OR AS PART OF THE LARGER FAMILY PORTFOLIO. ACQUISITION OF THE REAR PROPERTIES WOULD CREATE AN APPROXIMATELY 1 ACRE PARCEL WITH ACCESS FROM BOTH MAIN STREET AND SUMMIT STREET. ACQUISITION OF THE PARCEL ACROSS THE STREET WOULD CREATE AN AREA FOR OVERFLOW PARKING. ALL PROPERTIES IN THIS PORTFOLIO ARE ZONED B-3 FOR FUTURE COMMERCIAL REDEVELOPMENT.



RED BIRD SYLVANIA

VISIT REDBIRDSYLVANIA.ORG FOR DETAILS



B-3 Central Business District

- 1139.01 Purpose.**
- 1139.02 Location.**
- 1139.03 Permitted uses.**
- 1139.04 Residential uses.**
- 1139.05 Performance standards.**
- 1139.06 Yard requirements.**
- 1139.07 Maximum height.**
- 1139.08 Maximum building size.**
- 1139.09 Transparency.**
- 1139.10 Doors and entrances.**
- 1139.11 Off-street loading.**
- 1139.12 Signs.**
- 1139.13 Facade lighting.**

CROSS REFERENCES

- Business defined - see P. & Z. 1101.19
- Rules for interpretation of district boundaries - see P. & Z. 1113.06
- Conformance with district regulations - see P. & Z. 1115.02
- Off-street loading - see P. & Z. Ch. 1159
- Yards, projections and height exceptions - see P. & Z. Ch. 1161

1139.01 PURPOSE.

This District comprises the downtown section of the City which is called the B-3 Central Business District. Here are concentrated activities which have primarily a City-wide function; namely large stores offering comparison shoppers' goods, specialty stores, business services, banks, offices, theaters, hotels and government buildings. The use of land is intensive, which is one of the main determinants of the vitality of the B-3 Central Business District. It is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functioning of the B-3 Central Business District.

1139.02 LOCATION.

The B-3 Central Business District applies to the downtown area of Sylvania as more specifically identified on the Official Zoning Map.

1139.03 PERMITTED USES.

Uses permitted in the B-3 District shall be as follows:

- (a) Accessory uses, provided that no accessory buildings shall be located in any required yard.
- (b) Art Education Facility, Private
- (c) Bars, cocktail lounges or any business serving alcoholic beverages.
- (d) Cabinet shop conducted wholly within an enclosed building.
- (e) Commercial parking lots and garages.
- (f) Copy or Business Center
- (g) Cultural Centers and Museums
- (h) Educational facilities, elementary school
- (i) Educational facilities, high school
- (j) Educational facilities, junior high school
- (k) Educational facilities, nursery school or preschool
- (l) Entertainment Facility, Commercial
- (m) Funeral homes.
- (n) Home Occupations
- (o) Hotels
- (p) Hotels, Extended Stay
- (q) Live/Work Areas
- (r) Lodges and fraternal organizations.
- (s) Medical pharmacy limited to medical type merchandise only.
- (t) Microbrewery
- (u) Multiple dwellings.
- (v) Offices and activities of an office nature including banks, doctors' and dentists' offices and clinics and other professional and business offices.
- (w) Outdoor Retail Operations (temporary and subject to Zoning Administrator approval.)
- (x) Parks, playgrounds and community buildings owned or operated by public agencies.
- (y) Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses meeting the purpose and performance characteristics of this District.
- (z) Print shop.
- (aa) Restaurant
- (bb) Restaurant, with outdoor customer dining area
- (cc) Retail bakeries.
- (dd) Retail sales establishments

- (ee) Sales rooms.
- (ff) Sidewalk Café
- (gg) Single-family dwellings, attached
- (hh) Single-family dwellings, detached
- (ii) Single-family dwellings, in a mixed use building.
- (jj) Special uses as indicated in Chapter 1153.
- (kk) Two-family dwellings.
- (ll) Utility facilities necessary for local service to the adjacent area.
- (mm) Wine Bar

1139.04 RESIDENTIAL USES.

No dwelling in a B-3 Zoning District shall have less than 750 square feet of floor area and the total number of dwelling units may not exceed 20 per gross acre of land.

