

For Sale

Office Building

1,704 SF | \$199,000



1349 S. Holland-Sylvania Road

1349 S. Holland-Sylvania Road
Holland, Ohio 43528

Property Highlights

- Residential property with 3 Bedrooms, 2 full baths, central air conditioning
- Total of 6 parking spots
- Planned for "Regional Commercial" zoning
- Perfect for medical, professional or general retail uses

Property Description

Current single family residence being sold as a commercial property. Prime location on S. Holland Sylvania Rd, adjacent to Home Depot and across the street from the major Spring Meadows East retail development.

OFFERING SUMMARY

Sale Price	\$199,000
Lot Size	0.73 Acres
Building Size	1,704 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,059	\$51,952
3 Miles	63,840	\$51,092
5 Miles	152,218	\$61,342

For more information



Steven R. Lennex, CCIM

O: 419 960 4410 x331 | C: 419 356 8745
slennex@naiharmon.com



For Sale

Office Building

1,704 SF | \$199,000

GENERAL INFORMATION

Location: 1349 S. Holland Sylvania Rd
Closest Intersection: Airport Hwy
City, State: Holland, OH
County: Lucas
Zip: 43528
Parcel No: 26-12223

PROPERTY INFORMATION

Building SF: 1,704 SF
Building Dimensions: 75' (Holland Sylvania) x 27'
Land Size: .730 Acre
Land Dimensions: 100' Holland Sylvania x 316' deep
Parking: 6 parking spots
Zoning: RD6
Current Use: Single Family Residence
Traffic Counts: 14,368 VPD - Holland Sylvania
38,346 VPD - Airport Hwy



REAL ESTATE TAX INFORMATION

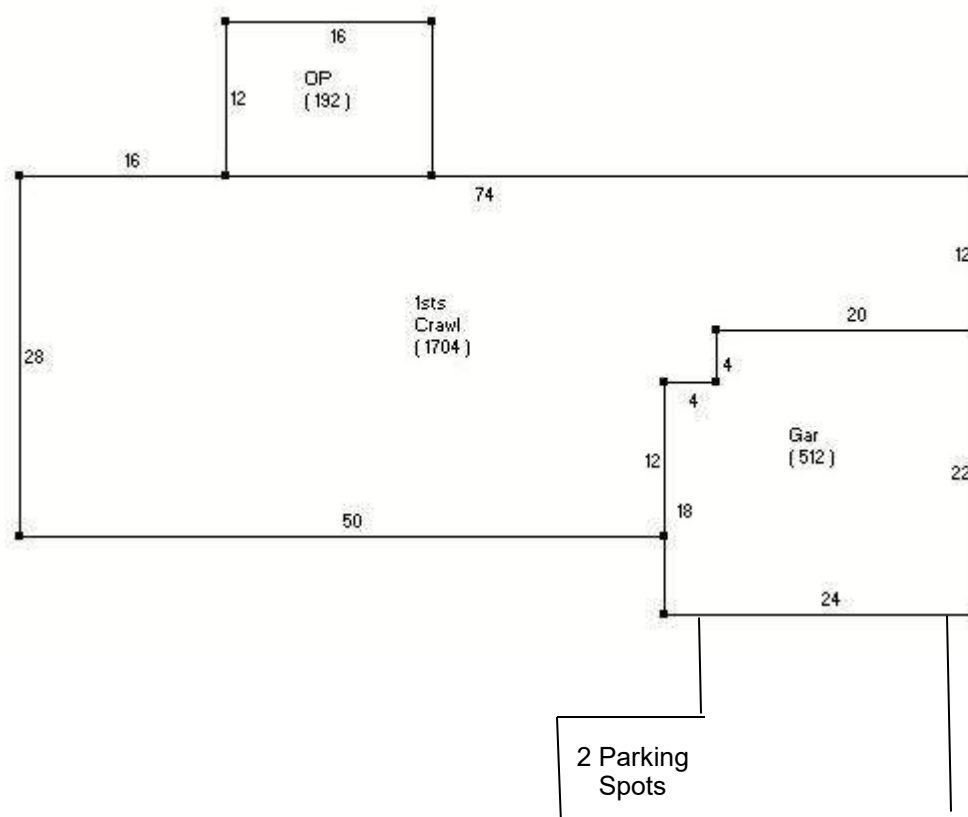
Real Estate Tax Year: 2017
General Taxes: \$2,486.06
Special Taxes: \$ 286.80
Total Annual Taxes: \$2,772.86

UTILITIES

Gas: Columbia Gas
Water: City of Toledo
Sanitary Sewer: City of Toledo
Electric: Toledo Edison
Storm Sewer: City of Toledo

