



**LEASE**  
**Colonial Village Plaza**

**4400 HEATHERDOWNS BLVD**

Toledo, OH 43614

**PRESENTED BY:**

**RAMI SEBAI**

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OH #SAL.2021006201



# PROPERTY SUMMARY



## OFFERING SUMMARY

|                         |                                |
|-------------------------|--------------------------------|
| <b>LEASE RATE:</b>      | \$13.00 SF/yr (NNN)            |
| <b>BUILDING SIZE:</b>   | 62,720 SF                      |
| <b>AVAILABLE SF:</b>    | 1,800- 3,000 SF                |
| <b>LOT SIZE:</b>        | 6.24 Acres                     |
| <b>BUILT/RENOVATED:</b> | 1967/2018                      |
| <b>ZONING:</b>          | 10-CN; Neighborhood Commercial |
| <b>MARKET:</b>          | Toledo                         |
| <b>SUBMARKET:</b>       | South Toledo                   |

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## PROPERTY OVERVIEW

1,800 - 3,000 SF in Colonial Village Plaza, a 62,720 SF Neighborhood Center in South Toledo, available for lease. 10-CN, Neighborhood Commercial zoning allows for numerous civic and commercial uses. Situated on a corner lot at a signalized intersection along Heatherdowns Blvd, a 4-lane road with turning lane and major South Toledo thoroughfare. Close proximity to several apartment buildings, hotels, local and national retail/restaurants, Stranahan Theatre, the Ohio Turnpike tollbooth, and the new home of Toledo Alliance for the Performing Arts (TAPA).

## PROPERTY HIGHLIGHTS

- Current renovations include a new roof, facade, mechanicals, electrical, plumbing, flooring, doors, and windows
- Excellent visibility with 380ft of frontage along Heatherdowns Blvd
- Easy access to Heatherdowns Blvd and Key St with four curb cuts
- Pylon sign on site
- Ample surface parking with over 250 spaces
- Neighboring tenants include: Dollar General, Shawn's Irish Tavern Bar & Grill, and Trapped Toledo
- VPD's: Heatherdowns Blvd- 21.305 (24). Reynolds Rd- 21.743 (24)

## PROPERTY DETAILS

|            |               |
|------------|---------------|
| LEASE RATE | \$13.00 SF/YR |
|------------|---------------|

### LOCATION INFORMATION

|                  |                           |
|------------------|---------------------------|
| BUILDING NAME    | Colonial Village Plaza    |
| STREET ADDRESS   | 4400 Heatherdowns Blvd    |
| CITY, STATE, ZIP | Toledo, OH 43614          |
| COUNTY           | Lucas                     |
| MARKET           | Toledo                    |
| CROSS-STREETS    | Eastgate Rd., and Key St. |

### PROPERTY INFORMATION

|                 |                                |
|-----------------|--------------------------------|
| PROPERTY TYPE   | Retail                         |
| ZONING          | 10-CN; Neighborhood Commercial |
| LOT SIZE        | 6.24 Acres                     |
| APN #           | 2001714                        |
| LOT FRONTAGE    | 380 ft                         |
| CORNER PROPERTY | Yes                            |

### BUILDING INFORMATION

|                      |                            |
|----------------------|----------------------------|
| BUILDING SIZE        | 62,720 SF                  |
| TENANCY              | Multiple                   |
| OCCUPANCY            | 97%                        |
| CEILING HEIGHT       | 11 ft                      |
| NUMBER OF FLOORS     | 1                          |
| YEAR BUILT/RENOVATED | 1967/2018                  |
| ROOF                 | Duro-Last, 2010            |
| FOUNDATION           | Slab                       |
| EXTERIOR WALLS       | Brick                      |
| HVAC                 | Central                    |
| PARKING              | Surface Parking, 250 Spots |

### ESTIMATED NNN CHARGES (24)

|                      |               |
|----------------------|---------------|
| REAL ESTATE TAXES    | \$1.43/SF     |
| COMMON AREA EXPENSES | \$0.98/SF     |
| INSURANCE            | \$0.59/SF     |
| <b>TOTAL</b>         | <b>\$3/SF</b> |

