



## The Harmon Building At Levis Commons

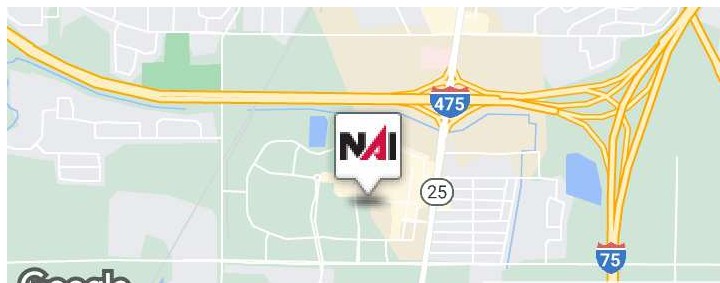
Perrysburg, Ohio 43551

### Property Highlights

- Join Claude's Prime Seafood and Hangover Easy!
- New class A retail and office space
- First-floor retail with office on the second floor
- Corner lot on Levis Commons Blvd with high exposure and foot traffic
- Second-floor, window views for maximum visibility of Levis Commons Blvd
- Walking distance to hotels, shops, and living
- Daytime population of over 15,000
- 4 E.V. charging ports for use

### Location Information

Located immediately off the I-475 exit at Route 25 in Perrysburg Ohio. Within 15 minutes to Bowling Green and 20 mins to downtown Toledo. NW Ohio's premier outdoor lifestyle mall!



### Offering Summary

Lease Rate:	Negotiable
Available SF:	12,700 SF (2nd Floor)

### For More Information



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Lease Rate (SF/Yr)	Negotiable
CAM (Estimated, SF/Yr)	\$6.50-\$7.00

## Location Information

Street Address	The Harmon Building at Levis Commons
City, State, Zip	Perrysburg, OH 43551
County	Wood
Market	Toledo
Sub-market	Perrysburg
Cross-Streets	Levis Commons Blvd and N Dixie Hwy (Rt 25)
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-475 / I-75
Nearest Airport	Toledo Express Airport

## Building Information

Building Size	41,210 SF
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	2
Elevators	2
Year Built	2022
Number of Lots	1
Best Use	Mixed use commercial with office above
Roof	Metal Standing Seam, Rubber
Floor	Concrete
Floor Coverings	To be determined by tenant