1139.05 PERFORMANCE STANDARDS.

The following rules shall apply to all uses in this District, except that legal nonconforming uses may continue at the same performance level at which they operated before they became nonconforming in relation to this Zoning Ordinance:

- (a) All uses and activities shall be inside buildings, with no outside storage or activity allowed, except for outside dining and other uses expressly allowed.
- (b) There shall be no noise carrying beyond a lot upon which a business is located, except for normal car and pedestrian activity.
- (c) No uses may include drive through window service

1139.06 YARD REQUIREMENTS.

No yards are required in the in the B-3 District. However, whenever a parcel, or parcels under common ownership are zoned B-3 and have frontage on the north side of Monroe Street, or along Main Street between Maplewood Ave., and Monroe Street, the yard requirement shall be such that no building may be located more than twelve feet from the right of way line. Further, no off-street parking lot, or individual off-street parking space may be located closer to the right-of-way line than ten feet and the area between parking spaces and the right-of-way shall be landscaped in accordance with requirements defined in Chapter 1160.

1139.07 MAXIMUM HEIGHT.

No building or structure shall be erected or enlarged to exceed sixty feet in height. (See Chapter 1161 for height exceptions.)

1139.08 MAXIMUM BUILDING SIZE.

No maximum building size exists, but any building that includes a ground floor size of more than 15,000 square feet, or continuous façade that is greater than 75 feet in length, shall be designed with more than one entrance and shall incorporate measures to mirror the scale and appearance of other downtown buildings. Adopted design guidelines may address this issue more fully with illustrated examples.

1139.09 TRANSPARENCY.

A minimum of 60 percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. The bottom of any window or product display window used to satisfy this transparency standard may not be more than 4 feet above the adjacent sidewalk.

