

LEASE

Colonial Village Plaza

4400 HEATHERDOWNS BLVD

Toledo, OH 43614

PRESENTED BY:

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OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

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

COLONIAL VILLAGE PLAZA | 4400 Heatherdowns Blvd Toledo, OH 43614

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SVN | ASCENSION COMMERCIAL REALTY 2

PROPERTY DETAILS

LEASE RATE	\$13.00 SF/YR
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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

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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
TOTAL	\$3/SF

LEASE SPACES



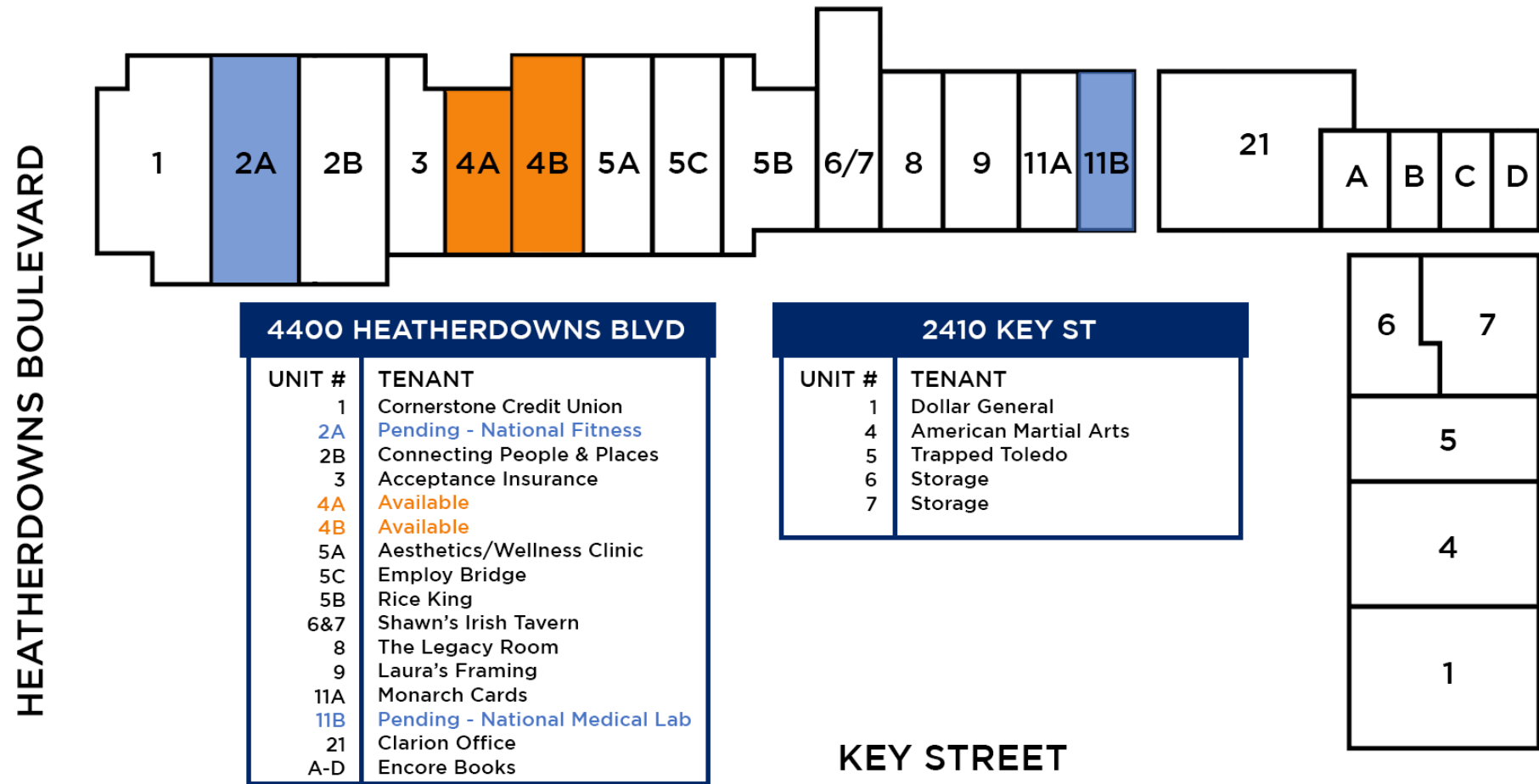
AVAILABLE SPACES

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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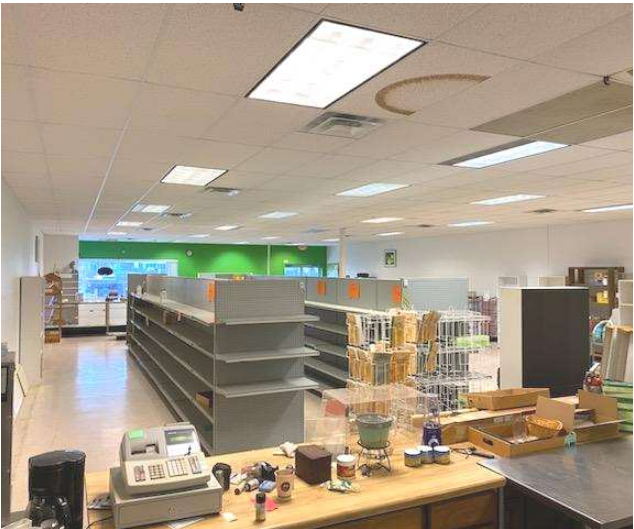
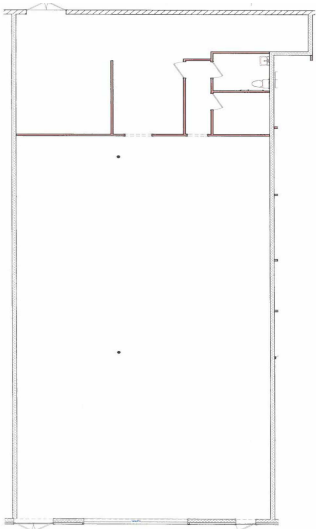
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SITE PLANS



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SUITE 2A - LEASE PENDING - NATIONAL FITNESS



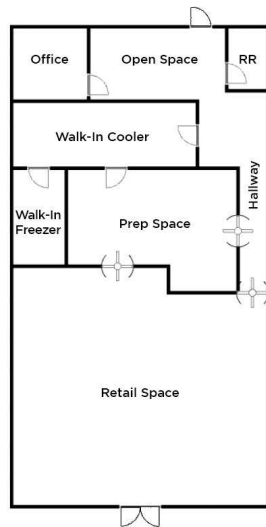
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SUITE 4A - AVAILABLE



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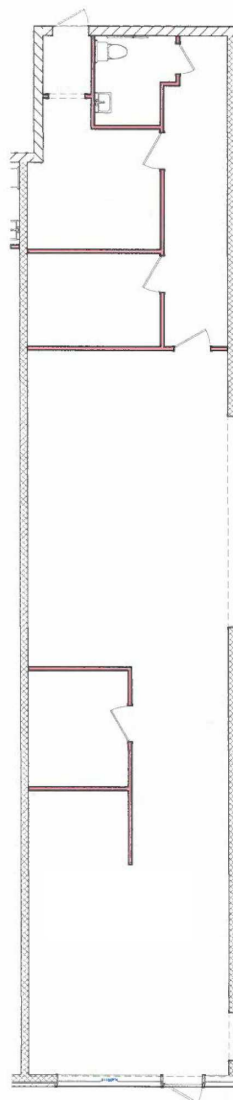
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SUITE 4B - AVAILABLE



