



LEASE

Colonial Village Plaza

4400 HEATHERDOWNS BLVD

Toledo, OH 43614

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	62,720 SF
AVAILABLE SF:	1,000 - 8,000 SF
LOT SIZE:	6.24 Acres
BUILT/RENOVATED:	1967/2018
ZONING:	10-CN; Neighborhood Commercial
MARKET:	Toledo

PROPERTY OVERVIEW

Space ranging from 1,000-4,000 SF in the 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

- 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- 21,032 (23), Reynolds Rd- 21,464 (23)

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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
CEILING HEIGHT	8-14 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	\$1.13/SF
COMMON AREA EXPENSES	\$0.72/SF
INSURANCE	\$0.40/SF

LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2A	4,000 SF	NNN	\$13.00 SF/yr	Former Health Food Store
Suite 4A	3,000 SF	NNN	\$13.00 SF/yr	Former Deli
Suite 6	1,000 SF	NNN	\$13.00 SF/yr	Former Barber Shop

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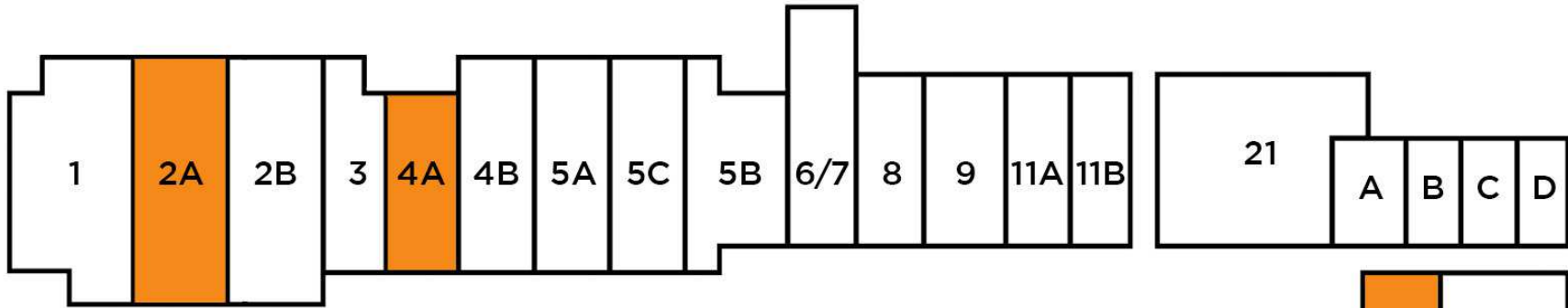
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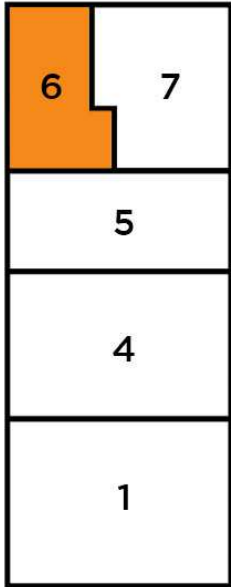
SITE PLANS

HEATHERDOWNS BOULEVARD



4400 HEATHERDOWNS BLVD	
UNIT #	TENANT
1	Cornerstone Credit Union
2A	Vacant
2B	Connecting People & Places
3	Acceptance Insurance
4A	Vacant
4B & 5A	Chiropractor 419
5C	Employ Bridge
5B	Rice King
6&7	Shawn's Irish Tavern
8	The Legacy Room
9	Laura's Framing
11A	Monarch Cards
11B	Edward Jones
21	Clarion Office
A-D	Encore Books

2410 KEY ST	
UNIT #	TENANT
1	Dollar General
4	American Martial Arts
5	Trapped Toledo
6	Vacant
7	Storage



KEY STREET

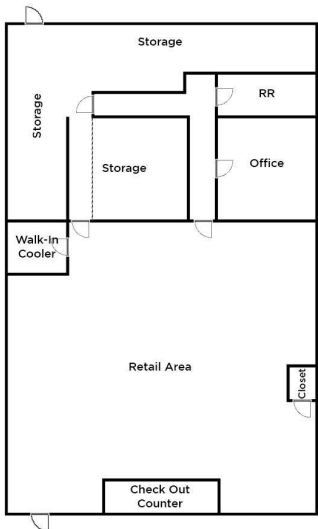
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SUITE 2A