1139.10 DOORS AND ENTRANCES.

Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

1139.11 OFF-STREET LOADING.

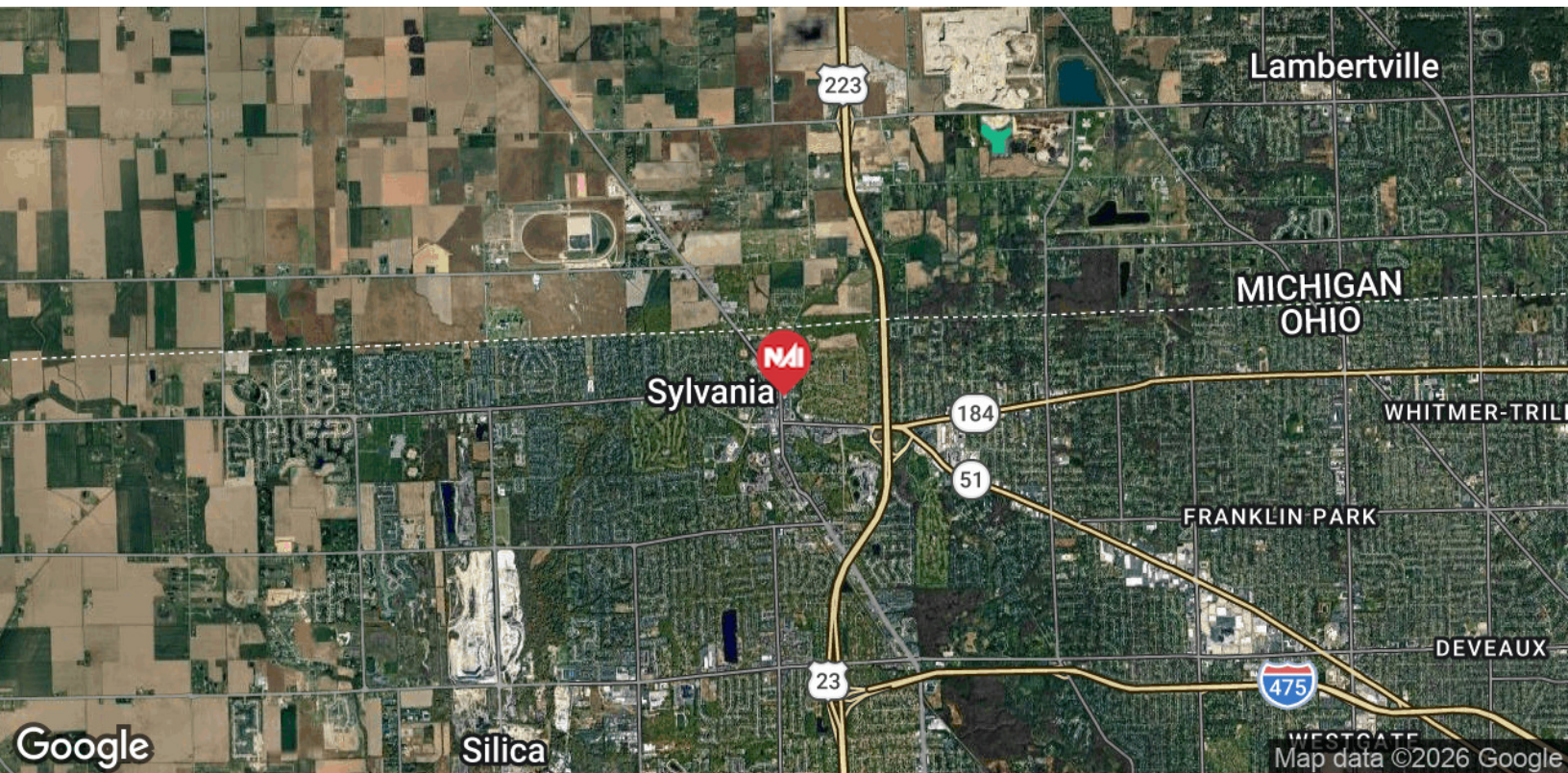
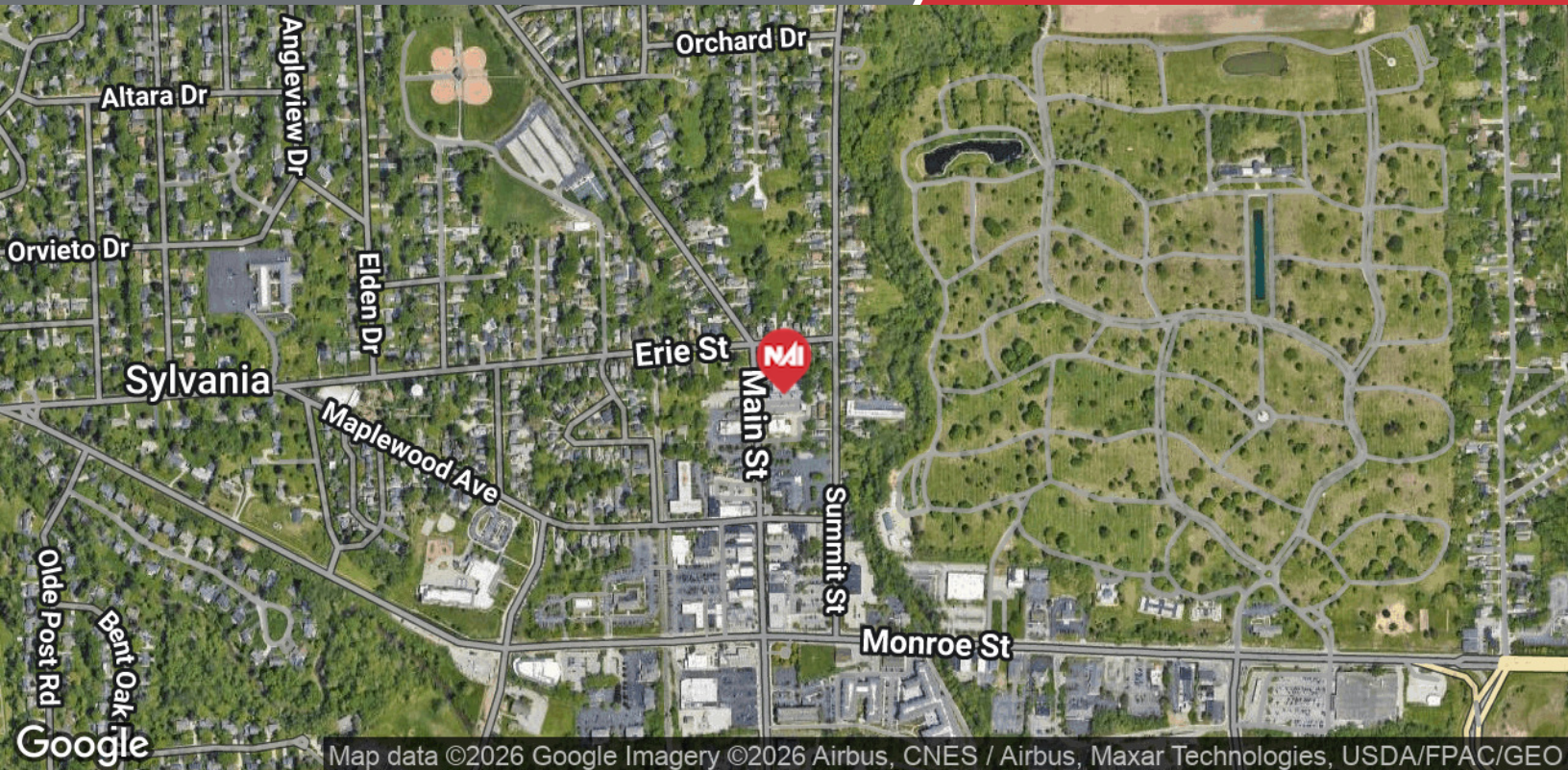
Off-street loading facilities shall be as provided in Chapters 1157 and 1159.