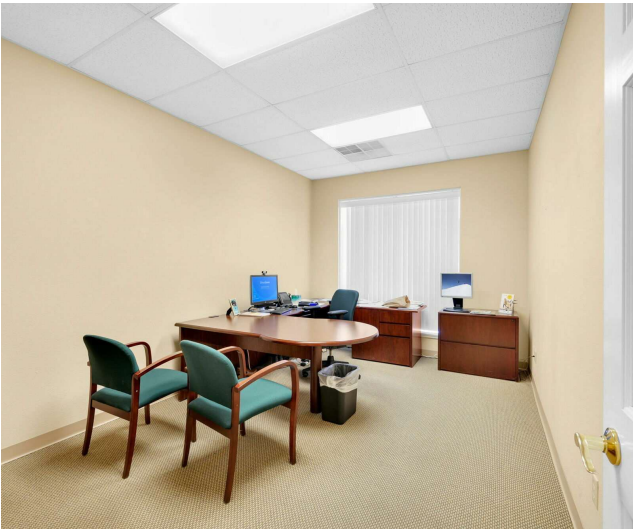
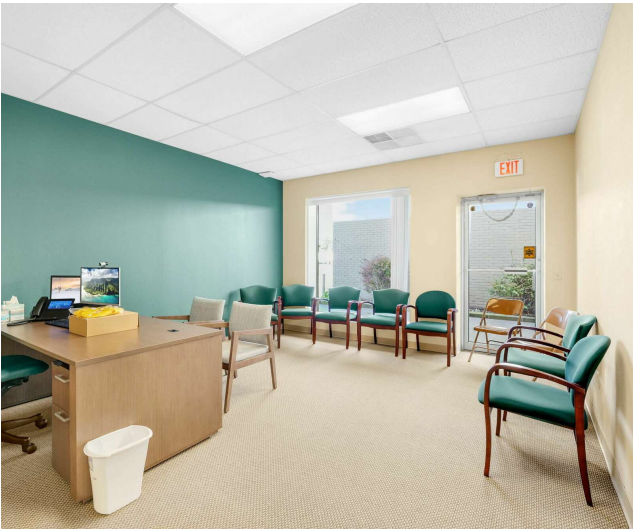
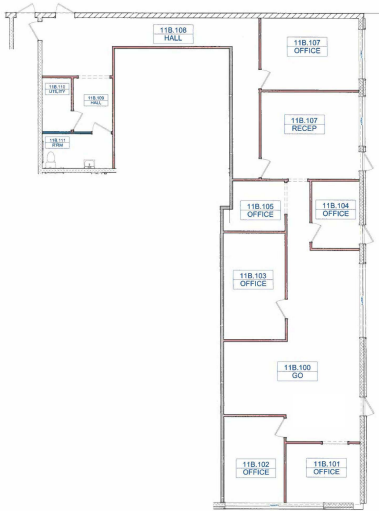
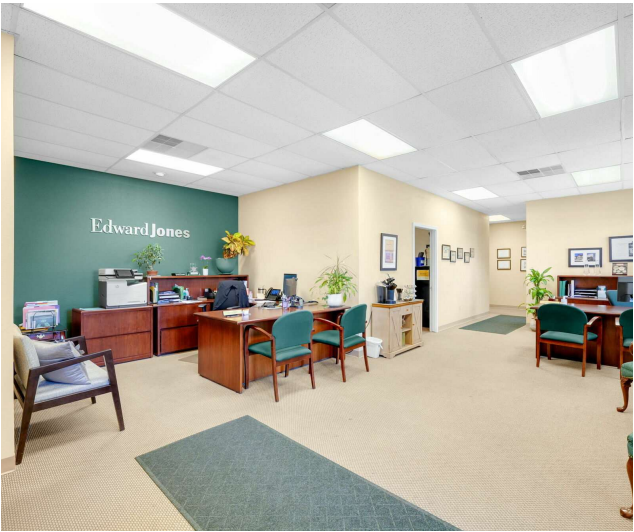
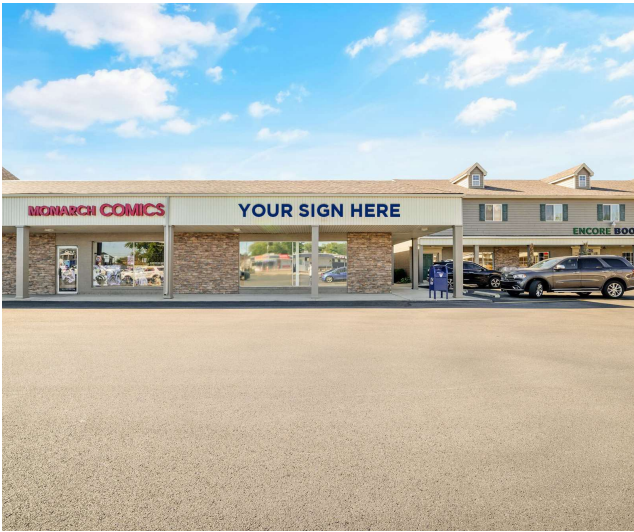
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SUITE 11B - LEASE PENDING - NATIONAL MEDIAL LAB USER



