



"Innovative Solutions at Work"

# RETAIL/OFFICE LEASE: PROMENADE SHOPS

5577 MONROE ST., SYLVANIA, OH 43560



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF NNN
NNN:	\$4.95/SF (2019)
Available SF:	4,874 SF
Building Size:	34,399 SF
Zoning:	Commercial
County:	Lucas
Parking Spaces:	120
Traffic Count:	22,250 VPD on Monroe St. (2010)

## PROPERTY OVERVIEW

One of Monroe Street's premiere strip retail centers  
 Minutes from Franklin Park Mall  
 East end cap available  
 Great visibility with a tremendous amount of window frontage  
 Space can be split to approximately 2,000 SF & 2,800 SF

## UTILITIES

Natural Gas: Lessee  
 Electroc: Lessee  
 Water: Lessee

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,904	24,386	68,809
Total Population	7,391	58,781	166,392
Average HH Income	\$97,633	\$81,718	\$71,860

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	5577 Monroe St.
City, State, Zip	Sylvania, OH 43560
County/Township	Lucas
Nearest Intersection	Skelly between Corey & Whiteford

## BUILDING SPECIFICATIONS

Building Size	34,399 SF
Zoned	Commercial
Available SF	Unit A - 4,874 SF
Number Of Floors	One
Site Dimensions	Irregular
Construction Type	Block/bar joist with brick veneer
Heat	Gas forced air
Air Conditioning	Yes
Fire Suppression	None
Floor Plans Available	Yes, CAD or print

## LEASE DETAILS

Lease Term	Negotiable
Real Estate Taxes	Lessee, pro rata
Insurance, CAM:	Lessee, pro rata
Improvement Allowance	None



