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SEPTEMBER 2010
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Megan Malczewski, CCIM
Ken Marciniak, SIOR
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Property Address	Total GLA				
Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
ADRIAN					
10125 W. US 223	2,038	N/A	Joe Francis	N/A	
N/A	2,038	N/A	Bruce Baja		
Onstead Highway	2,038	\$150,000			
Restaurant	2,038				10 minutes from Devils and Round Lakes. Located minutes from Irish Hills. Newer A/C. Licenses for liquor, beer and wine available. Includes additional storage shed and 780 square foot mobile home.
BOWLING GREEN					
811 Haskins Road	3,000	N/A	Germano Bressan, CCIM	N/A	
N/A	3,000	N/A			
Poe Road	3,000	\$225,000			
Street Retail	3,000				Former carryout located across from the Wood County Fairgrounds, home of the National Championship Tractor Pull. Some deli equipment and coolers included in the sale.
1011 S. Main Street	8,000	\$10.00	Jason Sheppard	Bowling Green Collision Center	
N/A	2,500	psf			
County Road 324	2,500	N/A			
Street Retail	2,500				High visibility on Main Street. New furnace and A/C units. Completely remodeled.
DEERFIELD					
103 Carey Street	7,000	N/A	Jason Sheppard	N/A	
N/A	7,000	N/A	Keenan Fields		
River Street	7,000	\$79,000			
Street Retail	7,000				Commercial space with full windows and office space. 40' x 65' shop in back with overhead door. Nice 2,000 square foot apartment upstairs with private entrance. Apartment includes all appliances.

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DELTA				
313-- 319 Main Street	10,785	\$1.77	Ken Marciniak, SIOR	N/A
N/A	6,785	per square foot	Craig M. Herschel	
Lincoln Street	6,785	\$250,000		
Street Retail	6,785			313 Main (6,785 sf) is vacant. It has a mezzanine and a vacant third floor. 319 Main (4,000 sf) is leased for \$500 per month thru 3/31/11. It has 10' x 9' overhead door in the rear. Ample storage for inventory or materials in both buildings. Four upstairs apartments. 2 - 3 bedroom, 1 bath and 2 - 1 bedroom, 1 bath. Three are currently occupied. The fourth is currently for storage. Tenants each pay \$375 per month plus electric. Owner pays gas and water.
DUNDEE				
107 Waterstradt Commerce Drive	6,553	\$15.00	Keenan Fields	N/A
Appian Way Center	1,218	NNN	Sam Zyndorf, CCIM	
Powell Drive/M-50	1,218	N/A		
Strip Center	1,218			Located in a growth corridor across from Cabela's. Immediate access to US-23, exit 17. 20 miles from Toledo, Ohio. 40 miles from Detroit, Mi. Unit D is 1,218 sf. Net charges are estimated to be \$4.45 per square foot.
FREMONT				
1316 Oak Harbor Road	58,433	\$9.00	Robert P. Mack, CCIM, SIOR	Kroger
N/A	2,500	NNN		
Moore Street	2,500	N/A		
Grocery-Anchored	2,500			Parking in common with Kroger. Former Rentway space. CAM charges are \$2.40 per square foot.

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Type of Space	Max Contiguous	Sale Price		Comments
GRAND RAPIDS				
11900 Jeffers Road	12,900	N/A	Joe Rutherford	N/A
The Grand Rapids Road House	12,900	N/A	Craig M. Herschel	
US 24	12,900	\$450,000		
Tavern-Bar-Night Club	12,900			Former sportsmen's club currently operating as a bar/restaurant and campground. Property includes a stocked 4-acre lake with an aeration system. 20 camping sites with electric hook-ups. Complete equipment list available.
HOLLAND				
909 McCord Road	14,576	\$6.50 - \$8.00	Bill Cosgrove, CCIM	Ames Tool, Grape Leaf Diner, Inside Angles, Drycleaners
Holland Meadows Shopping Center	4,800	NNN		
Angola	1,400	N/A		
Neighborhood Center	3,400			Great location at the intersection of Angola Road and McCord Road in Holland. Highly visible with great access and plenty of parking. Located at traffic light. 1.5 miles to expressway system. 1,400 sf is vacant and available for \$8.00 psf. The 3,400 sf space is currently occupied by a drycleaning service and will be available after 1/31/10. Tenant's responsibility for operating expenses are capped at \$2.00 per square foot.

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HOLLAND				
1641-1645 Holloway Road	4,488	\$8.92	Craig M. Herschel	N/A
N/A	4,488	psf NNN		
Airport Highway	4,488	\$199,000		Great Holland location with ample exposure from the intersection of Airport Highway and Holloway Road. 1641 Holloway is a 2,288 sf auto garage with two 10' x 9', one 14' x 9' and one 8' x 9' overhead door. 1645 Holloway consists of 2,200 sf with an 825 sf shop area including a restroom with showers and two new 8' x 8' overhead doors. Office area has been freshly painted. Second floor is a 3-bedroom apartment. Tenant pays \$500 per month plus electric and gas. Landlord pays for water. 1641 Holloway available for lease in its entirety for \$1,700 per month triple net. The first floor of 1645 Holloway (approximately 1,100 sf) is available for lease for \$700 per month gross plus utilities.
Street Retail	4,488			
1007 S. McCord Road	17,280	\$10.00	Joe Rutherford	N/A
Strawberry Meadows Shopping Center	1,000	NNN		
Angola Road	1,000	N/A		Former dance studio with wall mirrors. 2008 triple net charges estimated at \$2.95 per square foot.
Shopping Center	1,000			
LAKE TWP.				
27960 Cummings Road	2,056	\$11.67	Germano Bressan, CCIM	N/A
N/A	2,056	NNN		
State Route 795	2,056			Outside deck is 440 sf. Seating capacity of 75. Liquor license available.
Restaurant	2,056			