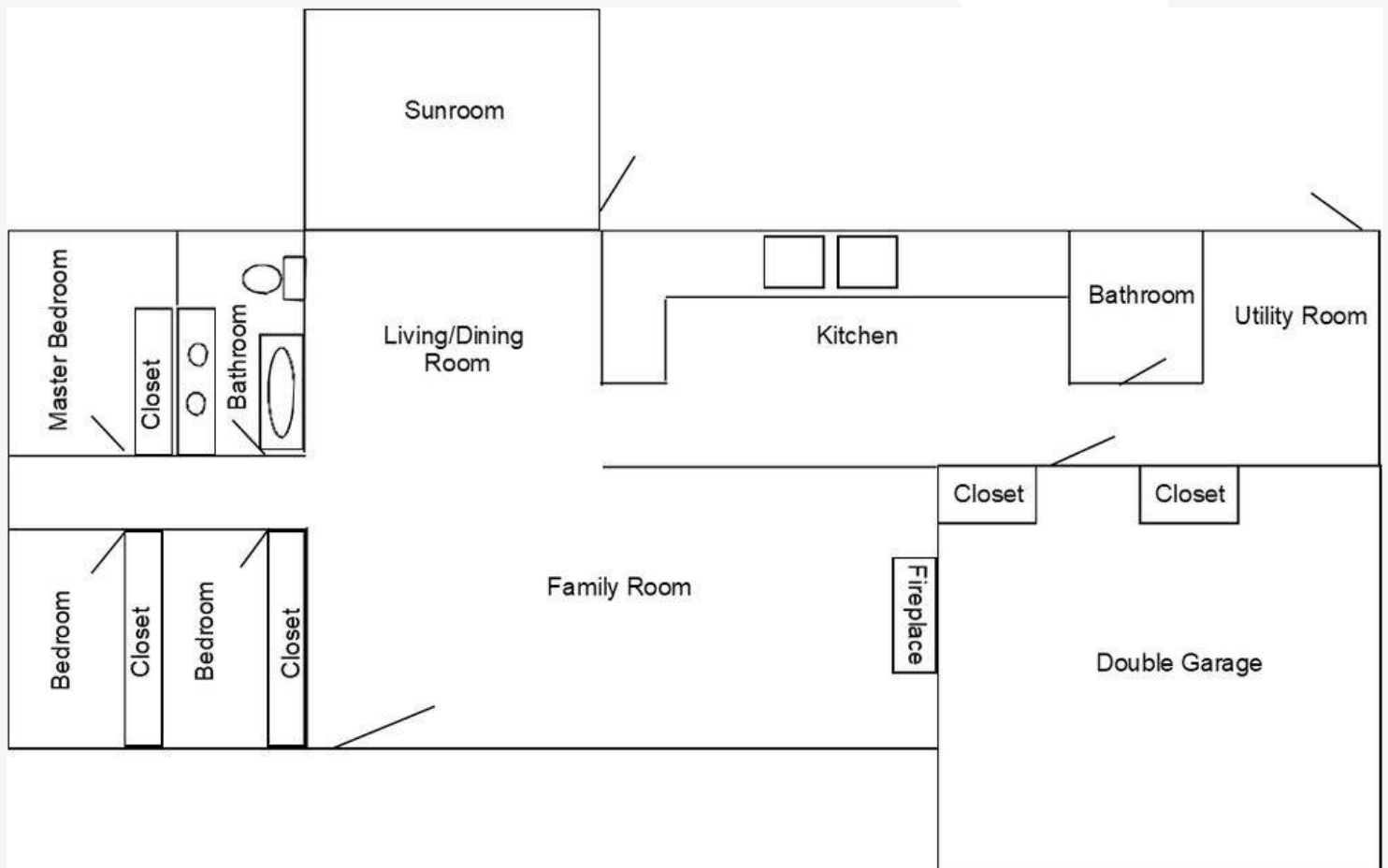
BUILDING DETAILS

Year Built:	1959
Type Construction:	Brick, Wood frame
Heat Fuel/Type:	Gas forced air
Ceiling Height:	8'
Air Conditioning:	Yes - Central
Roof:	Shingle
Floor:	Laminate & Carpet
Lighting:	Incandescent
Restrooms:	2 Full baths
Delivery Doors:	None
No. of Floors:	One
Sprinklers:	No
Security System:	No
Basement:	No (Crawl Space)
Bedrooms:	3
Fireplace:	Yes
Utility Room:	Yes