## Property Information

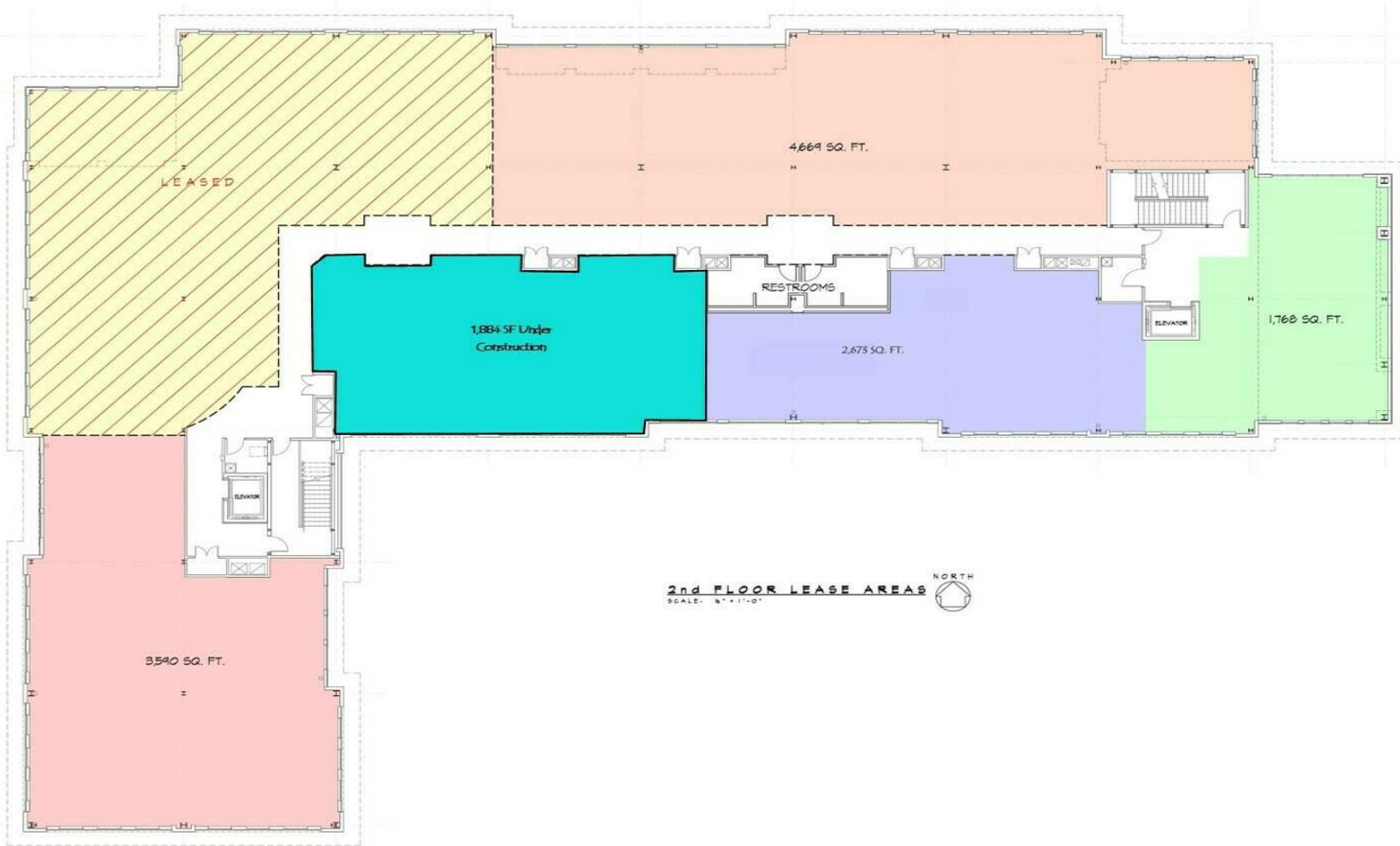
Property Type	NW Ohio's Premier Retail/Office Center
Zoning	PBP with Urban Overlay
Property Subtype	Street Retail
Lot Size	5.5 Acres
APN #	Q61-400-180007021004
Lot Frontage	555 ft
Lot Depth	335 ft
Corner Property	Yes
Amenities	Last full block corner lot on Levis Commons Blvd! Mixed use zoning allows for retail/commercial with office above! Beautiful views in all directions! 4 E.V. charging ports for use

## Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Traffic Count	33,199 VPD N. Dixie Highway (Rt 25)