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LASALLE				
5228 Otter Creek Road	17,000	N/A	Jason Sheppard	N/A
American Heritage Antique Mall	17,000	N/A		
I-75	17,000	\$430,000		Located at I-75, Exit 9. Mall lease income \$14,000 per month. Business and property for sale. Land contract available. Includes a 2-story 2,100 sf home currently leased for \$700 per month.
Other	17,000			
MAUMEE				
Conant Street, Unit: West Building	22,370	\$6.00 - \$8.00	Mark Zyndorf, CCIM	Pauken Wine, Family Dollar, Marco's Pizza, Subway, China House, El Salto Mexican Restaurant, H & R Block, Fiesta
Golden Gate Shopping Center	22,370	See Comments	Tanya Pipatjarasgit	
Anthony Wayne Trail	22,370	N/A		New 14,735 square foot Rite Aid opened November, 2009. This is one of the highest volume Rite Aid pharmacies in Northwest Ohio. Landlord will remodel existing building or demolish and build-to-suit or land lease. Site plans on file for freestanding bank, restaurant or retail site. Lease rate is \$8.00 psf with new roof, facade, landscaping and parking or will lease "as is" for \$6.00 psf. Landlord will consider tenant improvements subject to lease term and credit.
Neighborhood Center	22,370			
Conant Street, Unit: East Building	45,711	\$9.00 - \$10.00	Tanya Pipatjarasgit	Pauken Wine, Family Dollar, Marco's Pizza, Subway, China House, El Salto Mexican Restaurant, H & R Block, Fiesta
Golden Gate Shopping Center	20,250	NNN	Mark Zyndorf, CCIM	
Anthony Wayne Trail	3,750	N/A		Located at traffic light. 4 spaces available: Suite 201 - 8,000 sf @ \$9.00 psf NNN. Suite 217 - 4,500 sf @ \$10.00 psf NNN. Suite 223 - 4,000 sf @ \$10.00 psf NNN. Suite 229 - 3,750 sf @ \$10.00 psf NNN.
Neighborhood Center	12,500			

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MAUMEE				
1436 Reynolds Road	17,045	\$7.00	Joe Francis	N/A
Dalton Floorz	17,045	psf NNN		
Dussel Drive	17,045	N/A		
Street Retail	17,045			Dalton Floorz carpet showroom. Exceptional frontage and visibility. Open showroom with warehouse. 1/4 mile south of I-80/90, the Ohio Turnpike. Tenant is responsible for taxes, insurance, snow removal, landscaping and plate glass insurance.
1412 Reynolds Road	31,010	\$5.50	Germano Bressan, CCIM	Mason's Billiards & Barstools
Former Direct Buy	13,000	NNN	Tanya Pipatjarasgit	
Chesterfield Lane	3,000			
Street Retail	13,000			Great location for a school, catering hall, church, social or fraternal organization, or general office with small warehouse. Has overhead door and dock. Former Direct Buy with office, showroom and 1,645 square foot warehouse.
115 Chesterfield Lane	5,800	\$6.00	Germano Bressan, CCIM	N/A
N/A	5,800	psf NNN		
Reynolds Road	5,800	\$450,000		
Street Retail	5,800			Former beauty products retail sales, storage and showroom. Building can be split. Building could be utilized for a variety of uses: daycare center, dance studio, school, retail sales, general office, etc.
1315 Michigan Avenue	3,840	N/A	Joe Rutherford	N/A
N/A	3,840	N/A	Tanya Pipatjarasgit	
Anthony Wayne Trail	3,840	\$250,000		
Other	3,840			Includes parcel at 1309 Craig which is used for parking. Concrete driveway for drop-off and pick-up of students. ADA ramp. Dormer used as offices/employee break room. Fire alarm/smoke alarms. Fenced-in playground area. One main floor office and two classrooms. Plenty of open space. Area for infants has gates, restroom and small kitchenette. Larger kitchenette for food preparation.

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Type of Space	Max Contiguous	Sale Price		Comments
MILAN				
900 Dexter Street	7,754	N/A	Keenan Fields	N/A
N/A	7,754	N/A	Jason Sheppard	
Plank Road	7,754	\$310,000		
Street Retail	7,754			2,208 sf of showroom and 5,546 sf shop. North side and back of property are fenced and gated. Highly visible and high traffic location along US-23. North and southbound traffic counts on US-23 of over 36,300 vehicles. Additional land to the south is available for sale. Seller is retaining the leasehold rights to the billboards on the property. Potential for additional signage along US-23.
MONCLOVA TWP.				
6546 Weatherfield Court	3,663	\$11.00	Robert P. Mack, CCIM, SIOR	N/A
Building E	3,663	NNN		
Briarfield Boulevard	2,035	N/A		
Strip Center	3,660			Located in Hometown Center. Class "A" design and layout. No payroll taxes currently levied in Monclova Township. Easy access to I-475/US 23. ½ mile to traffic light. 1 mile to expressway. Space consists of part of Suite 3 and all of Suite 4. It can be retail or built out as office.
MONROE				
11 Washington Street	11,200	N/A	Jason Sheppard	N/A
Former Leski Market	11,200	N/A	Joe Rutherford	
First Street	11,200	\$250,000		
Street Retail	11,200			Located in Monroe's Central Business District. 1 hour parking in front of building. 1st floor is retail/office space with potential apartments on the 2nd and 3rd floors.