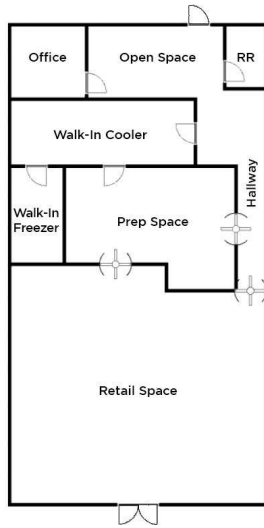
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SUITE 4A



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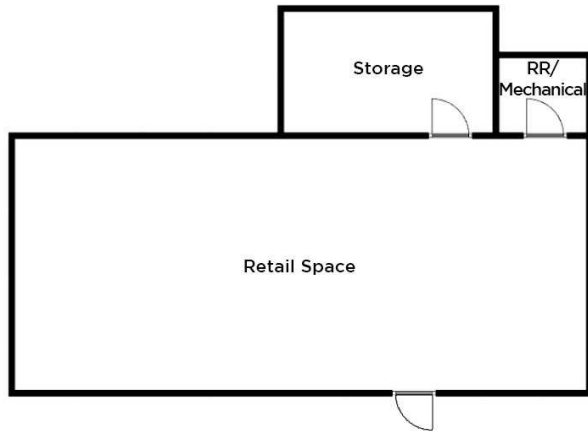
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SUITE 6