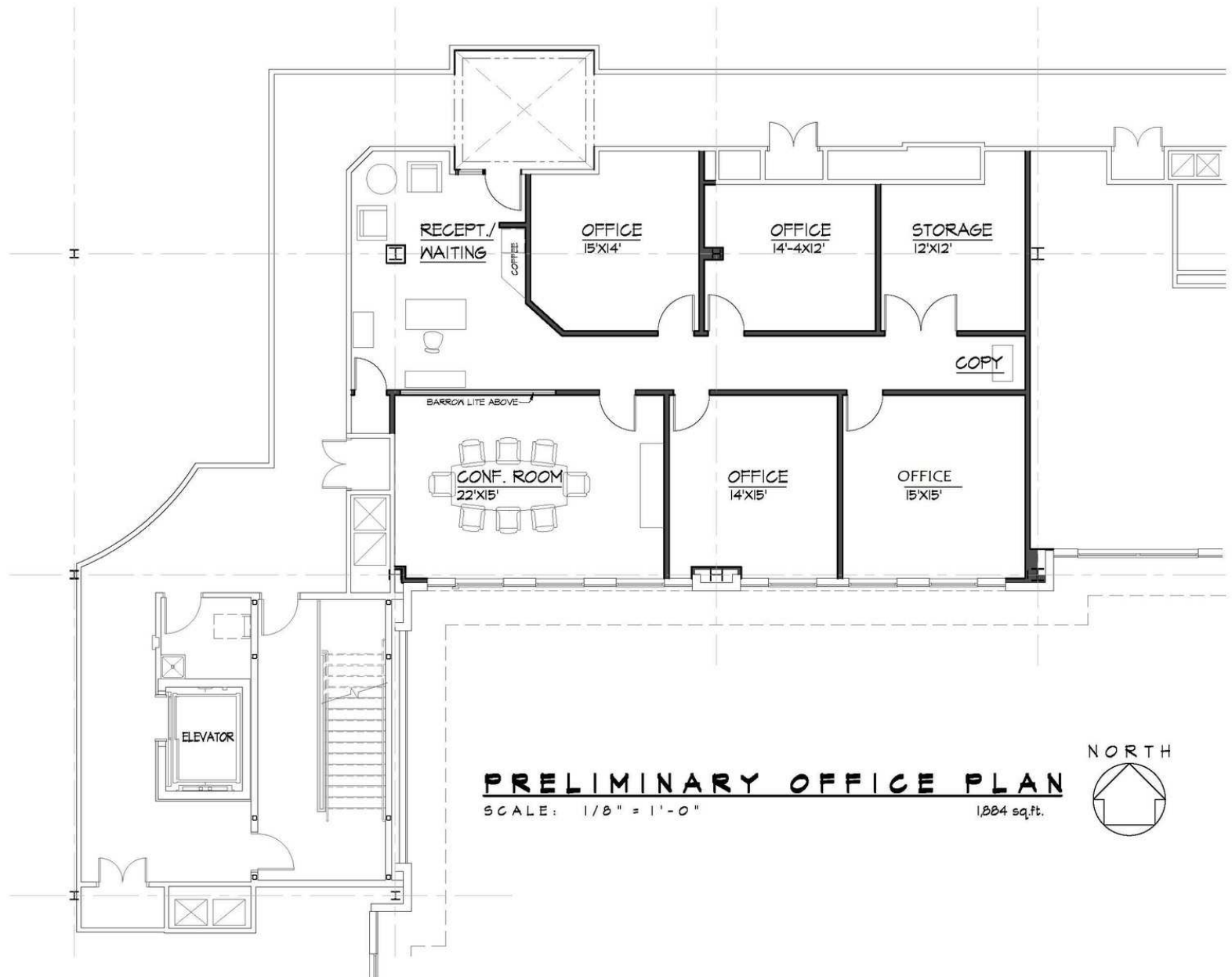
## Utilities

Sanitary Sewer	City of Perrysburg
Water	City of Perrysburg
Electric	Toledo Edison
Gas	Waterville Gas