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MONROE				
643 Telegraph Road	7,419	\$10.00	Jason Sheppard	BP Convenience Store
N/A	4,196	psf NNN		
Front Street	697	N/A		Attached to a busy BP gas station. Large open suites. Each suite has its own entry. Each suite has a private restroom. Individual 200 amp electric service. Suites 1 and 2 can be combined for a larger space.
Street Retail	2,110			
15520 Military Avenue	1,800	N/A	Jason Sheppard	N/A
N/A	1,800	N/A	Garrett Keais	
Elmwood Street	1,800	\$72,000		Building can accommodate two separate businesses.
Street Retail	1,800			
NORTHWOOD				
3700 Williston Road	102,364	\$2.99	Germano Bressan, CCIM	N/A
Former Steve & Barry's University Sports	102,364	psf NNN	Robert P. Mack, CCIM, SIOR	
Woodville Road	102,364			Close to I-280. Mezzanine area for offices plus large warehouse area.
Street Retail	102,364			
751 Lemoyne Road	21,650	\$5.75	Robert P. Mack, CCIM, SIOR	N/A
InsideOut Recreation Outfitters	21,650	NNN		
Woodville Road	21,650	\$1,100,000		Building consists of 2,600 sf office space, 6,000 sf showroom and 13,050 sf warehouse. The sale is subject to a parcel split approved by the city of Northwood.
Other	21,650			
4151 Woodville Road	15,045	\$6.00	Joe Francis	N/A
N/A	15,045	NNN		
Morgan	15,045	\$550,000		Exceptional frontage and visibility. Open showroom. 1/4 mile east of I-280.
Street Retail	15,045			

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Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
NORTHWOOD				
757 Lemoyne Road	9,800	\$4.25	Robert P. Mack, CCIM, SIOR	N/A
The Blade	9,800	NNN		
Woodville Road	9,800	\$500,000		12' x 14' conference room. Ceiling fans in warehouse. Fenced in area (10' x 20' x 10') with sliding gate for storage. Janitor's sink in furnace room. Survey available. Phase I Environmental Report available. Tenant's lease expires 2-1-2010. The sale is subject to a parcel split approved by the City of Northwood.
Other	9,800			
2801 Woodville Road	3,960	\$7.58	Bill Cosgrove, CCIM	N/A
N/A	3,960	NNN		
Beringer Avenue	3,960	N/A		Located across from Great Eastern Shopping Center.
Street Retail	3,960			Great automotive use building.
3401 Woodville Road	13,734	\$10.00	Robert P. Mack, CCIM, SIOR	Citifinancial, Bangkok Café, Woodward Photography, Weight Watchers, Northwood Cleaners
Woodway Plaza	2,000	Gross	Megan Malczewski, CCIM	
I-280	2,000	N/A		Excellent location on Woodville Road off I-280. Endcap space.
Strip Center	2,000			
510 Commerce Park Boulevard	16,850	\$10.00	Joe Francis	American Family Insurance, Cupid's Closet, Cutting Edge Hair Salon, Lifestyle for Ladies
N/A	1,448	NNN		
Woodville Road	1,448	N/A		New construction in high traffic area. Located at a traffic light. Taxes to be assessed based on value with new construction. Tenant Responsibilities: Utilities, suite janitorial, liability/plate glass insurance, prorata share taxes, insurance, cam.
Strip Center	1,448			

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Type of Space	Max Contiguous	Sale Price		Comments
OREGON				
2260 Starr Avenue	10,080	\$5.00	Germano Bressan, CCIM	N/A
N/A	10,080	psf NNN		
Earlwood	10,080	\$395,000		Near I-280 Interchange. Interior is clear span. Possible uses include daycare center, school, church or retail sales.
Street Retail	10,080			
2092 Woodville Road	4,880	\$8.61	Joe Francis	N/A
Former Ponderosa Steakhouse	4,880	Plus Utilities		
Sunshine	4,880	N/A		Good condition. Located at a traffic light. Fully equipped former Ponderosa.
Restaurant	4,880			
OTTAWA LAKE				
6260 Sterns Road	7,949	N/A	Jason Sheppard	N/A
Former 23 Fuel Stop	7,949	N/A	Keenan Fields	
US-23	7,949	\$799,900		High visibility from US-23. Underground Tank Certification available.
Service-Gas Station	7,949			
PERRYSBURG				
840 W. Boundary Street	3,454	N/A	Megan Malczewski, CCIM	N/A
Former Fort Meigs Motel	3,454	N/A	Bill Cosgrove, CCIM	
Eckel Road	3,454	\$375,000		Exterior is in good condition; interior needs renovation. Prime Perrysburg location. 11 units plus owner's unit. Each efficiency unit includes a kitchen area, bedroom area and bathroom. Access to attic through owner's unit. Floor drain in utility room. Fenced rear yard. 1 mile to I-75.
Other	3,454			

