



"Innovative Solutions at Work"

RETAIL BUILDING FOR SALE

6501 MONROE ST., SYLVANIA, OH 43560



SALE PRICE: **\$369,900.00**

OFFERING SUMMARY

Lot Size: 0.5 Acres

Year Built: 1962

Building Size: 3,974

Zoning: B-2

Price / SF: \$93.08

Traffic Count 22,638 VPD on Monroe
St. (2016)

PROPERTY HIGHLIGHTS

- Highest Traffic location in the Heart of Sylvania
- Potential re-use of building
- Former auto repair retail shop
- Building is currently vacant
- 4 garage doors 8 1/2' x 9'
- 2 offices and showroom
- 13' ceilings in bays

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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LOCATION INFORMATION

Street Address	6501 Monroe St.
City, State, Zip	Sylvania, OH 43560
County/Township	Lucas

BUILDING INFORMATION

Building Size	3,974 SF
Price / SF	\$93.08
Street	Primary: 4 + turn lane
Parking Spaces	Adequate
Curb Cuts	2 presently
Year Built	1962
Number Of Floors	1
Load Factor	Yes
HVAC	Gas Forced Air
Restrooms	Two
Framing	Concrete Block
Roof	Built-Up Bitimous
Ceiling Height	12 ft
Floor Coverings	Concrete
HVAC	Gas Forced Air
Electrical	440 amp
Over Head Doors	Four
Restrooms	Two

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	B-2
Lot Size	0.5 Acres
APN#	82-03707
Real Estate Taxes	\$2,176.21/half



