

SALE / LEASE OPPORTUNITY



3435 N Holland Sylvania

Excellent sale / lease opportunity, flexible terms, Sylvania Township – no current city taxes, convenient location with plenty of parking. Great location, near I-475, I-23, plenty of business and schools that guarantee large traffic flow. Open concept building that gives the opportunity to configure two floors with same square footage.

- Open Concept or Build to Suit
- Floor size: 5,200 sq ft each floor
- Monument Signage with Electronic Display
- Attached Garage
- Full Kitchen
- Free Standing – 24/7 Access
- Excellent Security, Secure High Tech Access
- Environmentally Friendly
- Plenty of Parking
- Outdoor Space both Landscaped and Wooded



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Contact us: **(419) 536-5200**

EXCELLENT LEASE / USER BUYER OPPORTUNITY:**DEMOGRAPHICS****POPULATION**

1 mile	12,182
3 mile	76,920
5 mile	145,262

TRAFFIC COUNTS

N Holland Sylvania Rd. - 17,000 VPD (2020)

PROPERTY FACTS

- ✓ Commercial building located in Sylvania Township.
- ✓ Parcel Number: 7848597
- ✓ On-site parking: Easy Access
- ✓ Attached Garage in Back
- ✓ Gross Building Area (GBA): Approximately 10,400 sqft
- ✓ Private Offices / Medical / Retail
- ✓ Lot Size: 18,375 sqft
- ✓ Subdivision: Central Ave Park
- ✓ Built in: 1989 / Renovated 2021

PROFORMA FINANCIALS (NNN LEASE)

Yr.	1	2	3	4	5	6	7	8	9	10
PROFORMA										
Main Level Income	\$ 62,280	\$ 62,467	\$ 62,654	\$ 62,842	\$ 63,031	\$ 63,220	\$ 63,409	\$ 63,600	\$ 63,791	\$ 63,982
Second Level Income	\$ 41,520	\$ 41,645	\$ 41,769	\$ 41,895	\$ 42,020	\$ 42,147	\$ 42,273	\$ 42,400	\$ 42,527	\$ 42,655
Effective Gross Income	\$ 103,800	\$ 104,111	\$ 104,424	\$ 104,737	\$ 105,051	\$ 105,366	\$ 105,682	\$ 106,000	\$ 106,318	\$ 106,636
Operating Expenses	\$ 13,250	\$ 13,290	\$ 13,330	\$ 13,370	\$ 13,410	\$ 13,450	\$ 13,490	\$ 13,531	\$ 13,571	\$ 13,612
Net Operating Income	\$ 90,550	\$ 90,822	\$ 91,094	\$ 91,367	\$ 91,641	\$ 91,916	\$ 92,192	\$ 92,469	\$ 92,746	\$ 93,024



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