

PREMIER SITE FOR SALE OR BUILD TO SUIT

Walmart Outparcel

1411 S. MCCORD ROAD

Holland, OH 43528

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable
LEASE RATE:	\$38.00 SF/yr (NNN)
LOT SIZE:	3.128 Acres
ZONING:	B2 - General Business
MARKET:	Metro Toledo
SUBMARKET:	Holland
APN:	7100780

PROPERTY OVERVIEW

Join Walmart and other major national retailers in this highly desirable retail area. This 3.13 acre Walmart outparcel with General Business zoning is available for lease or sale. Site pad contains an existing 3,300 SF of unfinished/shell space with second pad suitable for up to 7,000 SF building. May be land leased, built to suit, or a multi-tenant building with patio area and drive-thru. Situated just 1/2 mile north of US-23/I-475 interchange.

PROPERTY HIGHLIGHTS

- Prime location near high retail drivers such as Walmart, Sam's Club, Value City Furniture, Dick's Sporting Goods, Hobby Lobby, TJ Maxx, Target, and many others
- Opportunity for a free standing single tenant, restaurant, or other retail uses
- Excellent visibility with 350 ft of frontage along 4-land road
- Utilities available on site
- VPD's: McCord Rd- 22,917 (23), Airport Hwy- 33,531 (23), I-475- 87,179 (23)

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PROPERTY DETAILS

SALE PRICE	NEGOTIABLE
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LEASE RATE	\$38.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Walmart Outparcel
STREET ADDRESS	1411 S. McCord Road
CITY, STATE, ZIP	Holland, OH 43528
COUNTY	Lucas
MARKET	Metro Toledo
SUB-MARKET	Holland
CROSS-STREETS	Airport Hwy

UTILITY INFORMATION

WATER	City of Toledo
ELECTRIC	Toledo Edison
GAS	Columbia Gas of Ohio

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WALMART OUTPARCEL | 1411 S. McCord Road Holland, OH 43528

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	B2 - General Business
LOT SIZE	3.128 Acres
APN #	7100780
LOT FRONTAGE	350 ft

BUILDING INFORMATION

1ST BUILDING EXISTING, SHELL SPACE	3,300 SF Suitable for Individual or 2-Tenant use
2ND BUILDING EMPTY RETAIL PAD	Ability to build up to 7,000 SF With 40' of frontage facing McCord
BEST USE	Retail, Restaurant, Single Tenant

RENDERINGS



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EXISTING STRUCTURE PHOTOS



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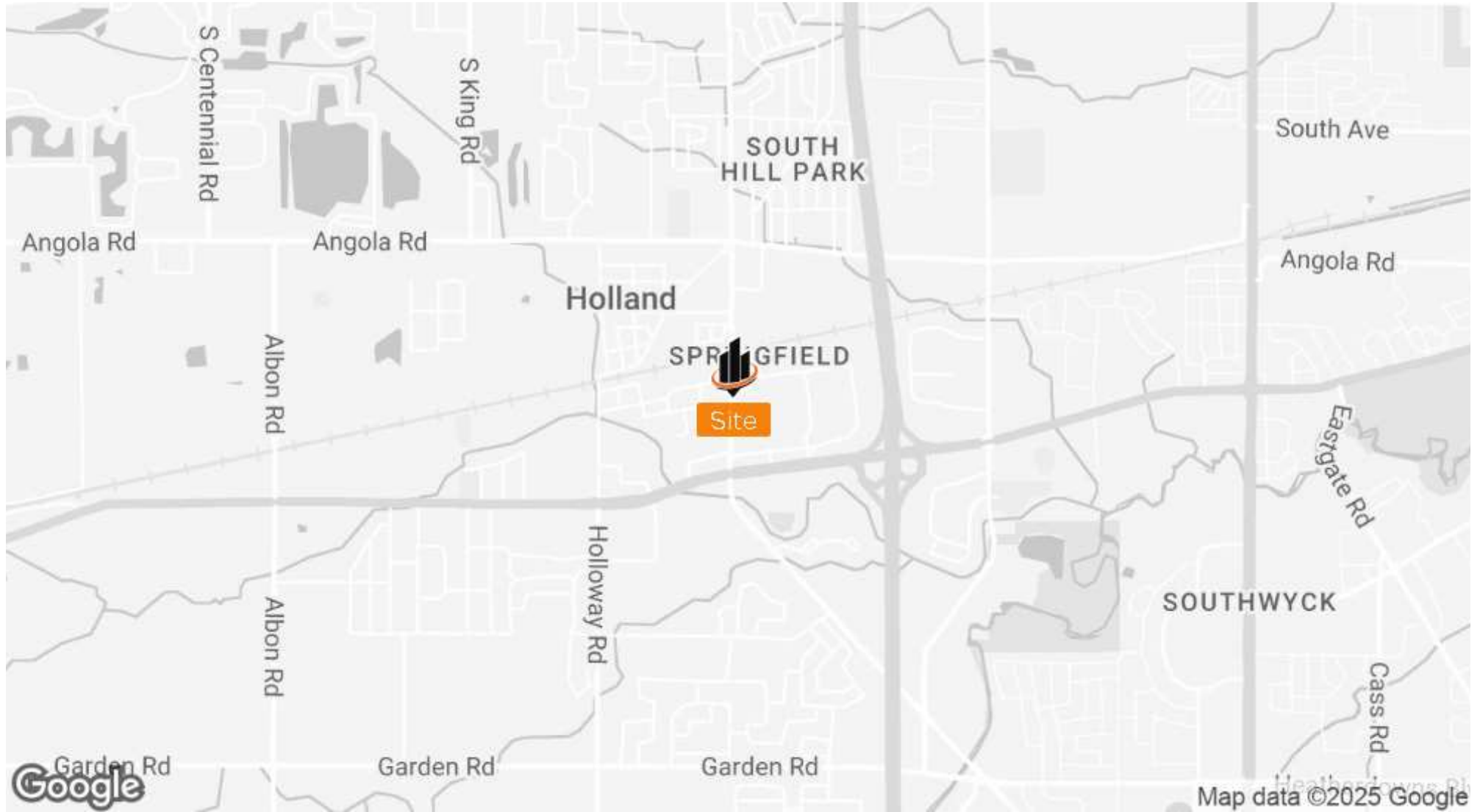
SITE PLANS



