

BANK-ANCHORED STRIP

RETAIL FOR LEASE

12301 ECKEL JUNCTION ROAD, PERRYSBURG, OHIO 43551



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

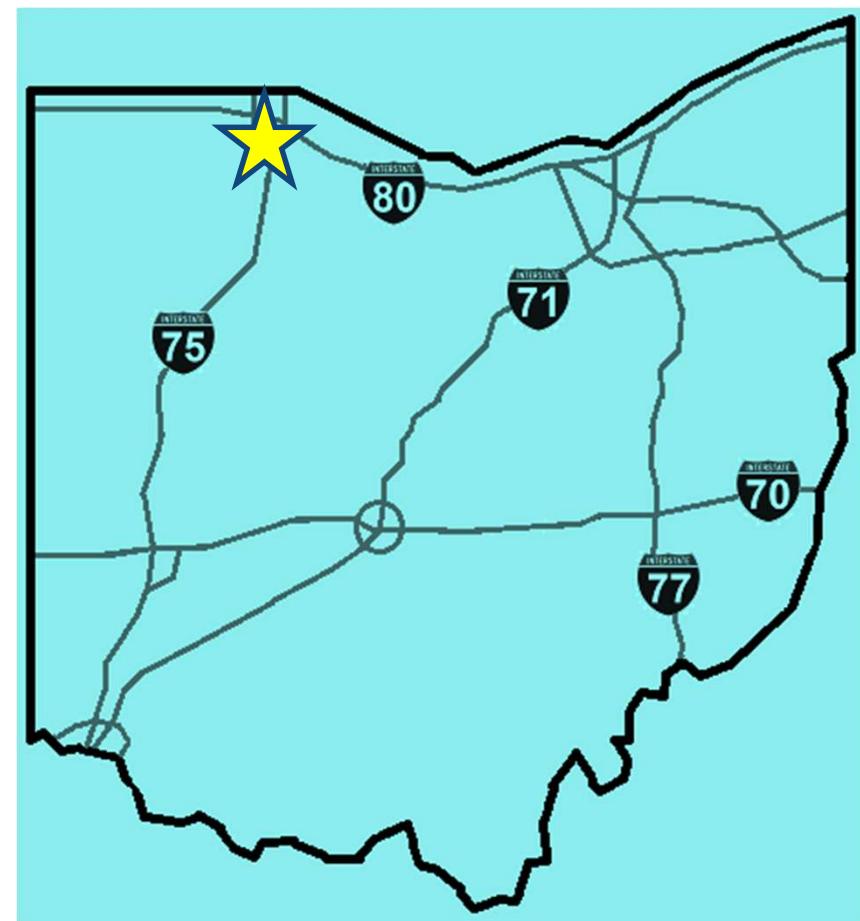
- +/-9,534 SF Class "A" retail center built in 2022 and anchored by Buckeye State Bank
- 2,580 SF available
- Shadow-anchored by Costco
- \$30.00 NNN
- \$8.00 op. expenses (1st year estimates):

CAM:	\$4.90
Taxes:	\$2.45
Insurance:	\$0.56
- 34,554 vehicles per day on N. Dixie Highway (ODOT)
- 1-mile average household income: \$106,931
- Monument signage and parking ratio of 7.23 per 1,000 SF