2nd Floor Leasing Plan

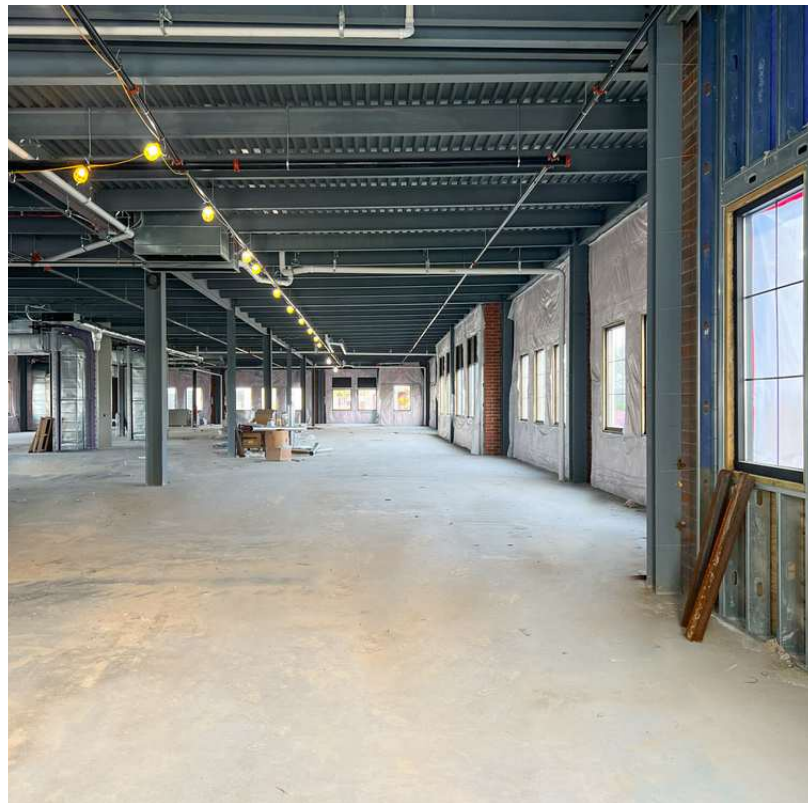




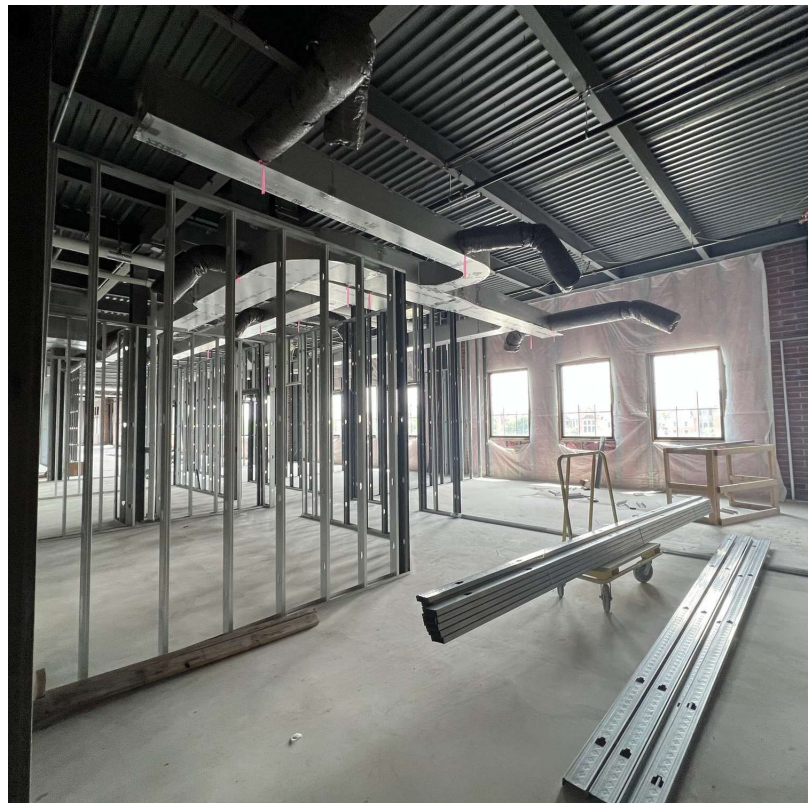
