

TIMBERSTONE CENTER

7565-7633 W. Sylvania Ave., Sylvania, OH 43560



Offering Summary

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size:	35,347 SF
Available SF:	1,600; 2,520; 4,865 SF
Lot Size:	6.81 Acres
Year Built:	2001
Renovated:	2006
Zoning:	B2 General Business District
Market:	Toledo
Submarket:	West Toledo/Sylvania
Traffic Count:	14,316

Property Overview

- Premier Kroger-anchored shadow center located in Sylvania, Ohio, available for lease
- Suite 7565 is 4,865 SF (40+' x 120'), space is clear span and can be subdivided - 2,400 SF (20' x 120')
- Suite 7607-7609 2520 SF, previously occupied by Nail Salon
- Center experiences great retail synergy with many national and regional tenants
- Tenants include: Hallmark, Tan Pro, Pizza Hut, Subway, Sunny Cleaners, All American Karate, Jed's and Sylvania Nutrition
- Kroger fuel center in front outparcel and new 270-unit apartment complex recently built behind shopping center

Location Overview

- Located at the intersection of W. Sylvania Avenue and N. King Road, one mile north of W. Central Avenue

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Lease Details

Available SF	1,600 - 4,865 SF
Lease Rate	\$13.50 SF/yr
Lease Type	NNN
Tenant Responsible For	Pro rata share real estate taxes, insurance and CAM

Building Information

Building Size	35,347 SF
Number Of Floors	1
Year Built	2001
Renovated	2006
Tenancy	Multiple
Center Type	Street Retail
Condition	Excellent
Construction Status	Existing
Roof System	Composite
Clear Ceiling Height (Max)	10 ft
Restrooms	ADA
Exterior Signage	Channel
Delivery Area	Delivery: Rear
Lighting	Fluorescent
Climate Controlled	Yes

Property Details

Zoning	B2 General Business District
Acreage	6.81 Acres
Parcel / APN Numbers	82-05977
# Parking Spaces	225

Location Information

Building Name	Timberstone Center
City, State & Zip	Sylvania, OH 43560
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	N. King Road
Signal Intersection	Yes
Traffic Count	14,316

Utilities

Internet Provider	Various
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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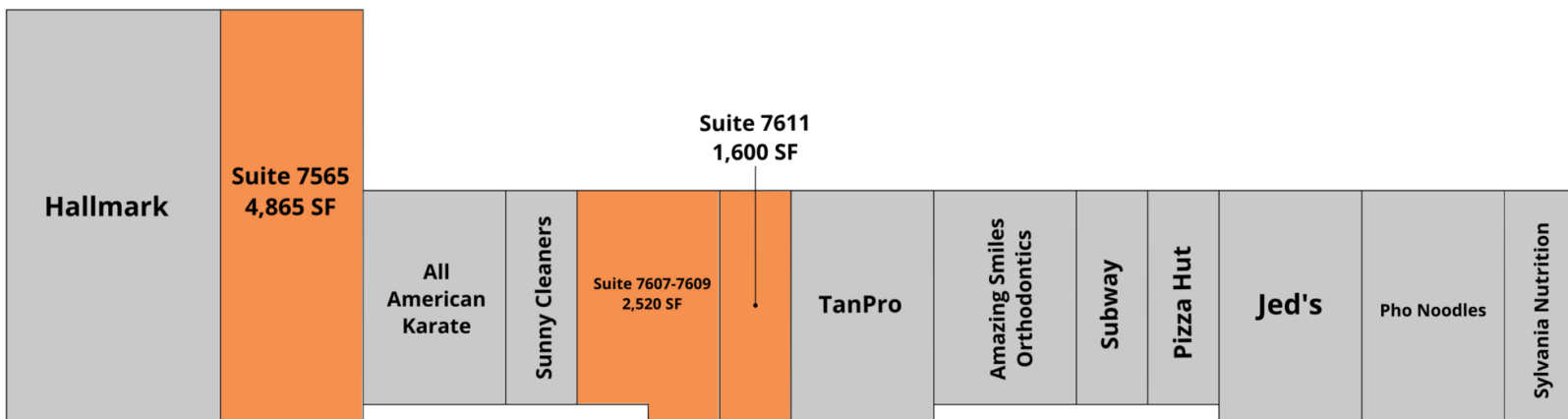
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Legend