For Sale

Floor Plan





HOME DEPOT SERVICE DRIVE NORTH OF PROPERTY



RIGHT OF WAY BETWEEN HOME DEPOT & PROPERTY



COMMERCIAL OFFICE SOUTH OF PROPERTY



**OLD NAVY, SHOE CARNIVAL & BABIES R US
ACROSS THE STREET FROM SITE**



GANDER MOUNTAIN, ULTA, AVENUE & DEB



KOHL'S, BED BATH & BEYOND & MATTRESS FIRM

Surrounding Area



For Sale

Office Building

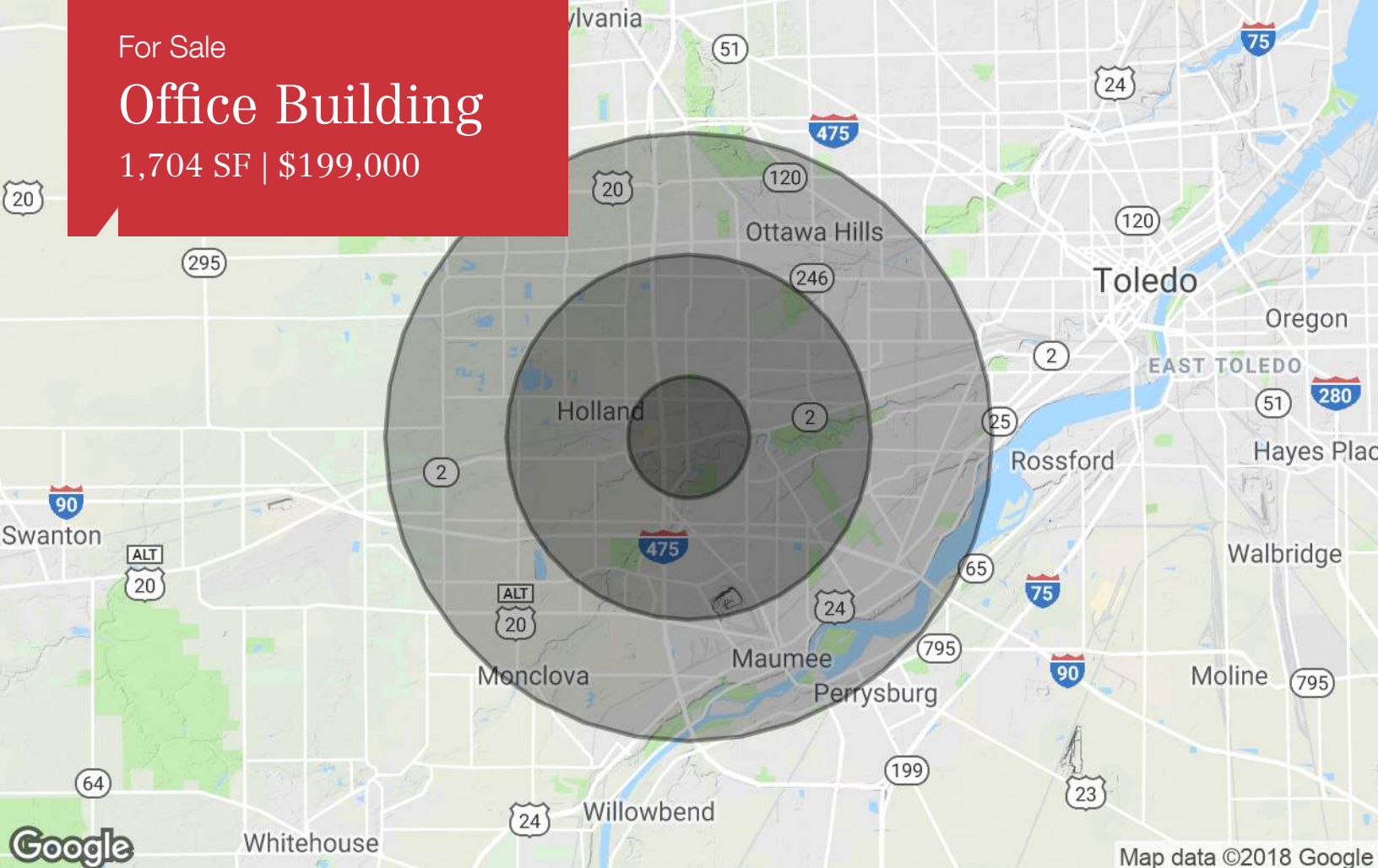
1,704 SF | \$199,000



For Sale

Office Building

1,704 SF | \$199,000



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,059	63,840	152,218
MEDIAN AGE	37.2	35.5	37.5
MEDIAN AGE (MALE)	36.0	33.7	35.9
MEDIAN AGE (FEMALE)	39.1	36.9	38.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,296	27,965	64,897
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$51,952	\$51,092	\$61,342
AVERAGE HOUSE VALUE	\$175,140	\$149,194	\$154,376

Race

	1 Mile	3 Miles	5 Miles
% WHITE	79.5%	73.7%	76.7%
% BLACK	16.1%	21.7%	18.9%
% ASIAN	2.6%	2.5%	2.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.8%	2.1%	1.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.8%	5.1%	4.5%

* Demographic data derived from 2010 US Census