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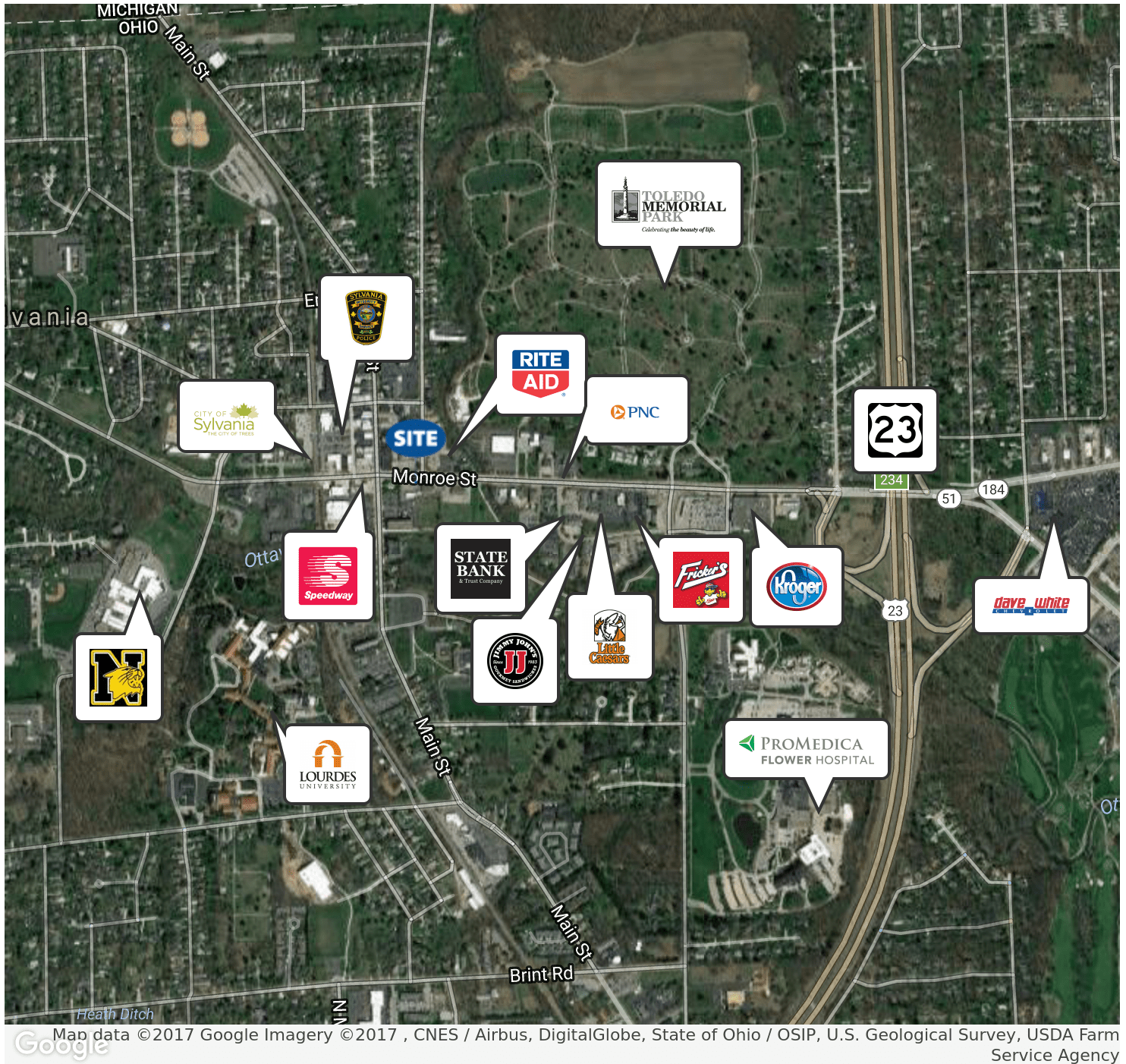
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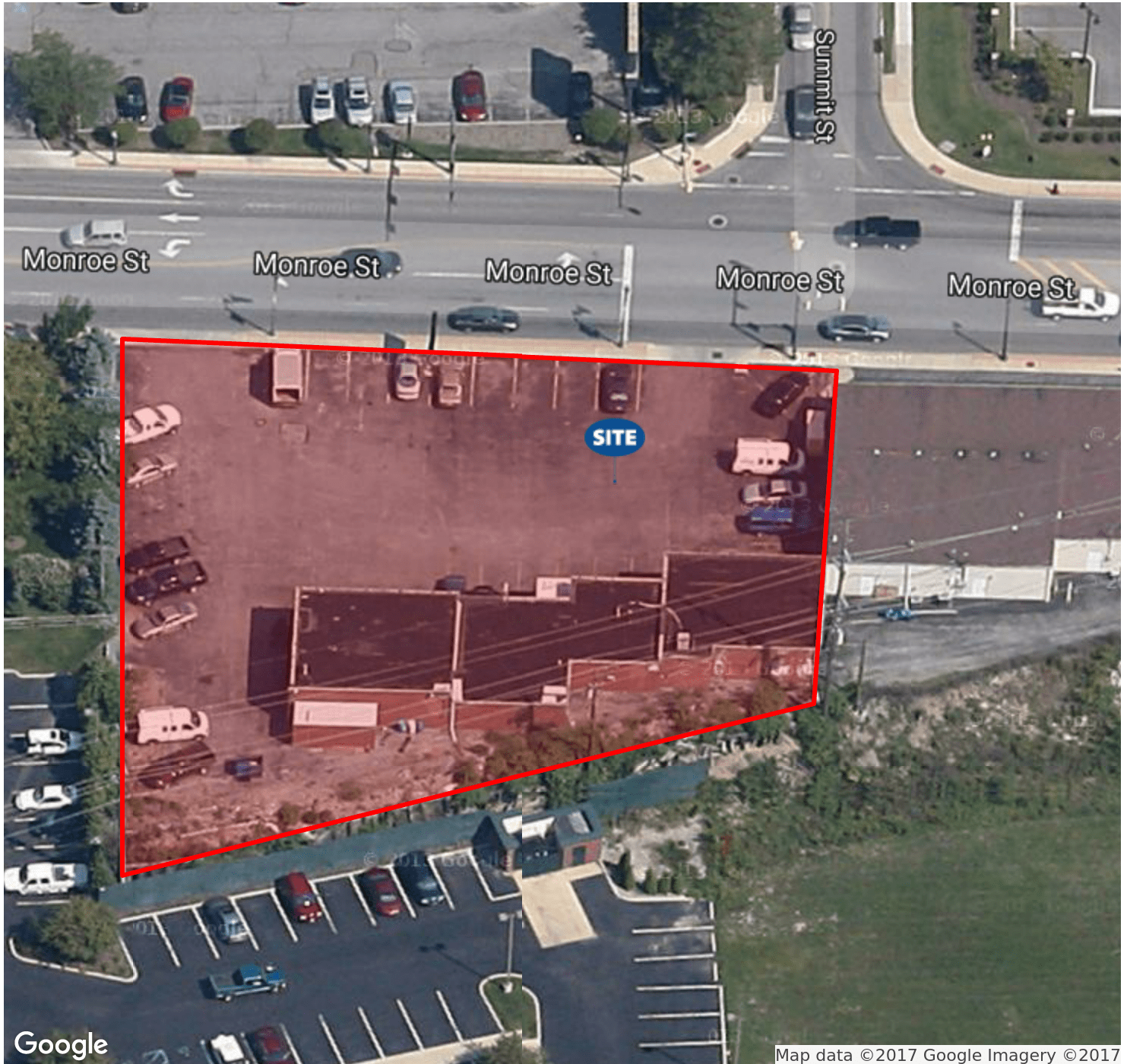
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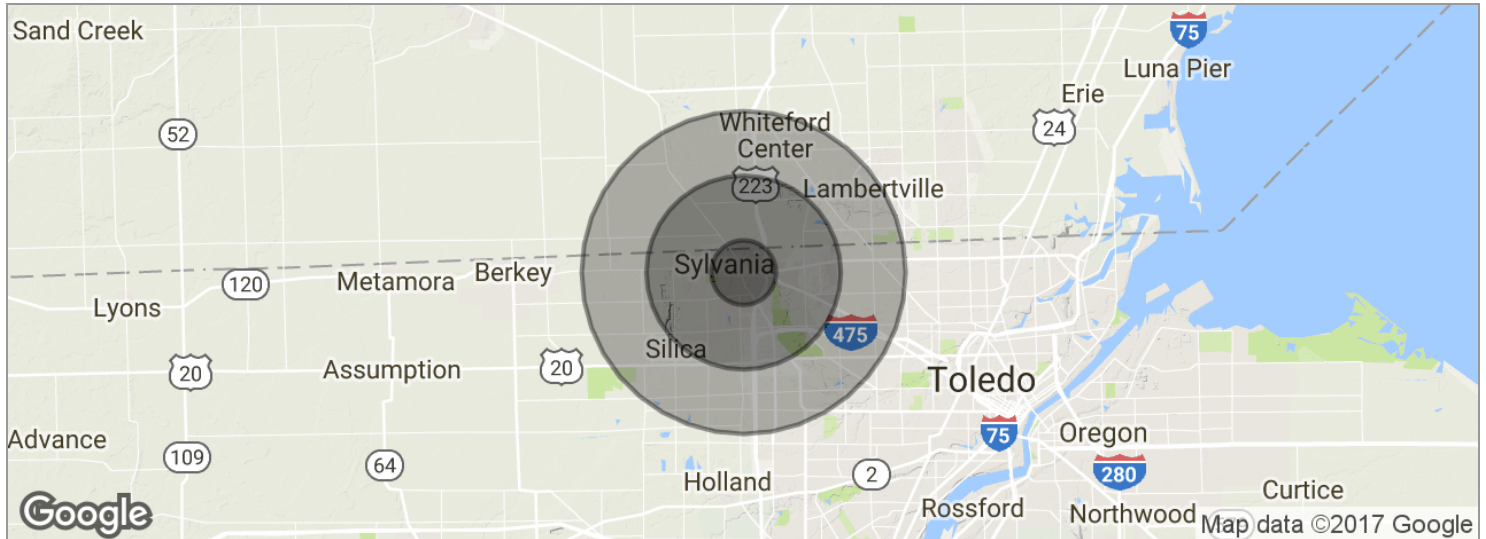
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,494	47,040	104,454
Median age	43.3	41.4	40.7
Median age (male)	43.2	39.6	38.9
Median age (Female)	43.2	42.9	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,950	18,611	41,795
# of persons per HH	2.5	2.5	2.5
Average HH income	\$93,754	\$92,313	\$83,391
Average house value	\$202,599	\$214,373	\$206,258

* Demographic data derived from 2010 US Census

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