

**PROPERTY DESCRIPTION**

Tenant improvements to be negotiated
Space currently has utilities, separately metered
Flexible floorplan design based on need

LOCATION DESCRIPTION

Excellent exposure on OH-64 at the entrance to the
Whitehouse Community
Proximity to Anthony Wayne High School
Quickly growing area with excellent demographics

PROPERTY HIGHLIGHTS

- NNN lease
- Tenant pays prorata share of real estate taxes, common area maintenance, and building insurance
- Tenant pays utilities

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,600 - 4,800 SF
Lot Size:	2 Acres
Building Size:	4,800 SF
Zoning:	C3 - General Commercial

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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Lease Rate	NEGOTIABLE
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LOCATION INFORMATION	
Street Address	9910 Waterville Swanton Rd. Whitehouse, OH 43571
County	Lucas
Road Type	Paved
Market Type	Small
Nearest Airport	Toledo Express

BUILDING INFORMATION	
Building Size	4,800 SF
Ceiling Height	18 ft
Minimum Ceiling Height	16 ft
Construction Status	Under construction
Framing	Steel - clear span
Condition	Excellent
Roof	Pitched, metal room
Free Standing	Yes
HVAC	Central

PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Street Retail
Zoning	C3 - General Commercial
Lot Size	2 Acres
Lot Frontage	200 ft
Lot Depth	600 ft
Traffic Count	10356
Traffic Count Street	Waterville Swanton Rd.
Traffic Count Frontage	200
Power	Yes

PARKING	
Parking Type	Surface
Number of Parking Spaces	56

UTILITIES	
Power	Toledo Edison, individually metered - 200 amp, 3 phase
Gas	Columbia Gas - 2" line available, stepped down to .75"

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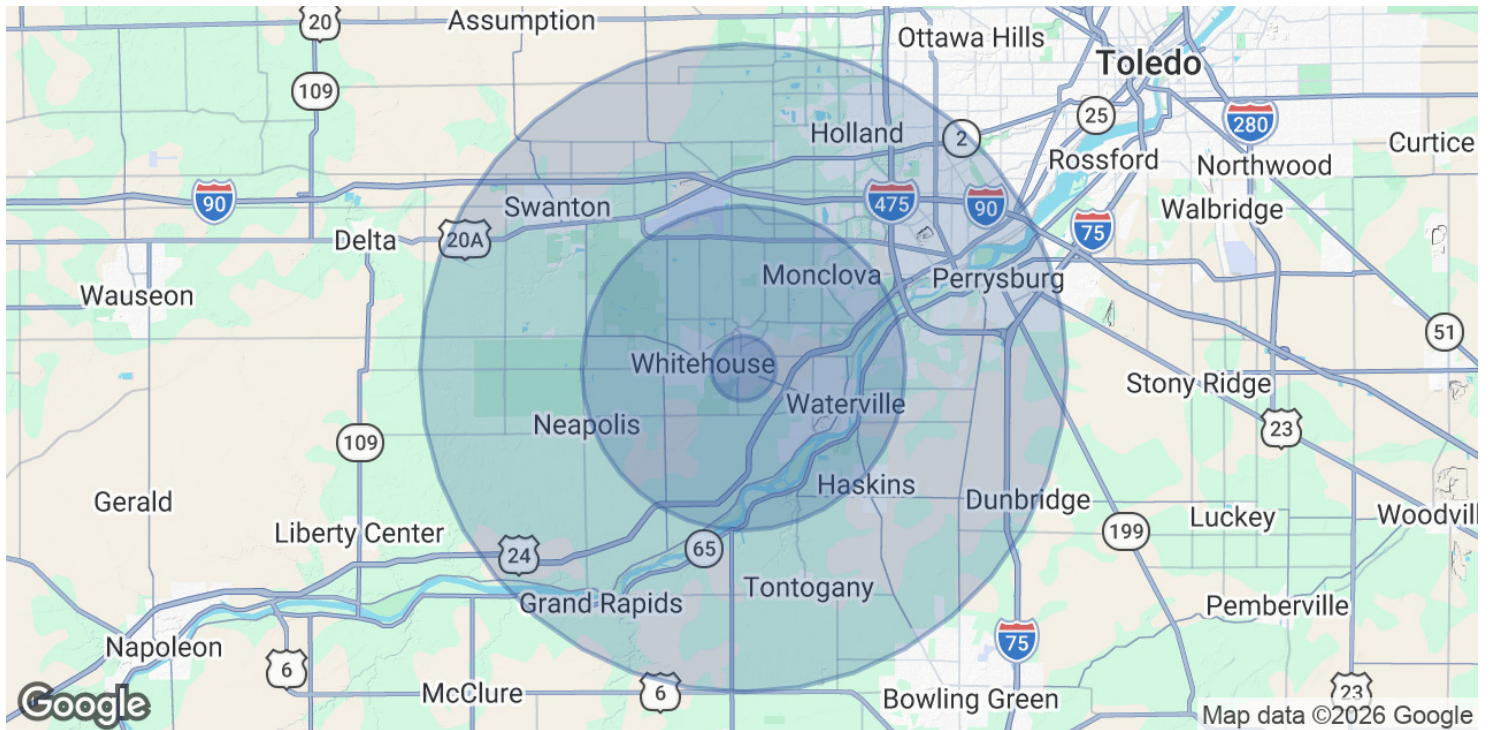




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,866	31,393	153,266
Average Age	42.4	44.4	41.4
Average Age (Male)	39.8	44.5	40.0
Average Age (Female)	42.6	44.4	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	683	12,139	62,558
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$171,694	\$150,445	\$114,938
Average House Value	\$338,867	\$332,260	\$278,680

2023 American Community Survey (ACS)

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