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PORT CLINTON				
205 Catawba Road	29,890	\$8.00	Robert P. Mack, CCIM, SIOR	See Comments for Tenant list
N/A	10,792	psf NNN		
SR 163 (E. Harbor Road)	10,792			Current tenants: Bassett's Market, Goodwill, Schaffner Publications, Citizens Bank, Beacon, Logo-To-A-Tee, Roth-Bacon-Young, Castaway Yacht Sales.
Neighborhood Center	10,792			
SPRINGFIELD TWP.				
6819 Springvalley Drive	12,000	\$17.50	Mark Zyndorf, CCIM	Subway, Marco's Pizza, Central Travel, Pride Cleaners, Merle Norman, Dairy Queen and Springvalley Chiropractic
Springvalley Shops	1,200	NNN		
	1,200			
McCord Road and Airport Highway		N/A		Complete demographics on file.
Strip Center	1,200			
6803 Springvalley Drive	12,000	\$17.50	Mark Zyndorf, CCIM	N/A
Springvalley Shops	1,200	psf NNN		
McCord Road and Airport Highway	1,200	N/A		Great exposure and convenient access. 550,000 square foot power center located across McCord Road. Beautiful building elevation. Highly confidential listing - shown by appointment only.
Strip Center	1,200			
SYLVANIA				
5834 Monroe Street	99,698	\$8.00 - \$10.00	Bill Cosgrove, CCIM	Rite Aid Drug Store
Sylvania Marketplace	21,105	NNN		
Alexis Road	1,690	N/A		Space Available: Suite K - 1,778 sf @ \$10.00 psf. Suite N - 2,637 sf @ \$10.00 psf. Suite O - 1,690 sf @ \$10.00 psf. Former Major Magic's - 15,000 sf @ \$8.00 psf. All leases are triple net.
Neighborhood Center	15,000			

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SYLVANIA				
5601 W. Alexis Road	6,864	N/A	Megan Malczewski, CCIM	N/A
N/A	6,864	N/A	Bill Cosgrove, CCIM	
Between Schultz and Roan	6,864	\$329,000	Robert P. Mack, CCIM, SIOR	
Strip Center	6,864			Neighborhood strip center with upside potential. 1/2 mile to US 23. Roof was extensively repaired in 2005. A new furnace was installed in Unit 5607. Motivated Sellers! All reasonable offers will be considered.
5127-5147 Main Street	28,450	\$5.00 - \$7.00	Joe Francis	Pappoulis Pizza, Hafner Florist, Southbriar Restaurant, Subway
Southbriar Shopping Center	6,240	psf NNN		
Convent Boulevard	1,440	N/A		
Neighborhood Center	4,800			Located 1/2 mile from Lourdes College. Excellent exposure and visibility. Various configurations and floor plans. Current prorata expenses estimated to be \$2.00 psf. Rental rate is \$5.00 psf for the first year with \$1.00 increases per year thereafter.
8340 Sylvania-Metamora Road	12,900	\$10.00	Germano Bressan, CCIM	N/A
Quarry Ridge	5,140	NNN	Tanya Pipatjarasgit	
Centennial Road	1,250	N/A		
Strip Center	2,640			New commercial development located in a growing community close to Centennial Terrace, Centennial Quarry, Pacesetter Park, Highland Meadows, Mayberry Square Lifestyle Center, new Rite aid and residential development. 3 units available - 1,180 sf, 1,320 sf (can be combined) and 2,640 sf. Utilities are separately metered. Outlot 1 is approximately 0.97 acre and outlot 2 is approximately 1 acre.
5838 Monroe Street	2,568	N/A	Bill Cosgrove, CCIM	N/A
Former Jiffy Lube	2,568	N/A		
Alexis Road	2,568	\$300,000		
Street Retail	2,568			3 drive-thru bays. All have 12' doors. Full basement for ease in servicing vehicles.

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SYLVANIA TWP.				
6755 W. Central Avenue	34,754	\$5.50	Robert P. Mack, CCIM, SIOR	N/A
Ethan Allen/Contemporary Interiors	34,754	NNN		
McCord Road	34,754	\$2,495,000		
Street Retail	34,754			Ethan Allen/Contemporary Interiors showroom and warehouse. New awnings and paint. The portion of the building built in 1970 has been completely renovated internally and externally. No payroll taxes currently levied in Sylvania Township. Sales excludes the communications tower lease.
6801 W. Central Avenue	14,406	\$14.75	Tanya Pipatjarasgit	Marco's Pizza, Kyota Ka, Cake in a Cup.
Avenue Plaza	8,465	NNN	Sam Zyndorf, CCIM	
McCord Road	1,360	N/A		
Strip Center	8,465			New construction on a major commercial corridor. Located next to Tim Horton's. Other major retailers along Central Avenue include Giant Eagle, Lowe's and Meijer. Outlot with potential for a drive-thru also available for land lease or build-to-suit. Rate to be determined based on improvements.
5520 Central Avenue	3,207	\$14.97	Steve Serchuk, CCIM	N/A
N/A	3,207	NNN	Tanya Pipatjarasgit	
Reynolds Road	3,207	\$450,000		
Restaurant	3,207			Highly visible former restaurant at busy intersection. Property has 25' access easement on east side of driveway. C-2 commercial zoning allows any highway commercial use.