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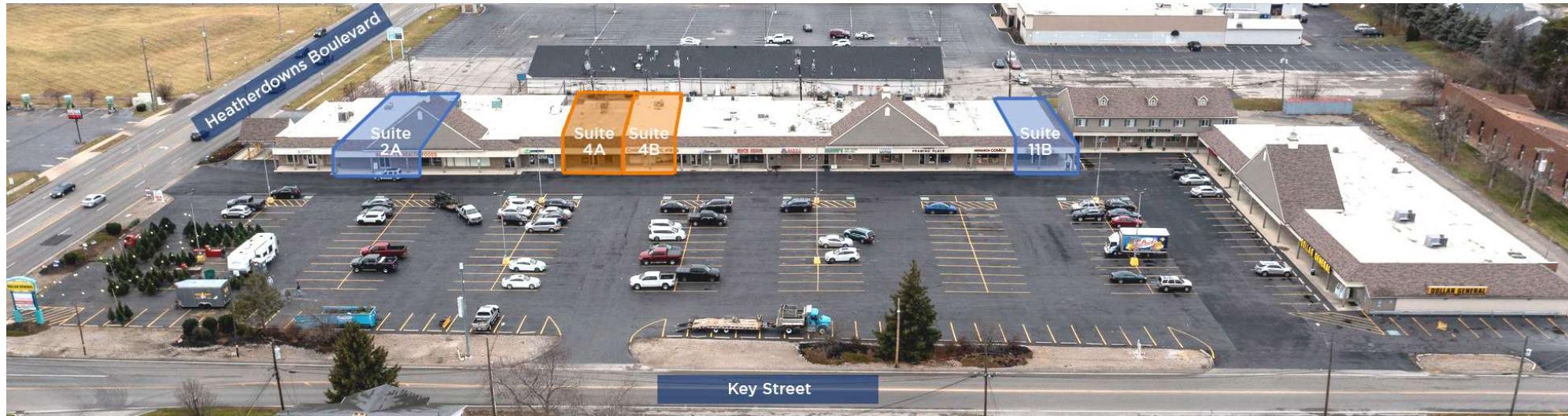
**COLONIAL VILLAGE PLAZA** | 4400 Heatherdowns Blvd Toledo, OH 43614

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## LEASE SPACES



### AVAILABLE SPACES

| SUITE     | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION   |
|-----------|-----------|------------|---------------|---|
| Suite 2A  | 4,000 SF  | NNN        | \$13.00 SF/yr | Lease Pending, National Fitness User                          |
| Suite 4A  | 3,000 SF  | NNN        | \$13.00 SF/yr | Available   |
| Suite 4B  | 1,800 SF  | NNN        | \$13.00 SF/yr | Available: Currently being renovated, ready for customization |
| Suite 11B | 2,000 SF  | NNN        | \$13.00 SF/yr | Lease Pending, National Medical Lab User                      |

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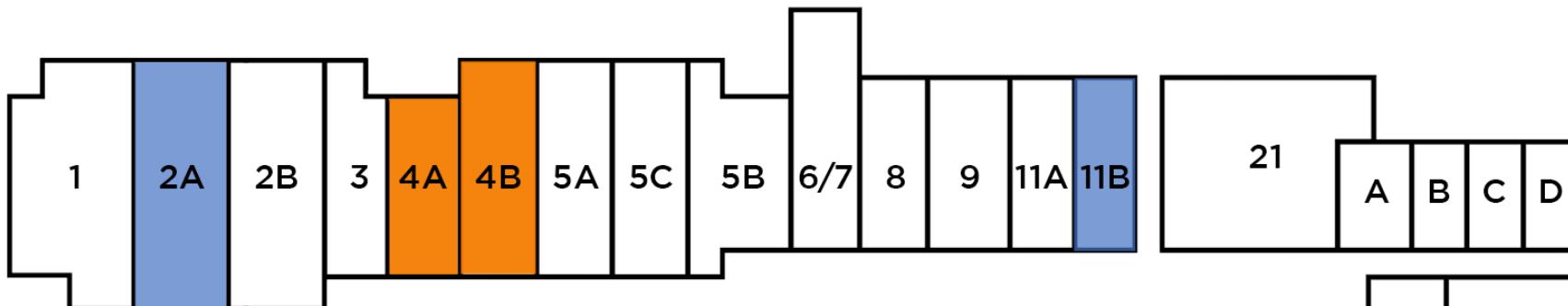
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## SITE PLANS

