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Commercial Real Estate  
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Four SeaGate, Suite 608, Toledo, OH 43604

**RETAIL BUILDING FOR SALE/  
RETAIL SPACE FOR LEASE  
4725 WOODVILLE ROAD  
(AKA 4621 WOODVILLE ROAD)  
LAKE TOWNSHIP, OH 43619**



**SALE PRICE:** \$425,000  
**LEASE RATE:** \$8.00 per square foot NNN

**General Information:**

**Building Size:** 13,614 square feet (2 buildings)

**Space Available:**

- Suite D – 1,000 sf
- Suite E – 4,000 sf (former bar/restaurant)
- Suite I – 1,200 sf (former tattoo parlor)

**Number of Stories:** 1

**Year Constructed:** 1979

**Condition:** Good

**Closest Cross Street:** Williston Road (SR579)

**County:** Wood

**Zoning:** B-1 Neighborhood Business District

**Parking:** 75 spaces in common

**Curb Cuts:** 2

**Street:** Woodville Road – 4 lane with center turn lane

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**For more information contact 419-249-7070**

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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  
**Security System:** No  
**Restrooms:** 1 or 2 per unit  
**Overhead Door:** None  
**Sprinklers:** No  
**Signage:** Pylon and fascia  
**Delivery Area:** Parking lot and/or rear of building

***Traffic Counts:***

Woodville Road – 16,330 cars per day (2006)  
  
Located at a traffic light.  
1 mile to I-280.

***Real Estate Taxes as of 2015:***

**TD:** H28 Lake Local School District  
**Parcel:** H28-712-030202005000 and  
H28-712-030202003000  
  
**Total Annual Taxes:** \$10,618.42

***Lease Details:***

**Term:** 3 to 5 years  
**Security Deposit:** 1 month's rent  
**Options:** Negotiable  
**Improvement Allowance:** None

Tenant responsible for utilities, interior maintenance and common area maintenance.

***Building Information:***

**Current Tenant:** None – available space 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

***Remarks:***

- Rent Roll and P&L's 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.

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***Demographics:***

1 mile radius:

Population – 2,837

Average HH Income – \$69,732

3 mile radius:

Population – 21,468

Average HH Income – \$58,767

5 mile radius:

Population – 69,215

Average HH Income – \$50,029

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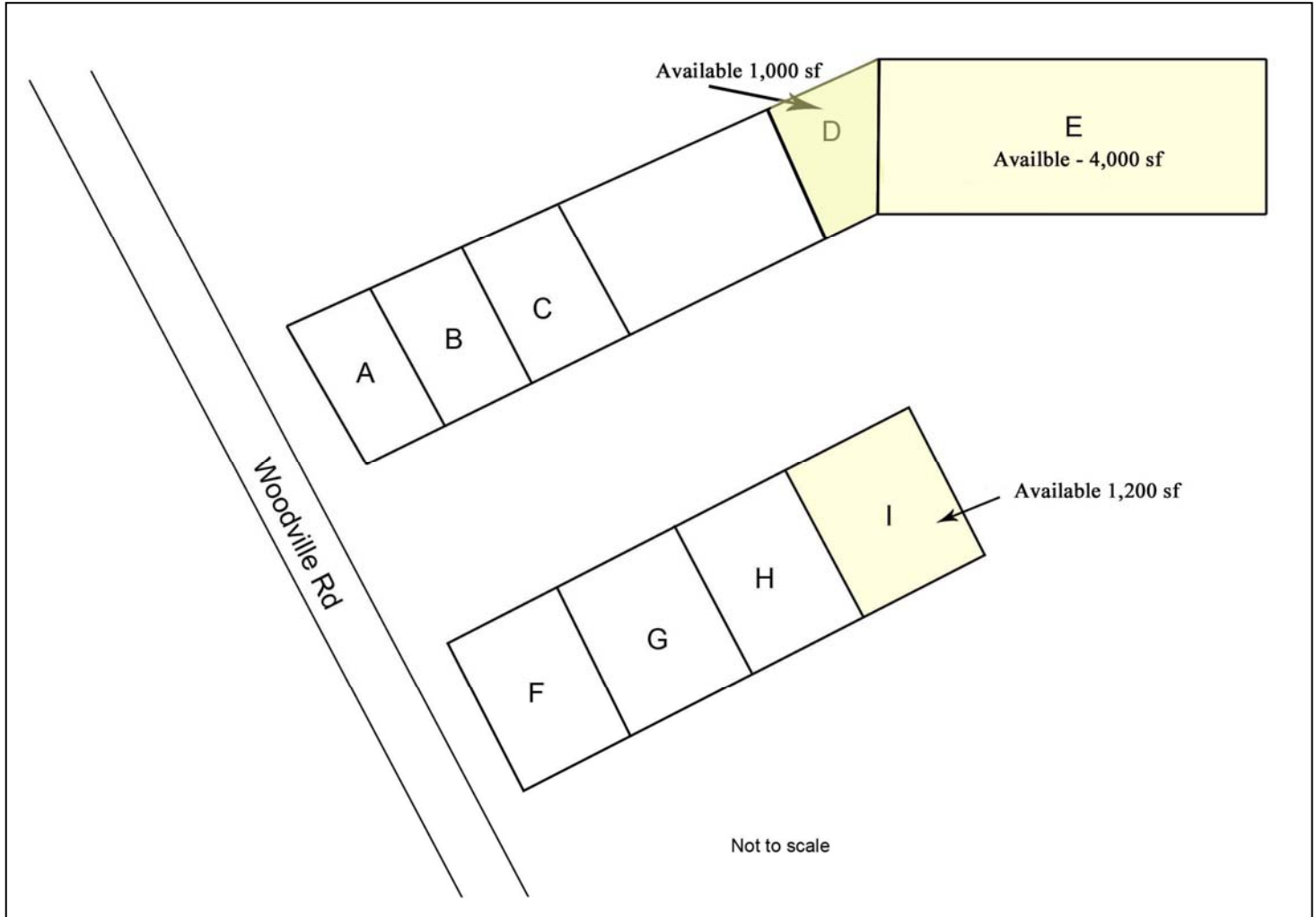


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