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EXTERIOR BUILDING PHOTOS



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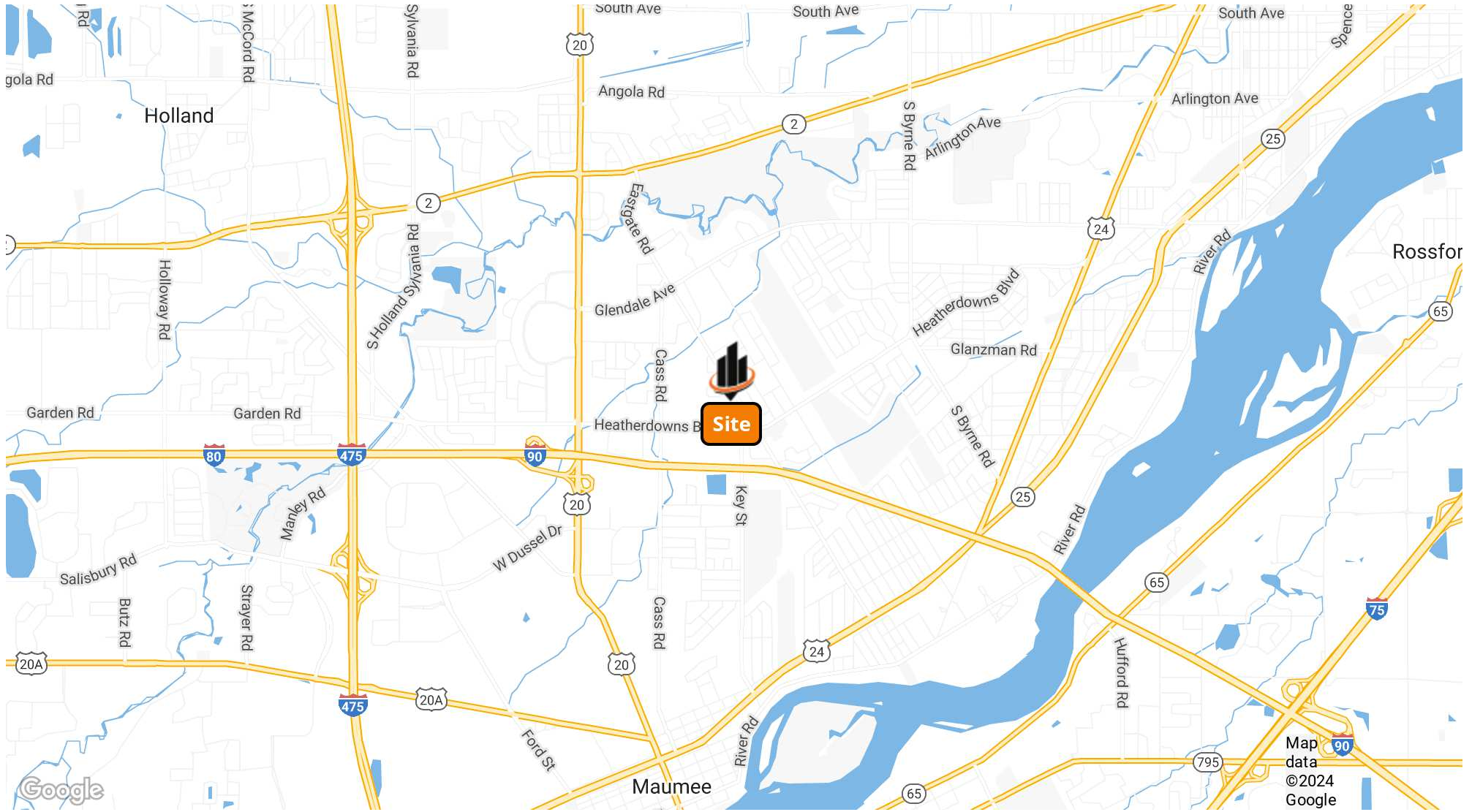
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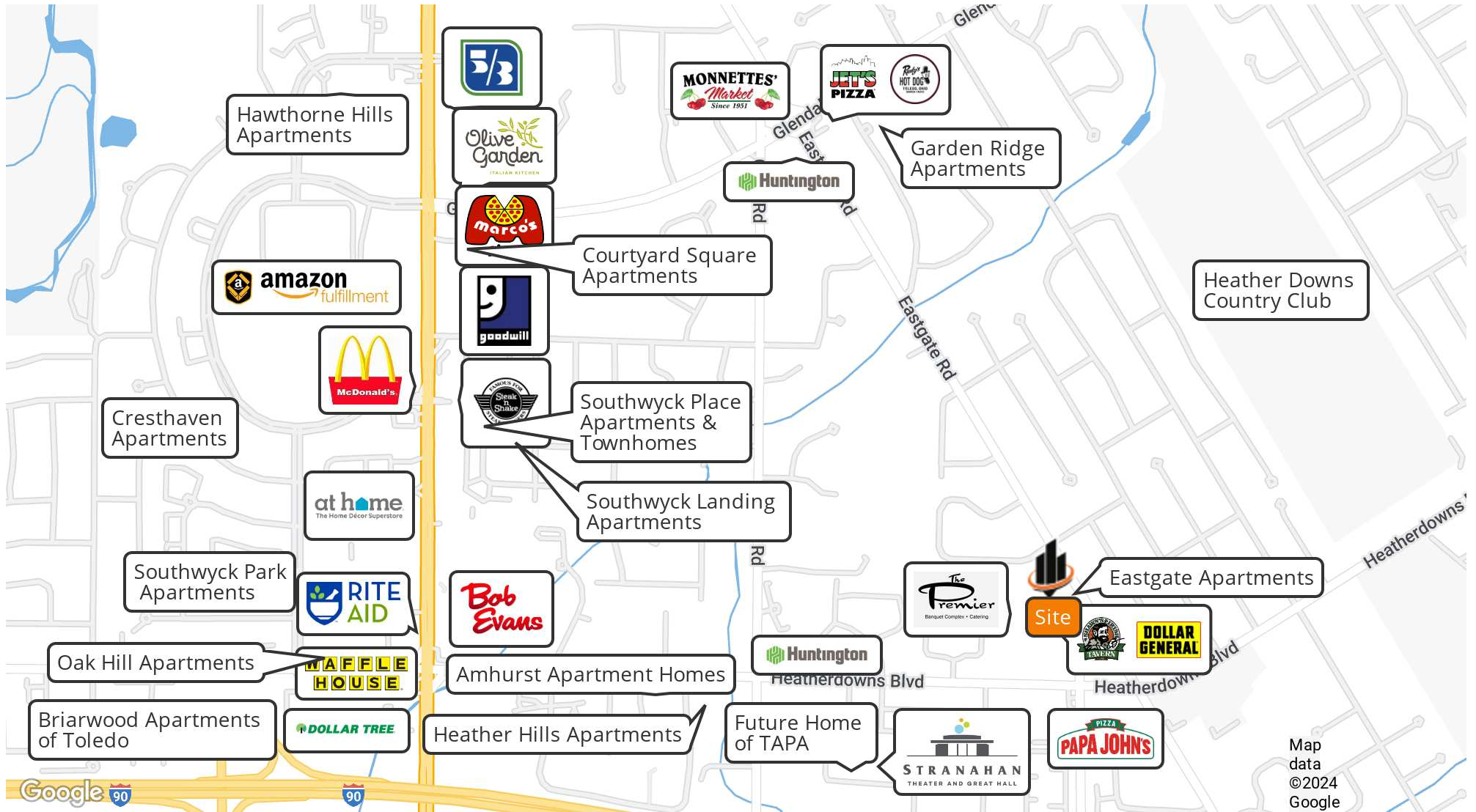
LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