### HEATHERDOWNS BOULEVARD



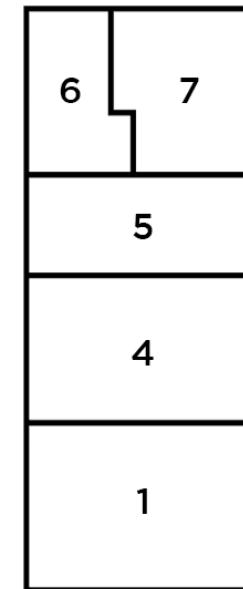
#### 4400 HEATHERDOWNS BLVD

| UNIT # | TENANT                         |
|--------|--------------------------------|
| 1      | Cornerstone Credit Union       |
| 2A     | Pending - National Fitness     |
| 2B     | Connecting People & Places     |
| 3      | Acceptance Insurance           |
| 4A     | Available                      |
| 4B     | Available                      |
| 5A     | Aesthetics/Wellness Clinic     |
| 5C     | Employ Bridge                  |
| 5B     | Rice King                      |
| 6&7    | Shawn's Irish Tavern           |
| 8      | The Legacy Room                |
| 9      | Laura's Framing                |
| 11A    | Monarch Cards                  |
| 11B    | Pending - National Medical Lab |
| 21     | Clarion Office                 |
| A-D    | Encore Books                   |

#### 2410 KEY ST

| UNIT # | TENANT                |
|--------|-----------------------|
| 1      | Dollar General        |
| 4      | American Martial Arts |
| 5      | Trapped Toledo        |
| 6      | Storage               |
| 7      | Storage               |

### KEY STREET



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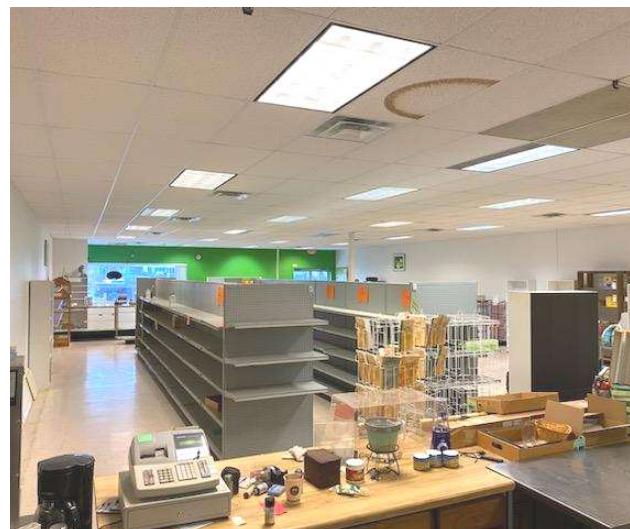
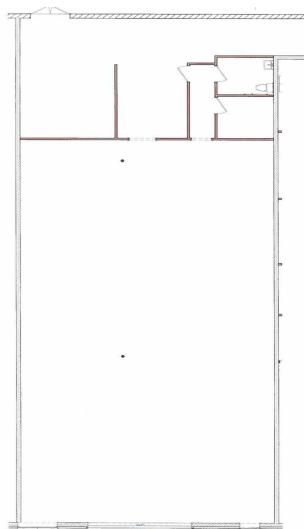
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## SUITE 2A - LEASE PENDING - NATIONAL FITNESS