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SYLVANIA TWP.				
3015 N. Holland Sylvania Road	6,906	\$21.00 - \$23.00	Tanya Pipatjarasgit	N/A
N/A	3,113	NNN		
Central Avenue	1,381	N/A		
Strip Center	4,319			New retail site across from Super Wal-Mart with access to a traffic light at McDonald's on Holland Sylvania and access to Central Avenue. 183' frontage on Holland Sylvania. Two 1,381 sf units available @ \$21.00 psf NNN. Contiguous - can be combined for 2,762 sf.
				NOTE: Taxes reflect previous structure. New rate to be determined.
7007 W. Central Avenue	15,450	\$16.00	Tanya Pipatjarasgit	N/A
Wildwood Hollow Commons	1,905	per square foot		
Between King and McCord	1,905	N/A		
Strip Center	1,905			Newly constructed upscale center on one of the major retail corridors in Toledo, west of I-475/US-23. Located next to Belle Tire and across from Lowe's. Cross-access through Belle Tire and Charlie's to traffic light at Sequoia (Percenterum at Lowe's). Other major area retailers include Giant Eagle, Lowe's and Meijer.
TEMPERANCE				
10606 Lewis Avenue	2,898	N/A	Jason Sheppard	N/A
Former Sam's Mart	2,898	N/A		
Samaria Road (M-151)	2,898	\$210,000		
Street Retail	2,898			Corner lot with high traffic counts. Licenses for liquor, beer and wine sales and lottery can be transferred. Has separate office area (798 sf) which could be leased. Most recent financials available upon request.

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Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
5223 Monroe Street	230,000	\$10.00	Steve Serchuk, CCIM	Target, Office Max, Shoe Carnival, Copy Max, Golf Galaxy
Shops at Franklin Place	47,881	NNN		
Talmadge Rd	47,881	N/A		
Neighborhood Center	47,881			Former Media Play space. Other tenants in the center include: Target, Office Max, Golf Galaxy, Shoe Carnival and Happy Rose Buffet. One of the best centers close to the Westfield Franklin Park regional mall and the I-475 interchange.
4948 Monroe Street	31,903	\$16.00	Steve Serchuk, CCIM	N/A
Circuit City at Mall	31,903	psf	Tanya Pipatjarasgit	
Talmadge Road	31,903	N/A		
Strip Center	31,903			Traffic light access shared with Barnes & Noble. High demographics, traffic and plenty of parking. The only available box space directly across from the 1.3 million square foot Westfield Franklin Park Mall.
119 Ontario Street	18,900	\$2.50	Ken Marciniak, SIOR	N/A
Classic Antiques	18,900	psf NNN		
Monroe Street	18,900	\$325,000		
Street Retail	18,900			Clean Building located downtown close to Fifth Third Field. Good redevelopment site. Clean, dry basement. Elevator.
1210 N. Byrne Road	18,209	\$4.00 - \$11.50	Robert P. Mack, CCIM, SIOR	N/A
N/A	18,209	psf NNN	Megan Malczewski, CCIM	
Dorr Street	18,209	N/A		
Street Retail	18,209			100' truckwell. All measurements per Lucas County Auditor's Office. Perfect redevelopment site. Sub shop in place. Tenant responsible for prorata share of all operating expenses, except roof, structure and parking lot replacement.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
5050 Jackman Road	16,316	N/A	Joe Francis	N/A
Fraternal Order of Eagles	16,316	N/A		
Laskey Road	16,316	\$650,000		Multi-purpose facility with commercial kitchen. 2 outbuildings with storage and water for fundraisers and picnics. Strong demographics. F F & E not included in sale.
1309 N. Reynolds Road	86,405	\$4.00	Ken Marciniak, SIOR	Dollar General and Super Fitness
N/A	11,700	psf NNN		
Dorr Street	11,700	N/A		Building can accommodate industrial or retail user. Clear span. One 12' x 16' office. 12' x 16' counter area. Good lighting. Janitorial/storage area. 18' x 18' mezzanine.
Street Retail	11,700			
4906 Monroe Street	14,456	\$16.50	Sam Zyndorf, CCIM	N/A
N/A	11,396	per square foot		
Talmadge Road	11,396			Excellent location across from Westfield Franklin Park Mall. Corner location with great access.
Strip Center	11,396			
2936-3022 Glendale Avenue	10,000	\$16.00	Joe Francis	N/A
N/A	10,000	psf NNN		
Oak Hill	1,000	\$1,490,000		Neighborhood retailers include Super Walmart, Bob Evans, Ruby Tuesday, Sally Beauty, Aldi, Panera and Payless Shoes. Excellent exposure and visibility. Surrounded by apartments. Close to University of Toledo Health Science Campus.
Strip Center	4,650			Tenant responsible for utilities, suite janitorial, and removal, prorata share of taxes, insurance and common area maintenance