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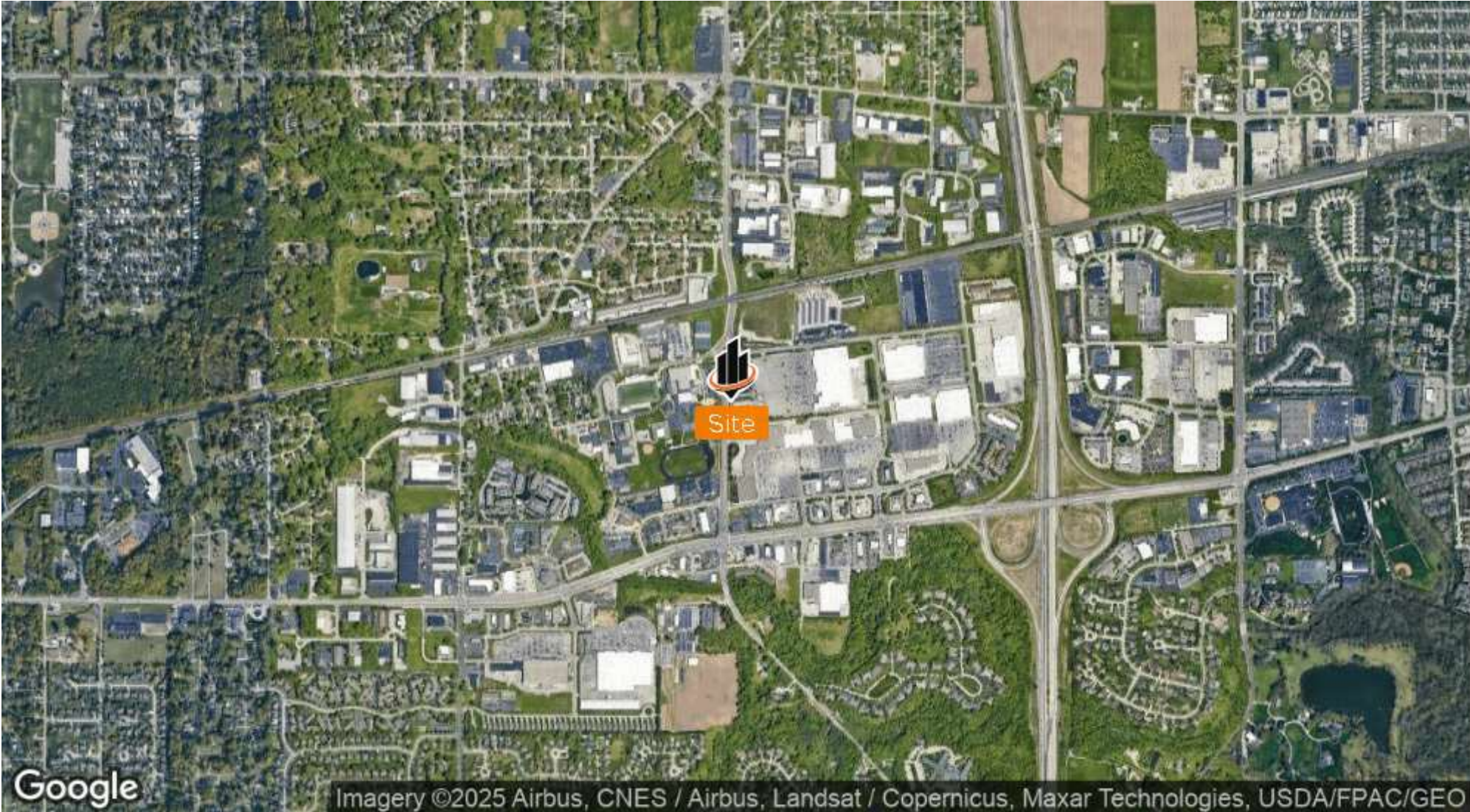
LOCATION MAP