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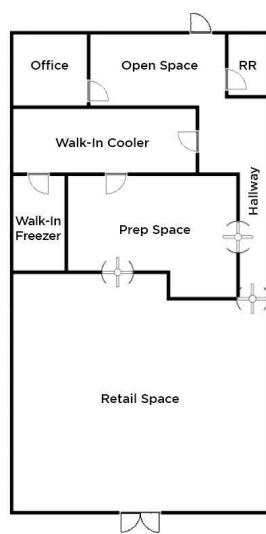
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## SUITE 4A - AVAILABLE



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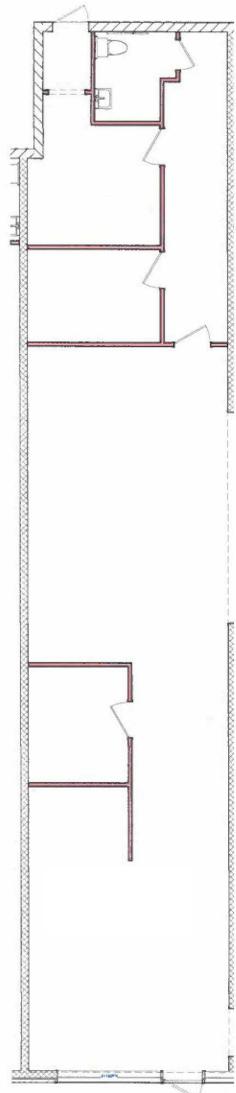
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## SUITE 4B - AVAILABLE



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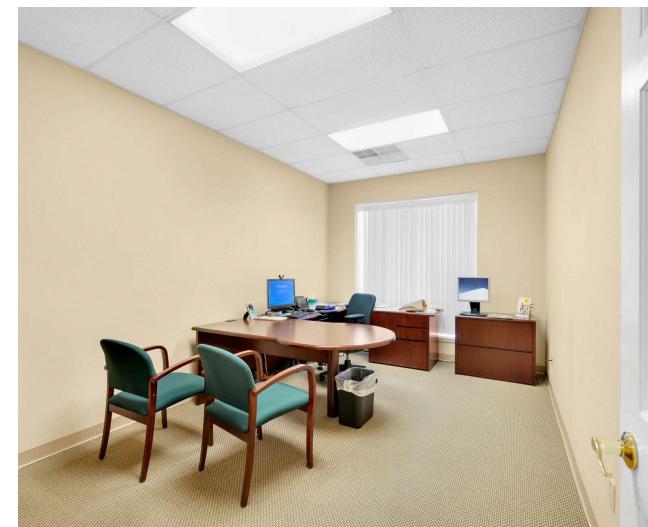
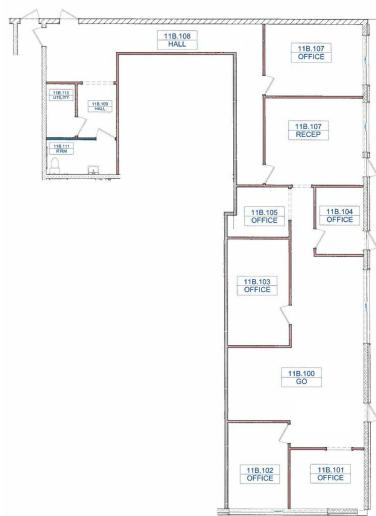
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## SUITE 11B - LEASE PENDING - NATIONAL MEDIAL LAB USER