Available

Unavailable

Available Spaces

Suite	Size	Type	Rate
Suite 7565	4,865 SF	NNN	\$13.50 SF/yr
Suite 7607-7609	2,520 SF	NNN	\$13.50 SF/yr
Suite 7611	1,600 SF	NNN	\$13.50 SF/yr

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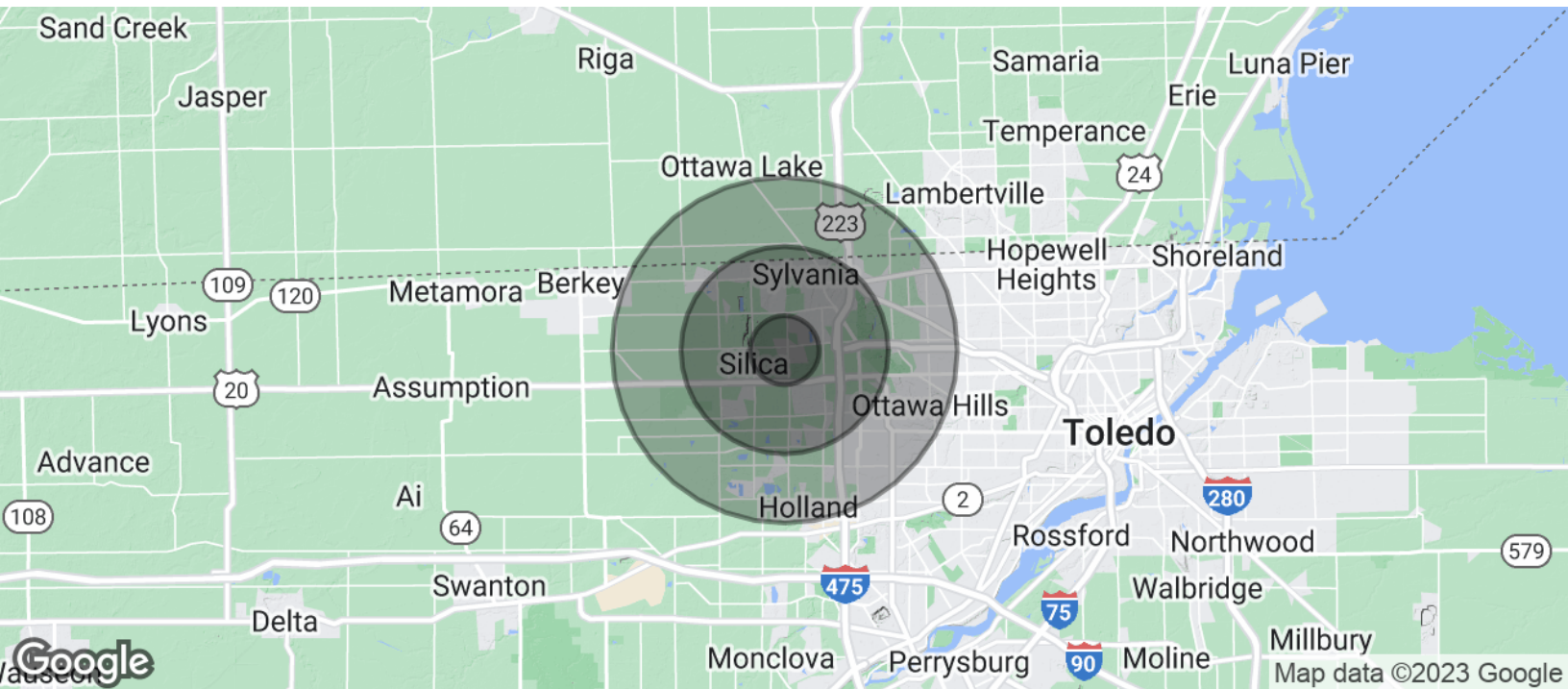
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,753	45,498	99,655
Average Age	48.8	43.2	42.7
Average Age (Male)	44.7	40.2	40.2
Average Age (Female)	49.4	44.2	44.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,375	19,878	44,151
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$167,861	\$106,137	\$91,779
Average House Value	\$281,375	\$207,106	\$179,816