1139.12 SIGNS.

Signs must conform to requirements defined in Chapter 1166 (Sign Regulations.)

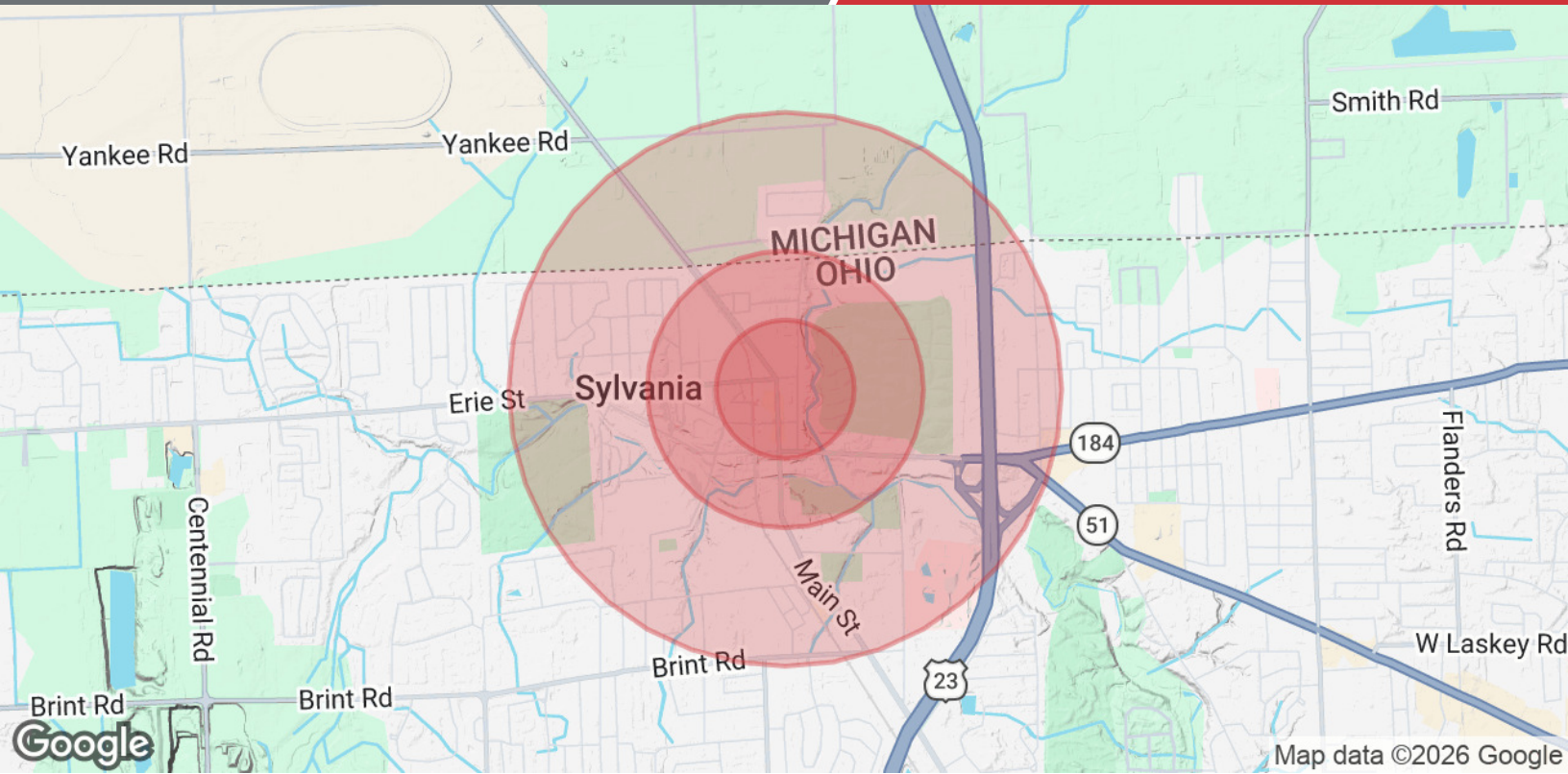
1139.13 FACADE LIGHTING.

Illuminated tubing shall be permitted in B-3 Central Business District. Provided, however, that such illuminated tubing shall not be permitted on a facade that faces a bordering residential zoning classification. (Ord. 25-2013. Passed 5-6-13.)



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	435	1,730	6,257
Average Age	35.8	37.6	37.2
Average Age (Male)	27.6	31.0	32.7
Average Age (Female)	43.2	45.3	44.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	167	669	2,440
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,965	\$95,077	\$104,391
Average House Value	\$215,490	\$214,789	\$213,152

2023 American Community Survey (ACS)