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## EXTERIOR BUILDING PHOTOS



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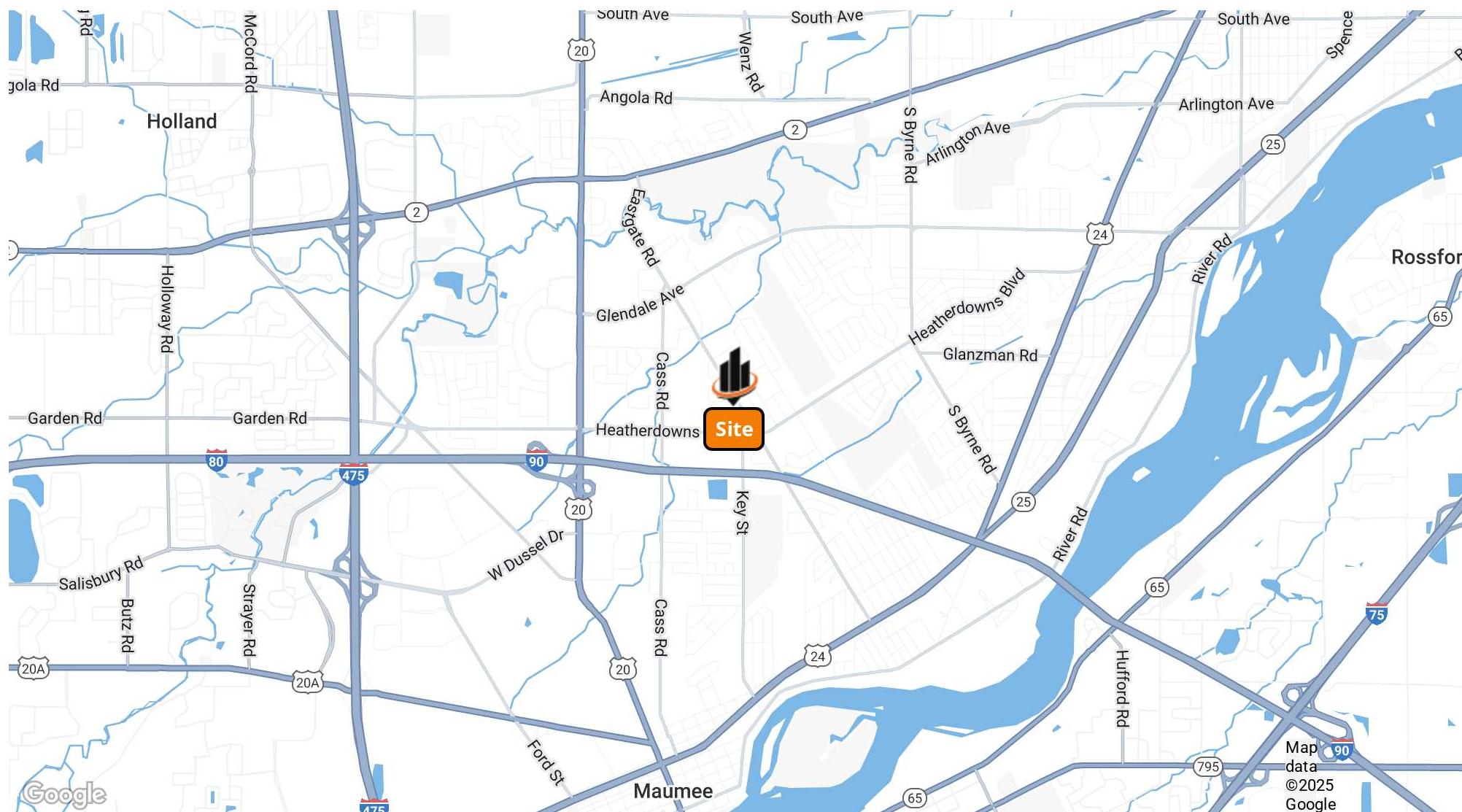
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## LOCATION MAP



