

4604 & 4608 WOODVILLE ROAD  
(FRONT BUILDING)  
NORTHWOOD, OH 43619 (LAKE TOWNSHIP)

RETAIL SPACE FOR LEASE  
1,000 Square Feet Units Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**WELL MAINTAINED RETAIL STRIP**



## GENERAL INFORMATION

### AVAILABLE SUITES

	SIZE	RATE
<b>4604 – Fomer Dance Studio</b>	1,000 SF	\$12.00/sf mod. gross
<b>4608 – Barbershop/Salon</b>	1,000 SF	\$12.00/sf mod. gross
<b>Total Available Space</b>	2,000 SF	

Building Size: 4,312 SF  
Number of Stories: 1  
Year Constructed: 1979, remodeled 2013  
Condition: Great  
Acreage: 2.26 acres  
Closest Cross Street: Route 579  
County: Wood  
Zoning: Retail  
Parking: 24 shared spaces  
Curb Cuts: 2  
Street: 4 lane, 2 way



For more information, please contact:

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#### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block/steel
Roof:	Rubber membrane
Floors:	Concrete
Floor Coverings:	LVP/polished concrete
Ceiling Height:	10' – 12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	120/208 200-amp panel
Restrooms:	1 per unit
Security System:	On-site cameras
Signage:	Street pylon + awning

#### BUILDING INFORMATION

Current Occupants:	Northwood Jewelers Barbershop SLR Accounting
Occupancy Date:	Upon lease signing
Sign on Property:	Yes
Showing Instructions:	Contact brokers

#### LEASE DETAILS

Term:	2+ years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Content liability insurance, suite janitorial, utilities

#### 2025 REAL ESTATE TAXES

Area:	Lake Twp./Northwood
Parcel Number:	H-28-712-030203004000
Total Annual Taxes:	\$12,847.51

#### Comments:

- Well maintained 4-unit retail strip center
- Located across from new Enclave Development (former mall site)
- Former barbershop and dance studio spaces available
- 1 mile to I-280 and 7 miles to I-90 (Ohio Turnpike)

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Unit - 4604



Unit - 4608



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#### 2024 TRAFFIC COUNTS (TWO-WAY)

18,424	Woodville Road (State Route 51)
6,501	State Route 579 (Williston Road)
30,810	I-280

#### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,706	\$95,582
3 MILE	20,438	\$76,688
5 MILE	66,790	\$64,337



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