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AERIAL MAP



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RETAILER MAP



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AREA ANALYTICS

POPULATION

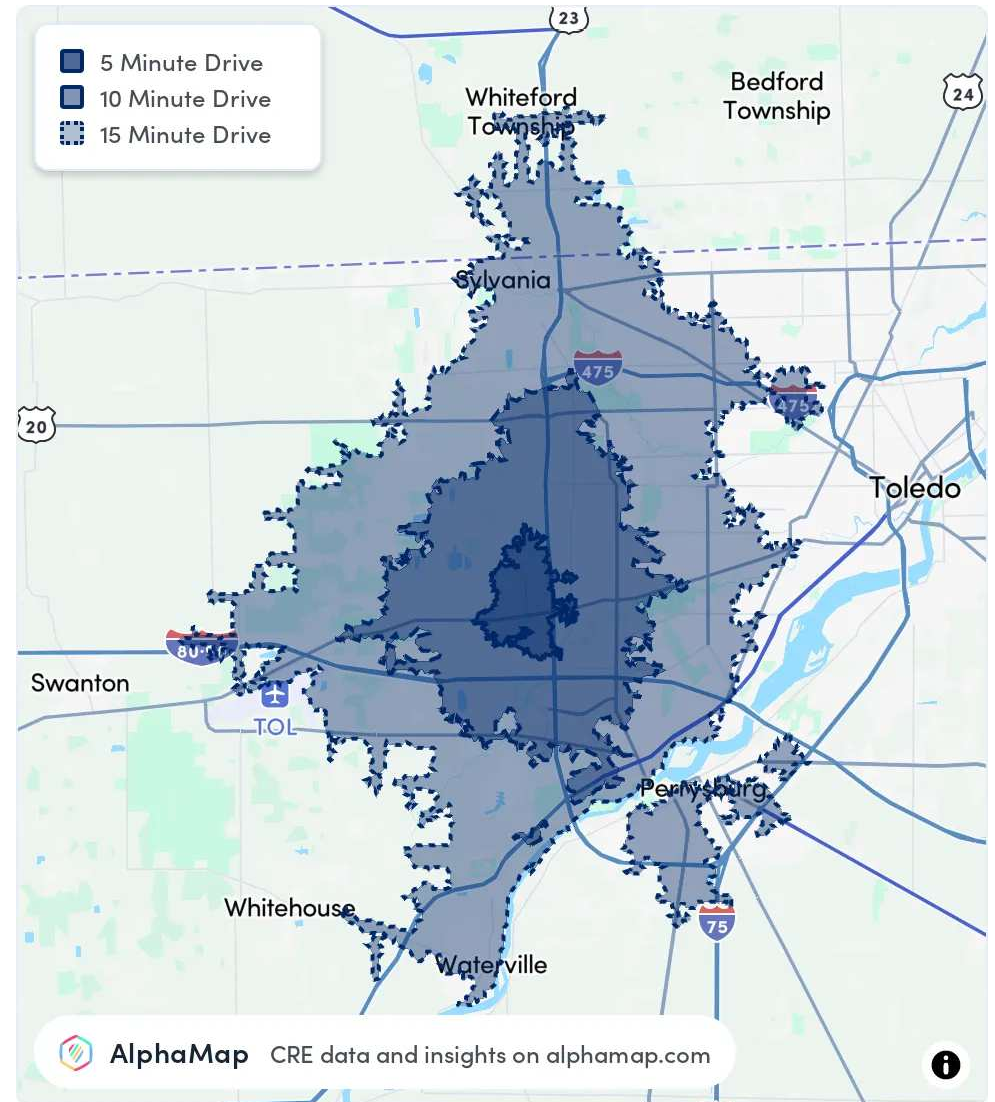
5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	6,965	67,874	186,691
AVERAGE AGE	44	43	42
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	46	44	43

HOUSEHOLD & INCOME

5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,984	30,140	80,948
PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$83,892	\$97,208	\$98,526
AVERAGE HOUSE VALUE	\$215,095	\$223,000	\$236,228
PER CAPITA INCOME	\$36,474	\$42,264	\$42,837



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