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
10 S. Superior Street	9,600	\$1.25	Ken Marciniak, SIOR	None
Gerity Products	9,600	Net		
Washington	9,600	\$299,000		Great site across from the Fifth Third Field. 20 parking spaces next to building, not included. Elevator, skylights. Full basement. New roof in 2005. Great redevelopment opportunity - retail, office or industrial.
Other	9,600			
2725 W. Central Avenue	33,118	\$8.00	Bill Cosgrove, CCIM	FoodTown
The Pharm	9,500	per square foot		
Between Secor Road and Douglas	9,500	N/A		In a shopping center anchored by FoodTown and two furniture stores.
Neighborhood Center	9,500			
5444 Airport Highway	12,000	\$6.95	Jason Sheppard	Lenny's and Michael Roberts Salon
Century Plaza	9,000	psf NNN	Megan Malczewski, CCIM	
Reynolds Road & Greenridge	1,000	N/A		Beautifully apportioned space with multiple options for tenant. Completely remodeled façade, new roof and new parking area in 2008. Bay 1-2 is 2,000 square feet; Bay 3-8 is 6,000 square feet and Bay 9 is 1,000 square feet.
Strip Center	9,000			
				Tenant responsible for utilities and prorata share of parking lot, snow removal, landscape maintenance, common area repair, taxes and insurance.
				Also available for sale for \$750,000. Additional lease details available.
2325 S. Reynolds Road	8,871	\$9.00	Steve Serchuk, CCIM	N/A
Former China Buffet	8,871	Net	Tanya Pipatjarasgit	
Heatherdowns Boulevard	8,871	N/A		High visibility. Freestanding building great for restaurant or other retailer. Plenty of parking - shares lot with Toys 'R Us. New Riteaid built down the street.
Street Retail	8,871			

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
1603 Madison Ave.	68,000	\$6.50	Joe Francis	Residential
The Hillcrest Hotel	8,341	Util/Suite Jan.		
16th Street	4,000	N/A		
Street Retail	8,341			First floor retail/office space available in the historic Hillcrest Hotel. Hotel was retrofit in 1996 with commercial space upgraded in 2003. Features include new HVAC, lighting, restrooms, kitchenette, handicap access, sprinklers. 106 apartments create an instant customer base. Space can be split for qualifying tenant, approximately 4,000 sf per side.
5221 Monroe Street	230,000	\$16.00	Steve Serchuk, CCIM	Target, Office Max, Shoe Carnival, Golf Galaxy
Shops at Franklin Place	8,125	NNN		
Between Talmadge and Nantucket	8,125	N/A		
Neighborhood Center	8,125			
5221 Monroe Street	230,000	\$15.00	Steve Serchuk, CCIM	Target, Office Max, Shoe Carnival, Golf Galaxy
Shops at Franklin Place	7,400	NNN		
Between Talmadge and Nantucket	7,400	N/A		
Neighborhood Center	7,400			End cap of shopping center. Former Happy Rose buffet. Other tenants in the center include: Target, Golf Galaxy, Office Max and Shoe Carnival. One of the best centers close to the Westfield Franklin Park regional mall and the I-475 interchange.
2929 Lagrange Street	7,200	N/A	Joe Francis	N/A
Ohio Hardware Building	7,200	N/A		
Bronson	7,200	\$99,000		
Street Retail	7,200			Located in the Lagrange Business District. 3 parcels with a 24 space parking lot. Partially finished apartment upstairs (1,800 sf) with very clean retail space on the first level. The adjoining 2927 Lagrange is available separately.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
1105 1109 W. Sylvania Avenue	6,908	N/A	Megan Malczewski, CCIM	N/A
N/A	6,908	N/A	Bill Cosgrove, CCIM	
Berkeley	6,908	\$140,000		Two units within building referred to as Unit 1103 (left) and Unit 1105 (right). Electric is separately metered. Restrooms and a kitchenette area are located in the basement. Walk-in bank safe.
Street Retail	6,908			Unit 1103 is occupied by PMMI. Tenant pays \$1,510 per month plus utilities, lawn maintenance and snow removal. Term is October 1, 2008 thru September 30, 2013. Annual income is \$18,120.
4348 Monroe Street	6,832	\$8.00	Joe Francis	N/A
Satinwood Studios	6,832	Plus Utilities		
Garrison	3,400	\$285,000		Very well maintained building in West Toledo - centrally located. 5 upstairs apartments currently leased on month-to-month basis. Total square footage does not include the 3,278 sf basement or the 844 sf garage.
Street Retail	3,400			
2009 S. Reynolds Road	6,669	\$8.00	Bill Cosgrove, CCIM	N/A
N/A	6,669	NNN		
Glendale Avenue	6,669	N/A		Former antique shop.
Restaurant	6,669			
1246 Broadway Street	11,860	\$8.00	Germano Bressan, CCIM	Jackson Hewitt, Lucas County, La Paloma
N/A	6,600	per square foot		
Western	1,100	\$449,000		Neighborhood shopping center with easy access and good visibility. Tenant Responsibilities: All operating expense including prorata share of CAM, insurance, taxes, utilities, refuse removal
Strip Center	6,600			