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EXTERIOR BUILDING PHOTOS



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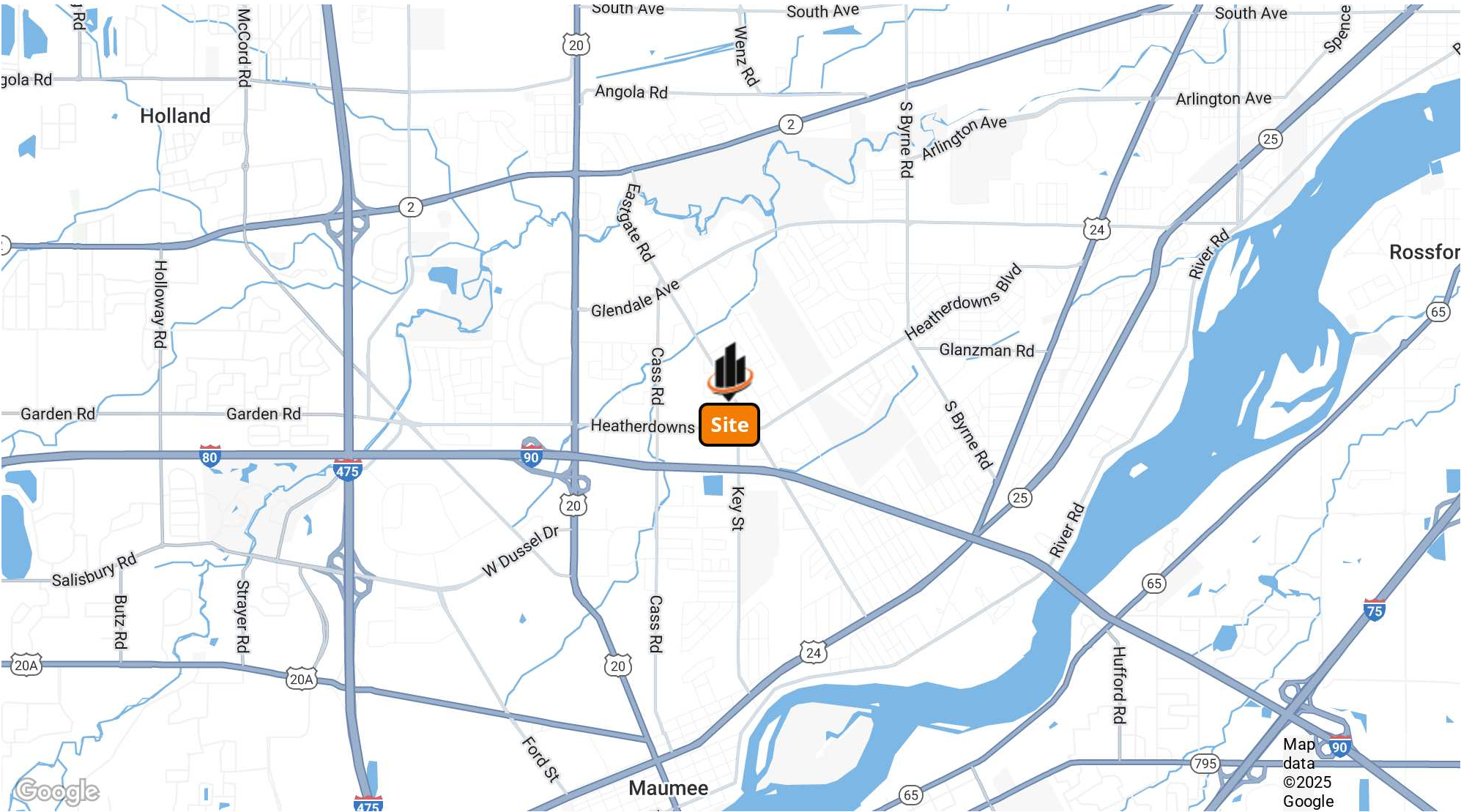
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LOCATION MAP