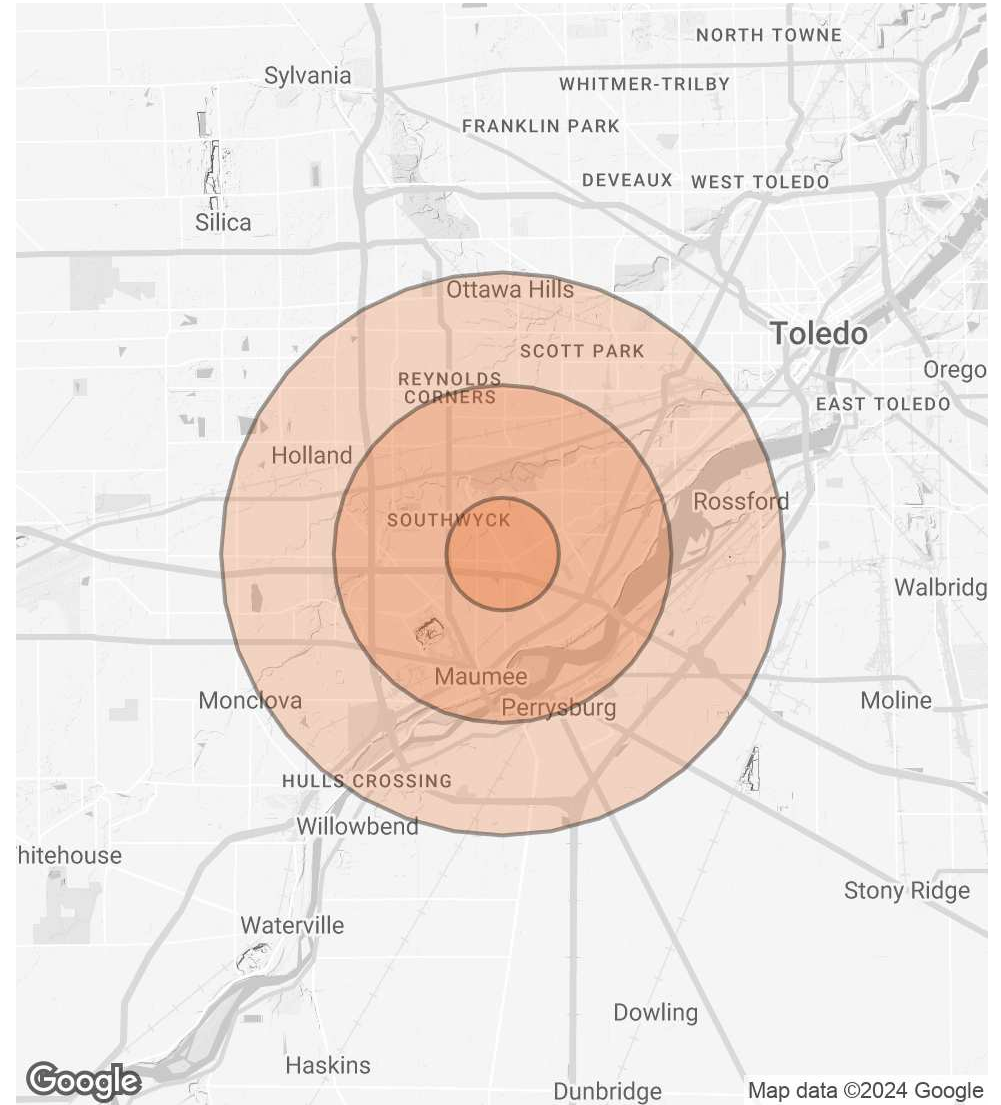
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,650	67,335	160,842
AVERAGE AGE	40.7	40.6	39.8
AVERAGE AGE (MALE)	36.2	39.0	38.2
AVERAGE AGE (FEMALE)	44.3	42.4	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,089	32,997	74,706
# OF PERSONS PER HH	2.1	2.0	2.2
AVERAGE HH INCOME	\$67,714	\$61,224	\$67,002
AVERAGE HOUSE VALUE	\$146,530	\$119,643	\$133,544

2020 American Community Survey (ACS)



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