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
5305 Monroe Street	8,400	\$14.50	Joe Francis	American General Finance
Omni Plaza	6,600	NNN		
Nantucket Drive	1,200	N/A		Highly desirable Monroe Street location just west of Westfield Franklin Park. Excellent exposure and visibility. The 2,400 sf Vineyard space will be available February, 2010.
Strip Center	3,600			
10 N. Byrne Road	6,582	N/A	Robert P. Mack, CCIM, SIOR	N/A
N/A	6,582	N/A	Craig M. Herschel	
Hill Avenue	6,582	\$1,250,000		Includes car wash and equipment - a complete Quick Lube set up, industrial air compressor, three above ground car lifts, and 11 oil tanks. Penzoil currently pay \$2,000/month nnn. Grand Auto Group pays \$2,000/month nnn. Car wash pays \$2,356/month on a one-year lease.
Service-Gas Station	6,582			
4444 Heatherdowns Boulevard	20,550	\$8.00	Germano Bressan, CCIM	N/A
Heatherdown Plaza	6,375	psf NNN		
Key Street	3,000	N/A		Located next to Gladioux Meadows and across from the Stranahan Theater. Former jazzercise space has raised wooden floor. Great for a dance studio, martial arts, physical therapy or retail store. Former title office is built out as general office but can easily be converted to retail use.
Strip Center	3,375			Tenants Responsibilities: Gas, electric, liability insurance and prorata share of common area maintenance, real estate taxes, building insurance and water. Other Tenants: Ohio License Agency & Highway Patrol Drivers Exam, All Risk Insurance, Driving School, Sebastiano's Restaurant, Yang's Gourmet House.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
1556 - 1560 S. Byrne Road	6,030	N/A	Keenan Fields	N/A
Former Strater Cleaners	6,030	N/A		
Glendale Avenue	6,030	\$165,000		Close to the Medical College of Ohio. Other tenants in the remainder of Glenbyrne Center (under separate ownership): Beverly Hills Medical Center, DaVita Dialysis, Video News and Toledo Academy of Beauty Culture. Building is the former Strater Cleaners. Equipment is available for sale. Condominium Fee is \$1,200 per year.
Other	6,030			
2040 Ottawa River Road	11,372	\$7.00 - \$9.00	Tanya Pipatjarasgit	Marco's Pizza and Red River Diner
N/A	5,901	psf NNN		
Suder Avenue	3,000			Located in an established neighborhood shopping center. Easy access. Less than a minute to I-75. Rental rate: Year 1 - \$7.00 psf NNN; Year 2 - \$8.00 psf NNN and Year 3 - \$9.00 psf NNN.
Neighborhood Center	5,901			
1546 W. Sylvania Avenue	5,760	N/A	Ken Marciniak, SIOR	N/A
Fastenal	5,760	N/A	Tanya Pipatjarasgit	
Commonwealth	5,760	\$250,000		Great visibility - close to the busy intersection of Jackman-Tremainsville-Sylvania. 22' x 40' back room has floor drain, unit heater and an overhead door.
Street Retail	5,760			
5119 Hill Avenue	5,600	N/A	Joe Francis	N/A
Marathon Laundry	5,600	N/A	Bill Cosgrove, CCIM	
Reynolds Road	5,600	\$360,000		Possible multi-tenant facility. Business is available separately for \$150,000. Gross sales for 2008 were \$191,000. Includes 4 tanning beds and equipment with business purchase (see list).
Neighborhood Center	5,600			

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
501 E. Alexis Road	5,438	\$8.82	Tanya Pipatjarasgit	N/A
Former HJ's Prime Cut Restaurant	5,438	NNN		
Telegraph Road	5,438	\$900,000		
Restaurant	5,438			One of the few remaining freestanding restaurant buildings in north Toledo. Great visibility. Building and property are well maintained. 2 entrances - ring road of Lakeside Centre and Alexis Road.
2104 N. Holland Sylvania Road	14,450	\$7.00	Joe Francis	N/A
N/A	5,210	NNN	Sam Zyndorf, CCIM	
Bancroft	900	N/A		
Strip Center	4,310			Great neighborhood retail center. Excellent exposure and demographics. Available suites: #2104 - 1,800 sf, #2106 - 1,560 sf, #2110 - 900 sf, #2118 - 900 sf. Space can be combined for qualified tenant. Reasonable rent. Other tenants include: China House Restaurant, Vito's Pizza and Triple Crown Lounge.
2769 - 2771 W. Central Avenue	70,000	\$7.20	Bill Cosgrove, CCIM	FoodTown, Powerhouse Gym, Tireman, Barber Shop
Kenwood Shopping Center	5,000	per square foot		
Between Secor Road and Douglas Road	5,000	N/A		
Neighborhood Center	5,000			Shopping center anchored by The Pharm, Furniture Palace, Best Choice Furniture and Tireman. Restaurant equipment can be leased for \$800 per month.
175 Summit Street	4,710	\$7.64	Tanya Pipatjarasgit	N/A
Former Frisch's Big Boy	4,710	NNN		
Clayton	4,710	N/A		
Restaurant	4,710			Freestanding restaurant with drive-thru window located at the Gateway to Downtown Toledo and East Toledo. 2 freezers and 1 cooler. Visibility and access from three streets. Located within minutes of Owens Corning World Headquarters, SeaGate Convention Center, Fifth Third Field - home of the Toledo Mud Hens, and Lucas County's new arena. Over 24,000 employees work Downtown. Rent commences 120 days from possession.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
3606 W. Sylvania Avenue	24,850	\$10.00	Joe Francis	N/A
Marketplace West Shoppes	4,600	psf NNN	Sam Zyndorf, CCIM	
Monroe Street	750	N/A		Located 1/2 mile east of Westfield Franklin Park. Excellent exposure and visibility. Fronts both Sylvania Avenue and Monroe Street. Various configurations and floor plans. 2 former restaurant suites.
Strip Center	4,600			
5624 Secor Road	8,440	\$9.00	Sam Zyndorf, CCIM	N/A
N/A	4,000	NNN	Joe Francis	
Wichita	1,200	N/A		Across the street from Brondes Ford. 1/4 mile south of Alexis Road. Excellent exposure and visibility. 2 - 1,200 sf suites and 1 - 1,600 sf suites available. Can be combined for 4,000 sf.
Strip Center	4,000			
3354 Dorr Street	3,990	\$12.00	Megan Malczewski, CCIM	N/A
Former Charter One Bank	3,990	psf NNN	Steve Serchuk, CCIM	
Byrne Road	3,990	N/A		Drive-thru lane. No use restrictions in place. Very close to UT Main Campus. 1,932 sf finished basement includes break room, server room, storage room, maintenance room and furnace room. Extra rear lot included. Can be used for expansion or outside use area.
Street Retail	3,990			
				Sublease term is negotiable.
2364 W. Sylvania Avenue	3,876	\$4.64	Craig M. Herschel	N/A
N/A	3,876	ilities/snow removal	Joe Rutherford	
Douglas Road	3,876	\$149,000		Clear span freestanding building originally constructed as a post office. Demised into 2 sections. 2 entrances in front plus side door and rear sliding door with exterior security door. Fenced lot in rear. Rear of building includes a kitchenette, full bath and bedroom.
Street Retail	3,876			