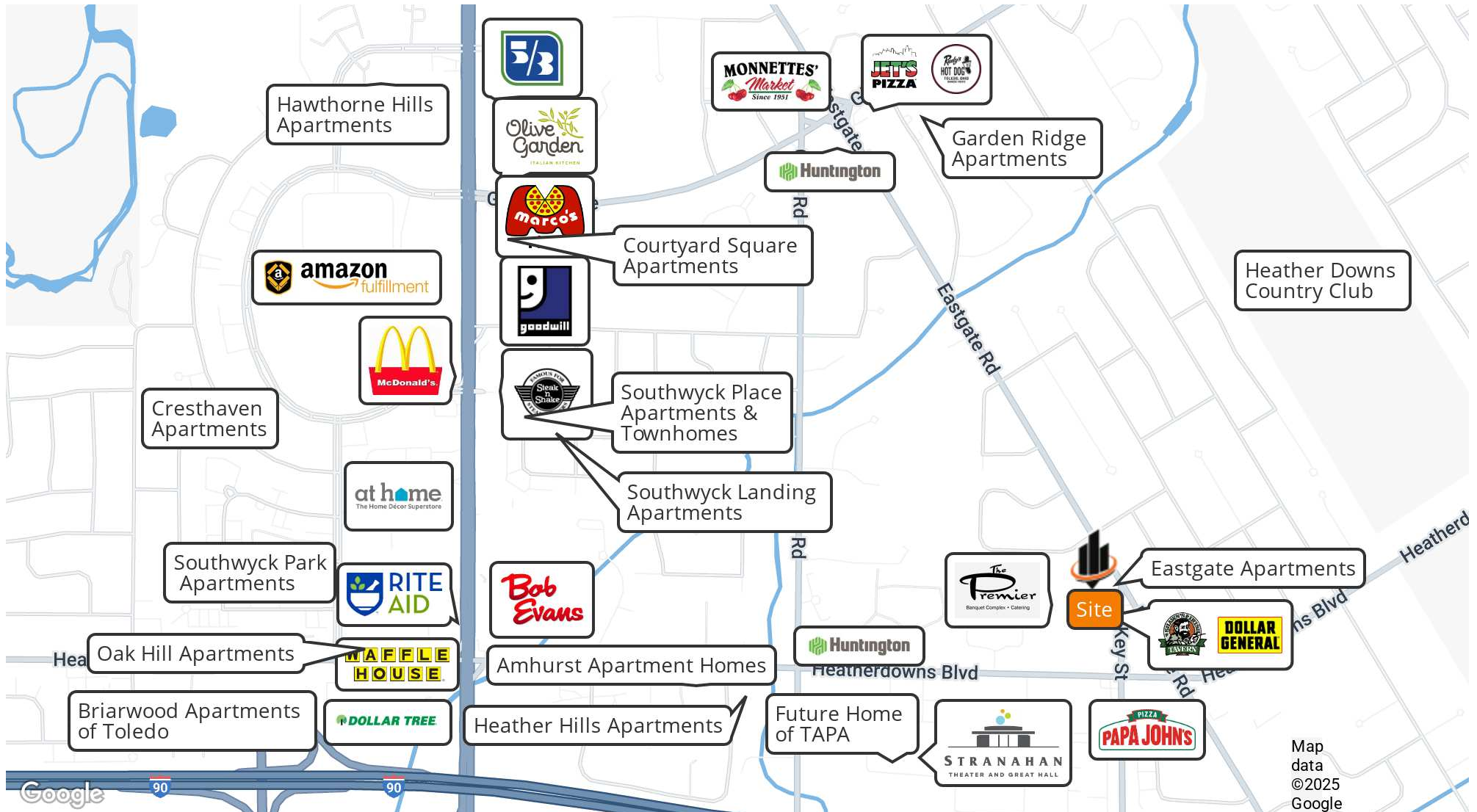


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RETAILER MAP



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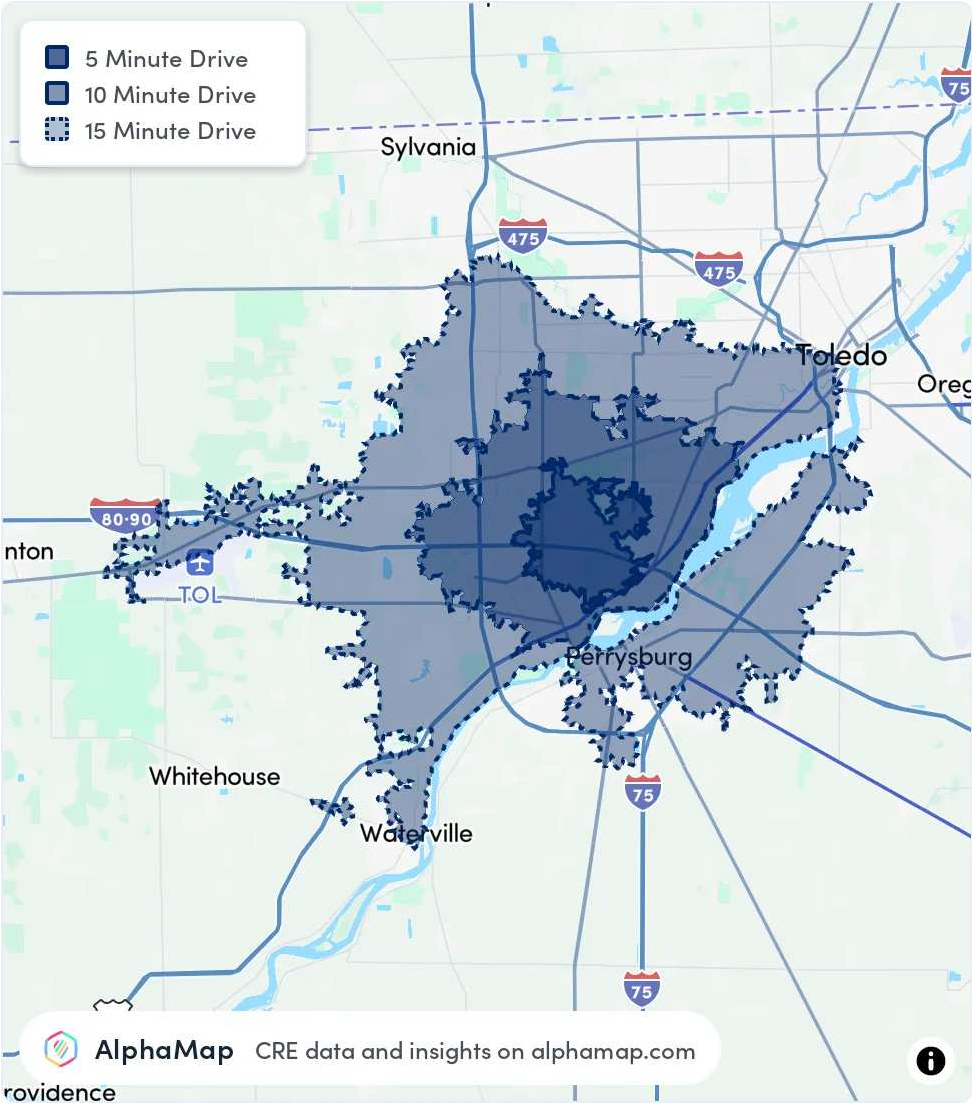
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AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	15,188	67,581	173,556
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	40	40
AVERAGE AGE (FEMALE)	45	43	43

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

Map and demographics data derived from AlphaMap



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