* Demographic data derived from 2020 ACS - US Census

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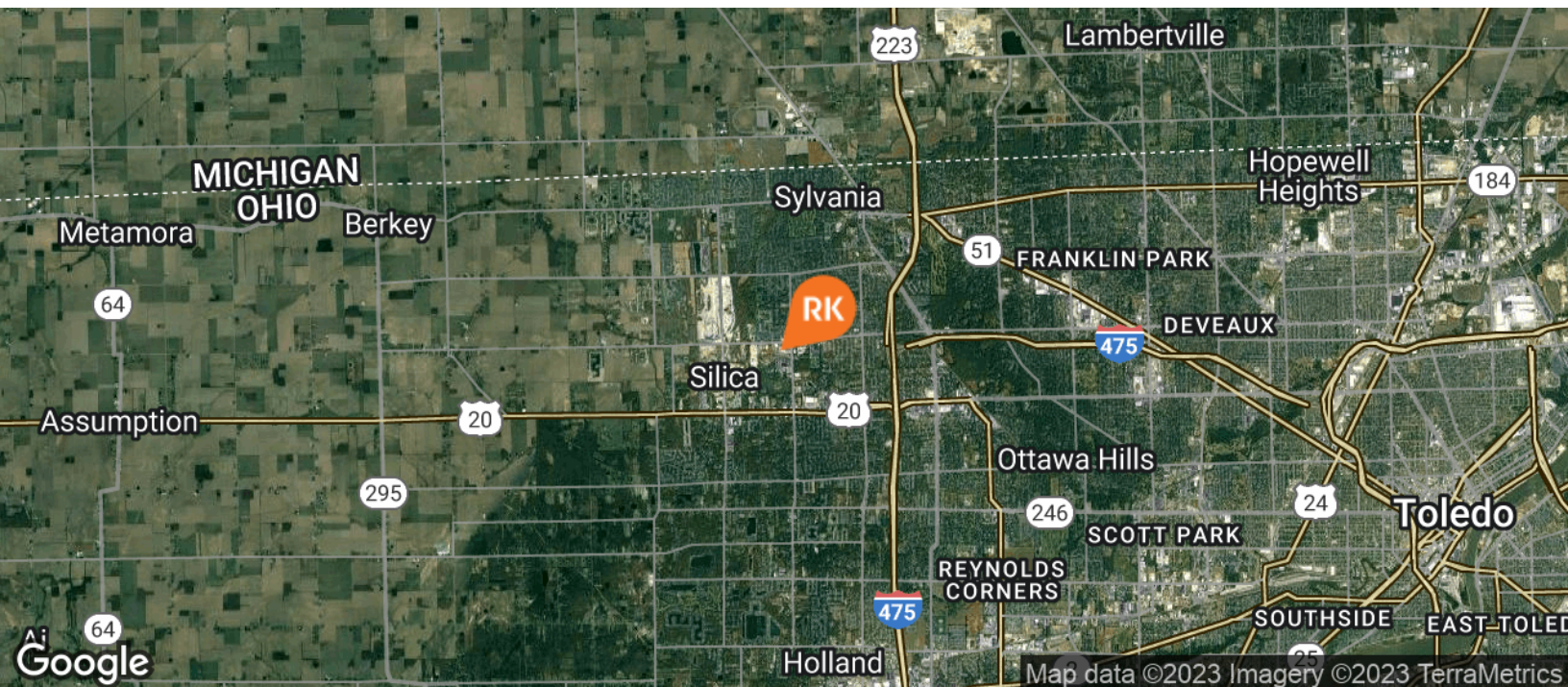
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