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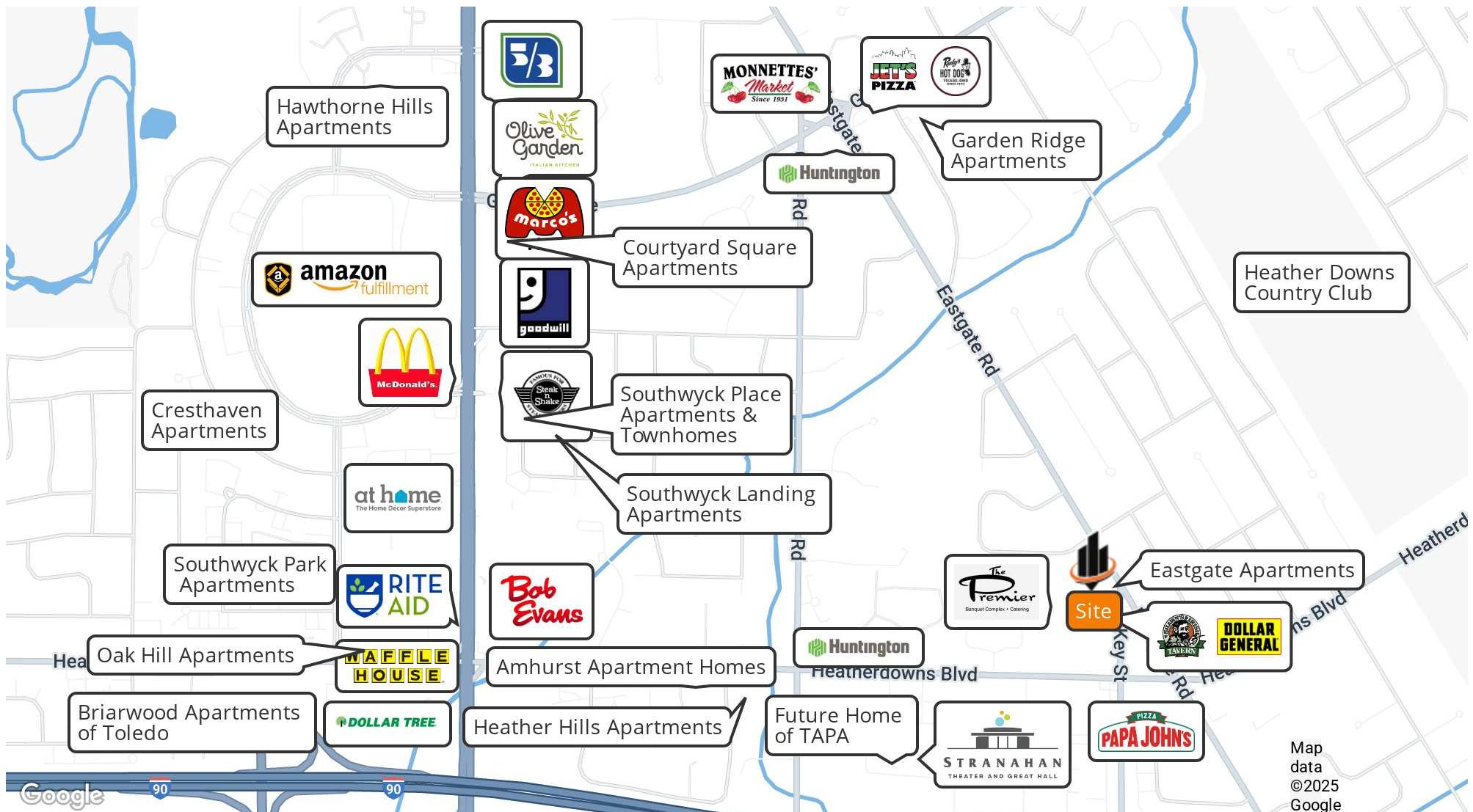
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## RETAILER MAP