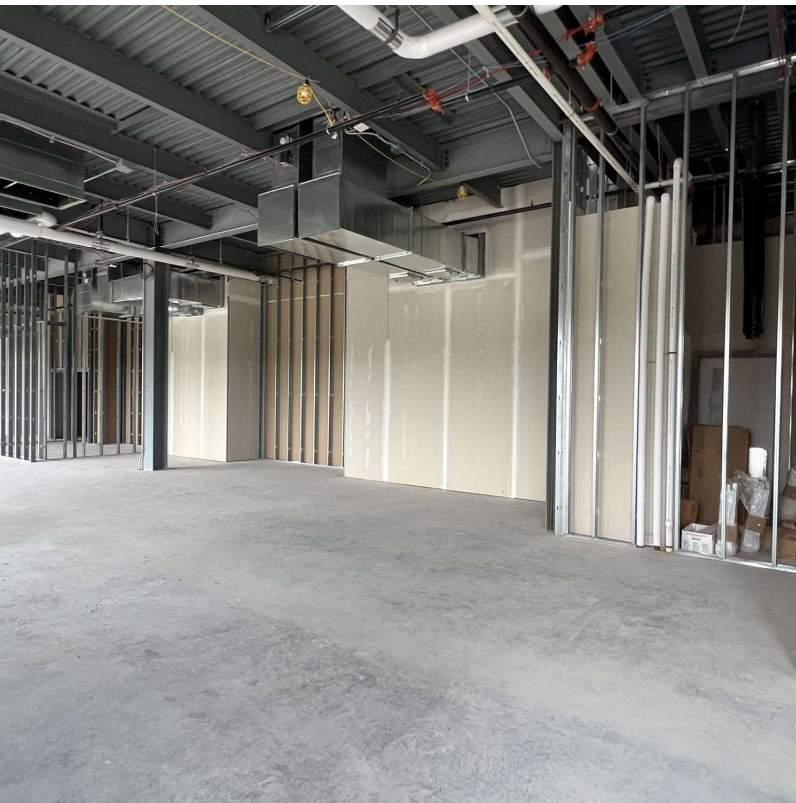
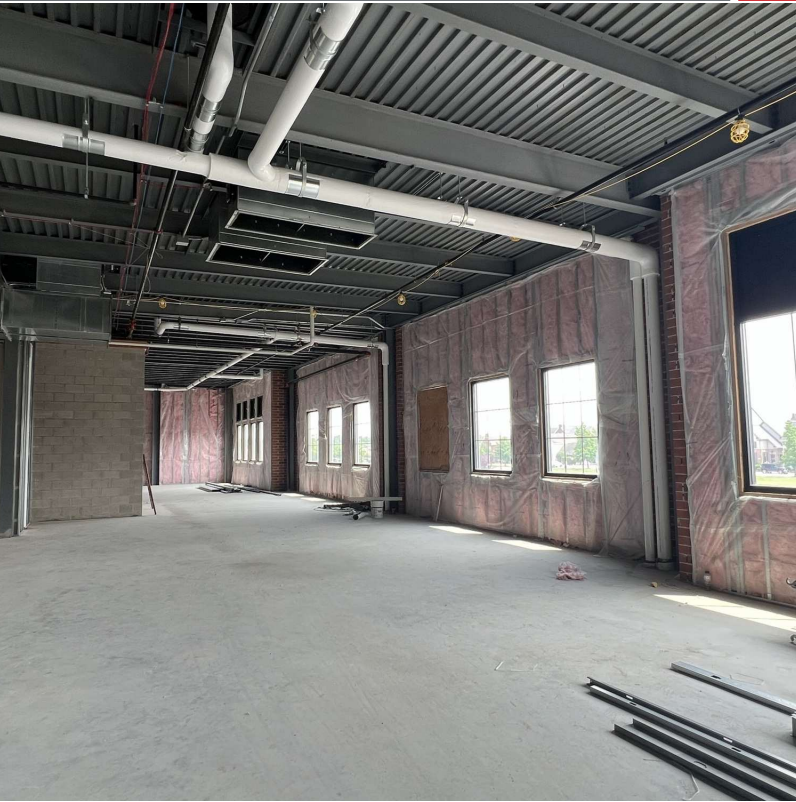
1,884 SF space under construction. Ready for Tenant final touches.

