

4725 WOODVILLE ROAD
LAKE TOWNSHIP, OH 43619

RETAIL FOR SALE OR LEASE
13,614 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

NORTHWOOD PLAZA

REDUCED



GENERAL INFORMATION

Sale Price:	\$398,000
Lease Rate:	\$8.00 per square foot NNN
Building Size:	13,614 square feet (2 buildings)
Space Available:	Suite D – 1,000 sf Suite E – 4,000 sf (former bar) Suite I – 1,200 sf (former tattoo parlor)
Number of Stories:	1
Year Constructed:	1979
Condition:	Good
Closest Cross Street:	Williston Road (SR 579)
County:	Wood
Zoning:	B-1 Neighborhood Business District
Parking:	75 spaces in common
Curb Cuts:	2
Street:	4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick and concrete block
Structural System:	Steel beam
Roof:	Standing seam metal
Floors:	Concrete
Floor Coverings:	Ceramic and vinyl tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas and electric
Air Conditioning:	Central
Power:	200 amps
Restrooms:	1 or 2 per unit
Sprinklers	No
Delivery Area:	Parking lot and/or rear of building
Signage:	Pylon and fascia

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,837	\$56,429
3 MILE	21,468	\$46,094
5 MILE	69,215	\$37,720

Comments:

- Rent roll and P&Ls on file.
- Located at the Woodville Road (SR-51) and Williston Road (SR-579) intersection.
- Owner will split space under the right terms and conditions.
- Numerous long term tenants.
- Sale includes a 0.63-acre parcel.
- Property presents a nice user/investment opportunity.

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant responsible for utilities, interior maintenance and common area maintenance.	

BUILDING INFORMATION

Current Tenant:	None – building is vacant
Occupancy Date:	Upon closing or lease execution
Other Tenants:	Northwood Jewelers Dance Attitudes Grooming by Toni Hair-age-ous Salon
Sign on Property:	Yes
Key Available:	No - shown by appointment

2016 REAL ESTATE TAXES

Parcels:	H28-712-030202005000 H28-712-030202003000
Total Annual Taxes:	\$8,383.85

TRAFFIC COUNTS (TWO-WAY)

Woodville Road	16,330 cars per day
Located at traffic light	
1 mile to I-280	

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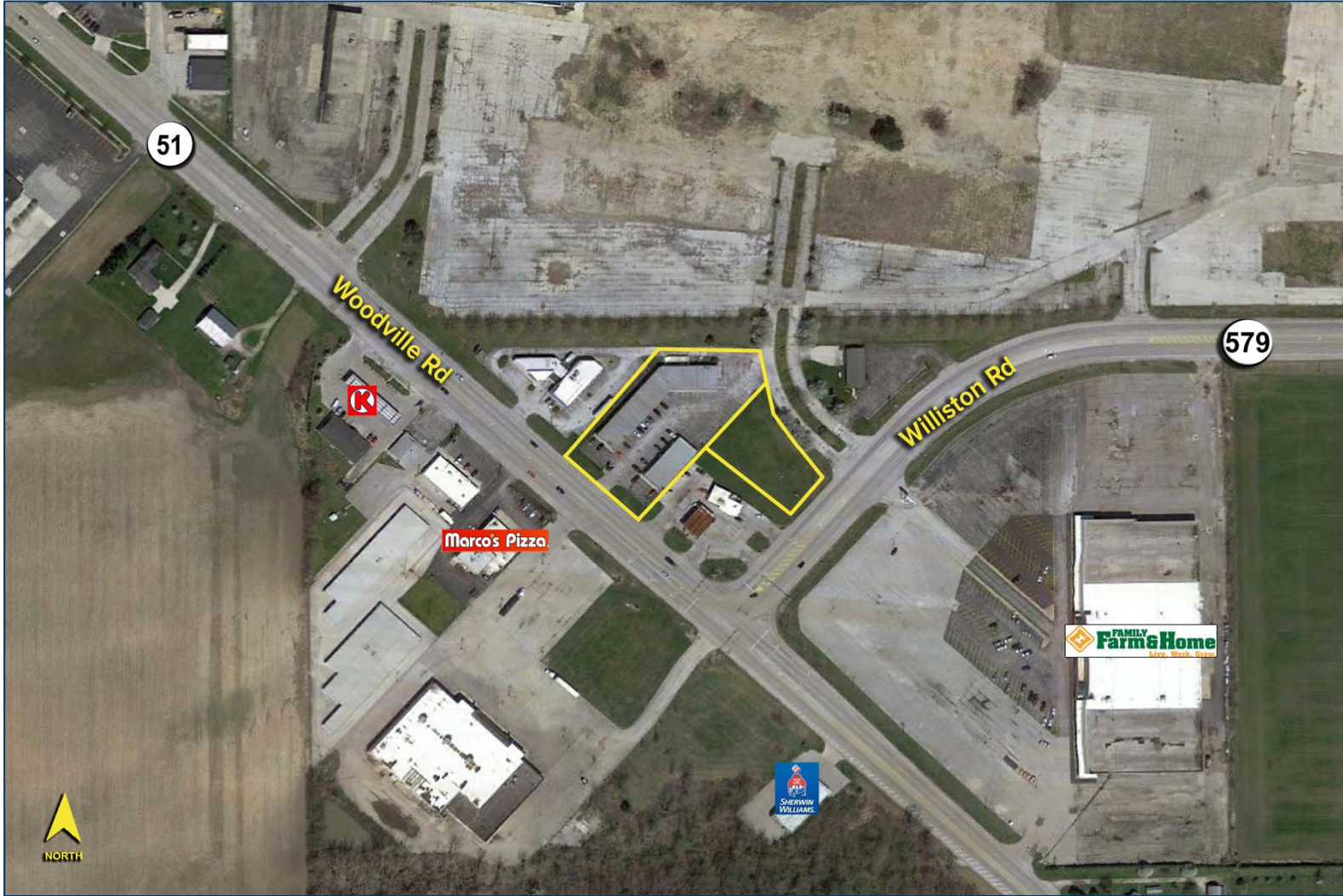
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