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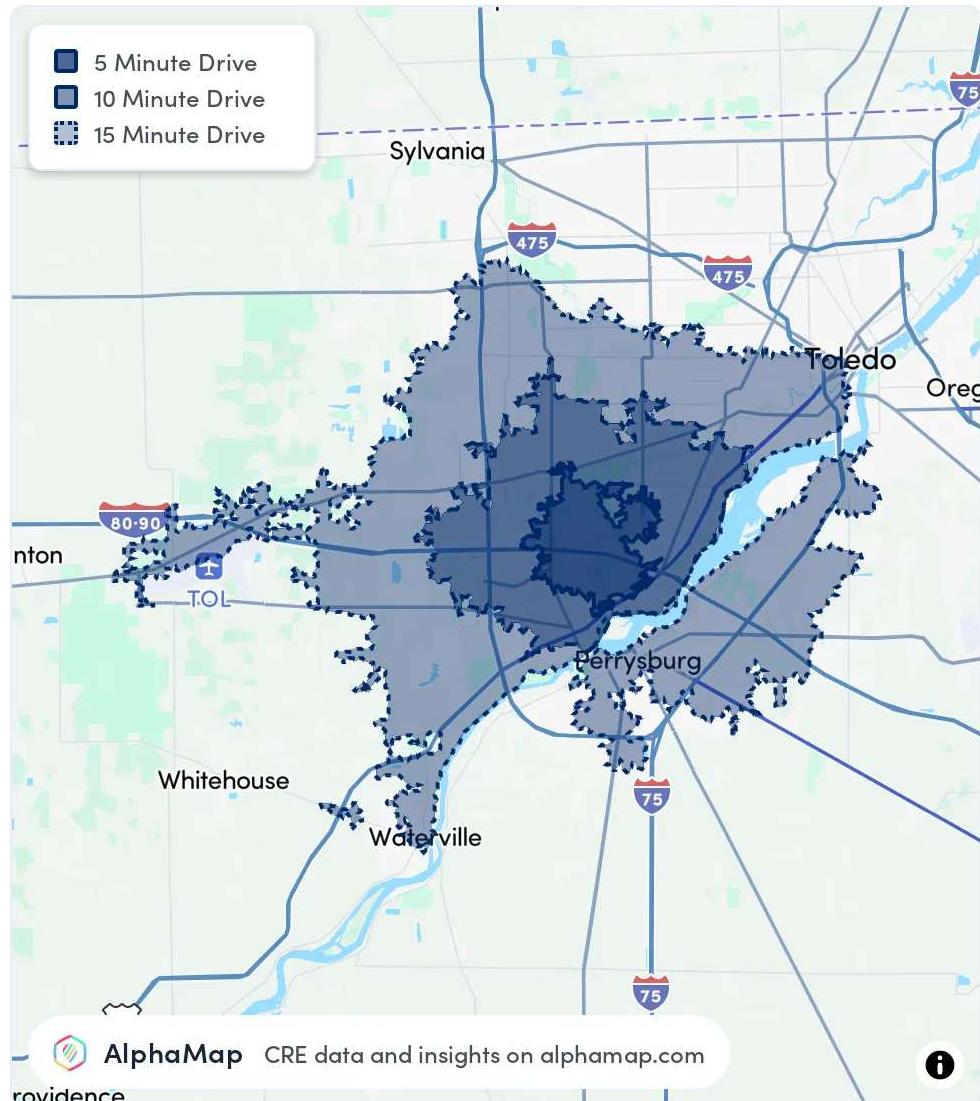
## AREA ANALYTICS

| POPULATION                  | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-----------------------------|-----------|------------|------------|
| <b>TOTAL POPULATION</b>     | 15,188    | 67,581     | 173,556    |
| <b>AVERAGE AGE</b>          | 43        | 42         | 41         |
| <b>AVERAGE AGE (MALE)</b>   | 42        | 40         | 40         |
| <b>AVERAGE AGE (FEMALE)</b> | 45        | 43         | 43         |

| HOUSEHOLD & INCOME         | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------------|-----------|------------|------------|
| <b>TOTAL HOUSEHOLDS</b>    | 7,266     | 31,319     | 76,414     |
| <b>PERSONS PER HH</b>      | 2.1       | 2.2        | 2.3        |
| <b>AVERAGE HH INCOME</b>   | \$78,895  | \$75,419   | \$83,949   |
| <b>AVERAGE HOUSE VALUE</b> | \$184,151 | \$177,083  | \$199,960  |
| <b>PER CAPITA INCOME</b>   | \$37,569  | \$34,281   | \$36,499   |

Map and demographics data derived from AlphaMap



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