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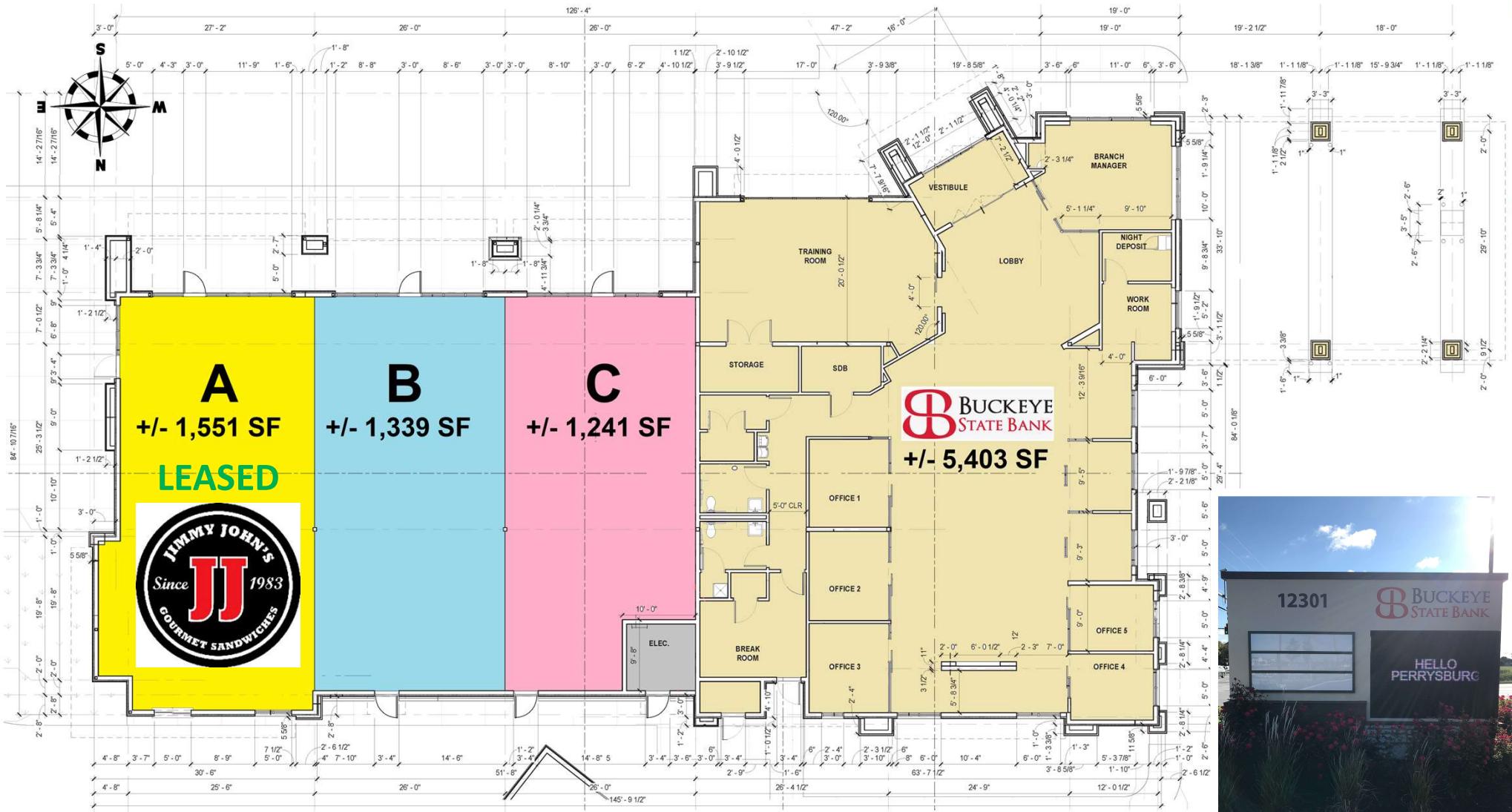
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AERIAL



SPACE PLAN



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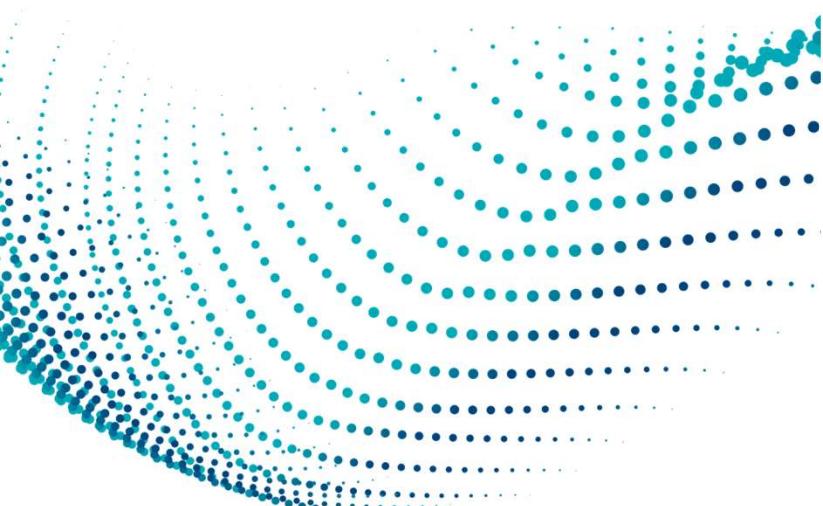
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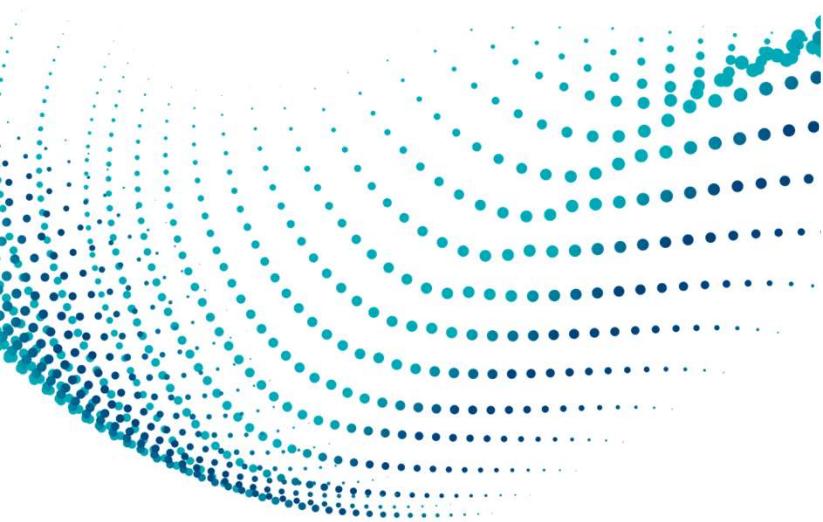
PHOTOS



DEMOGRAPHICS: 1-MILE RADIUS



DEMOGRAPHICS: 3-MILE RADIUS



DEMOGRAPHICS: 5-MILE RADIUS