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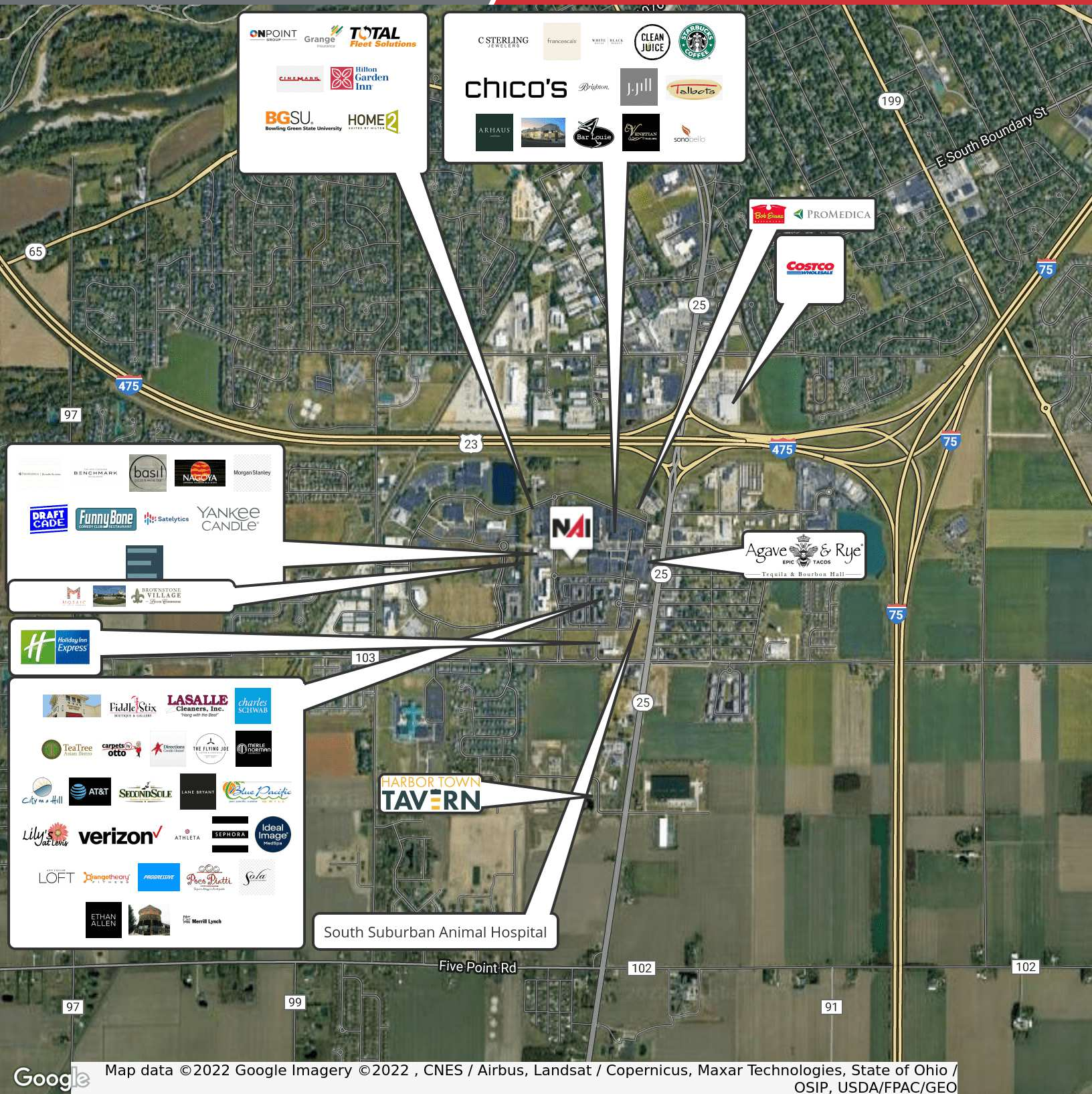
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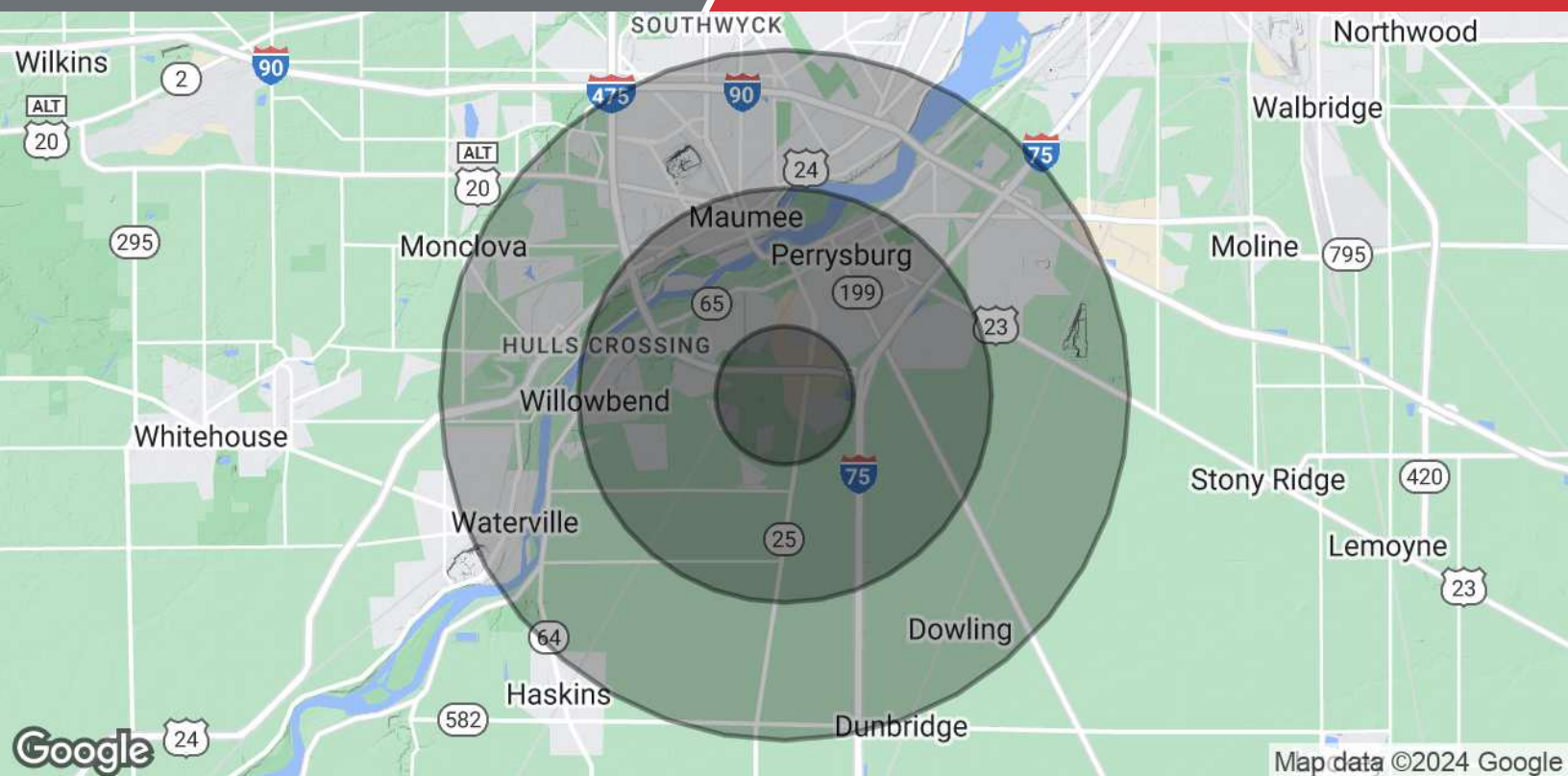












Population	1 Mile	3 Miles	5 Miles
Total Population	3,098	25,003	54,377
Average Age	39.8	39.7	41.8
Average Age (Male)	37.6	39.7	40.9
Average Age (Female)	40.5	40.2	42.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,332	10,551	24,298
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$117,887	\$111,451	\$96,633
Average House Value	\$622,048	\$286,423	\$273,190

\* Demographic data derived from 2020 ACS - US Census