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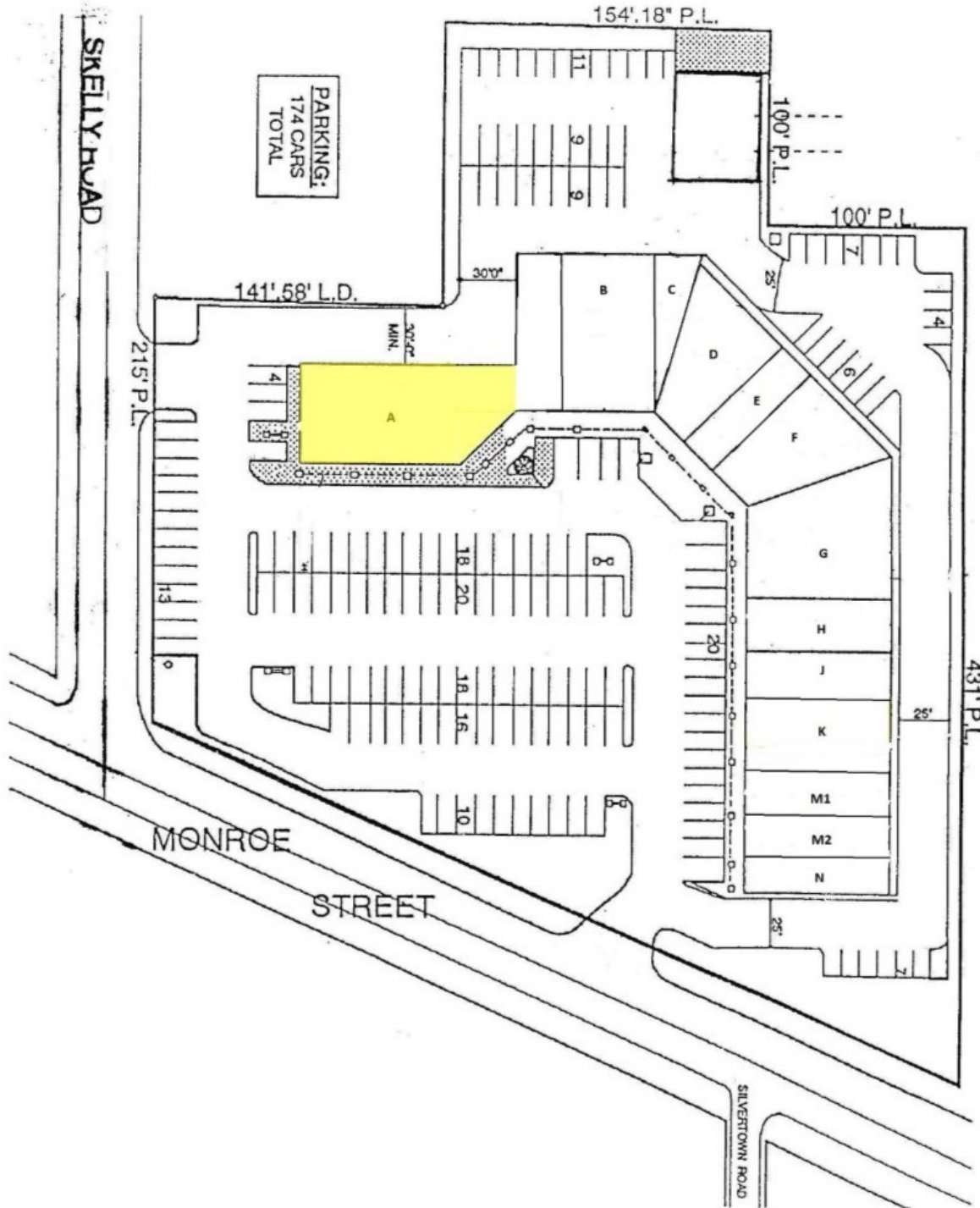
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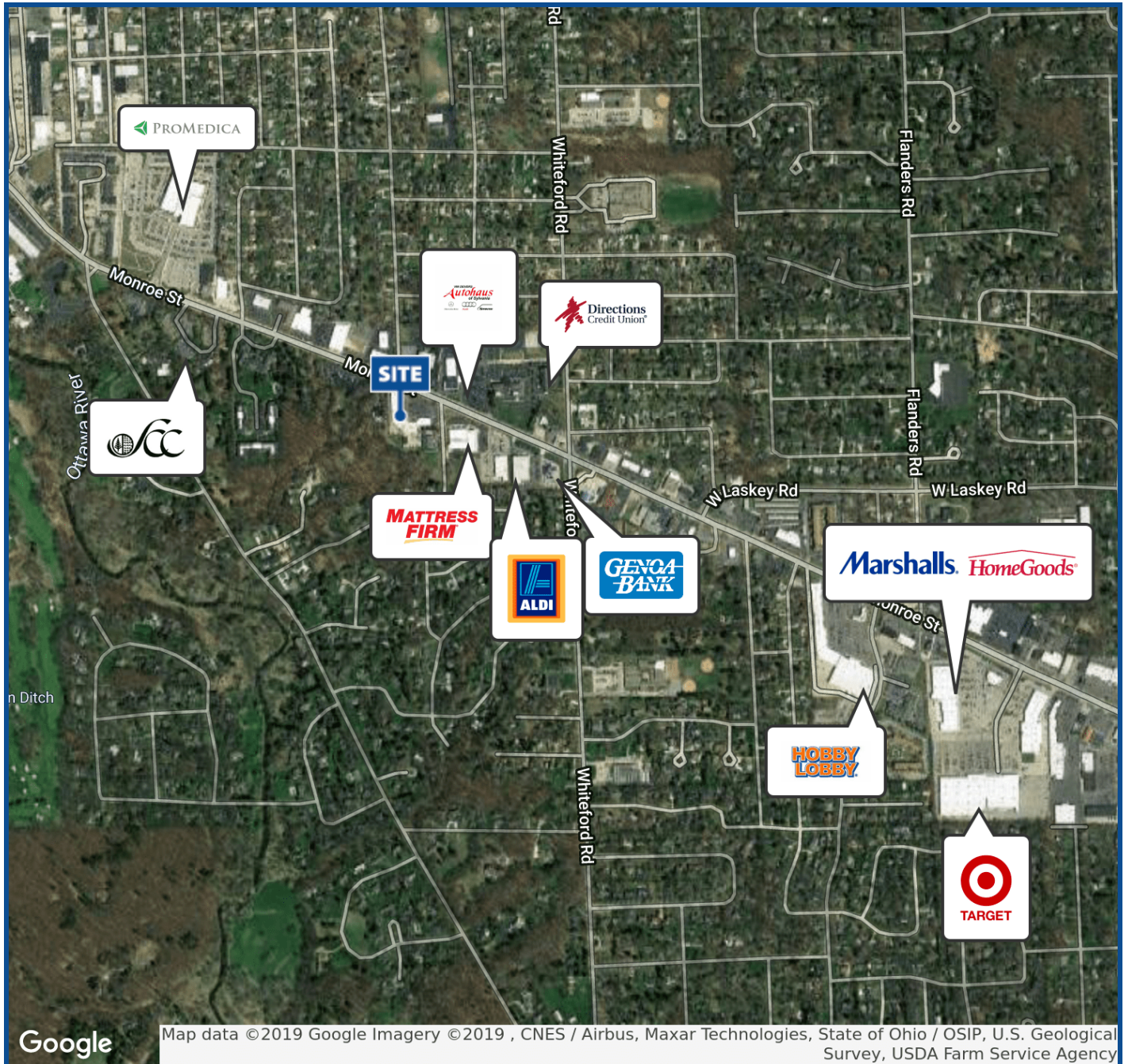
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