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
4354 Monroe Street	3,625	N/A	Megan Malczewski, CCIM	N/A
N/A	3,625	N/A	Steve Serchuk, CCIM	
Between I-475 & Garrison Street Retail	3,625	\$310,000		Turnkey condition. Updated throughout in 2000. Newer HVAC, water heater, windows and roof. Building layout consists of: Lobby/Admin area, barber/stylist room, 8 offices/rooms, large staff lounge with sink, and storage area with overhead door. Billboard income - 10 year lease at \$5,580 per year.
2222 N. Reynolds Road	6,344	\$9.00	Tanya Pipatjarasgit	Little Caesars Pizza and Cashland
N/A	3,617	psf NNN		
Bancroft Street	1,632	N/A		
Strip Center	1,985			Neighborhood retail center with national tenants. * Plumbing in place for a second restroom in each suite. Former Middle East Market (1,985 sf) available 10/1/10.
2320 S. Reynolds Road	12,496	\$11.00 - \$14.00	Tanya Pipatjarasgit	FedEx/Kinko's, Catherine's
N/A	3,554	Net		
Heatherdowns	3,554	\$1,495,000		300 yards from a new redevelopment project. The proposed Village of Southwyck will be a mixed use project consisting of 600,000 sf of retail, 250 residential units and 150,000 sf of Class A office space. 0.3 mile from over 50,000 cars per day. Regional location. Highly visible endcap. Be next to 2 national credit tenants. Open sales floor. Storage room with many shelves, office and restroom in rear.
Strip Center	3,554			Rental rate is \$11.00 psf for Year 1; \$14.00 psf thereafter.

Property Address	Total GLA				
Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
TOLEDO					
4128 Secor Road	3,491	N/A	Joe Rutherford	N/A	
Pae's Dress Shop & Tailor	3,491	N/A	Craig M. Herschel		
North of Sylvania Avenue	3,491	\$99,000			
Street Retail	3,491				Freestanding building with first floor commercial space and a 3-bedroom, 2-bathroom apartment on the second floor. Utilities and mechanicals are separately metered for each floor. Located near St. Anne's Hospital and the busy Secor/Sylvania/Monroe intersection. Less than 1 mile to I-475. Ample exposure along Secor Road. Great opportunity to live/work at one location. Arrangements for additional parking will need to be made with the adjacent property owner.
30 E. Alexis Road	2,917	\$6.17	Robert P. Mack, CCIM, SIOR	N/A	
Former Wendy's	2,917	NNN			
Telegraph Road	2,917	\$245,000			
Restaurant	2,917				Located in a general commercial trade area. ONE YEAR FREE RENT!
805 N. Reynolds Road	2,805	\$9.43	Tanya Pipatjarasgit	N/A	
N/A	2,805	NNN	Sam Zyndorf, CCIM		
Dorr Street	2,805	\$295,000			
Restaurant	2,805				Freestanding restaurant building with a drive-thru and walk-up window.
1469 Secor Road	30,665	\$16.00	Germano Bressan, CCIM	N/A	
N/A	2,800	psf NNN			
Dorr Street	2,800	N/A			
Street Retail	2,800				Fully equipped former coffee shop. Includes patio area on Secor Road and furniture. Restricted for sale of subs and pizza, check cashing, dry cleaners and alcohol sales. Great location for a business that caters to UT students.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
216 New Towne Square Drive	14,000	\$8.00	Germano Bressan, CCIM	Miss Cue Billiards
N/A	2,800	NNN		
Alexis Road	1,900	\$350,000		Located in front of Lakeside Centre, which is currently being marketed as an industrial complex. Miss Cue Billiards & Darts (9,600 sf) pays \$3,000 per month net. Lease expires October 31, 2010, with no options to renew. Butt Hut (1,600 sf) pays \$500 per month NNN. Lease expires March 31, 2012. Nickelworld is owner's business and is available (2,800 sf) or they will sign a short term lease. Furniture, fixtures, equipment and liquor license for Miss Cue may be available separately. Price negotiable.
Strip Center	1,900			
5221 Monroe Street	230,000	\$16.00	Steve Serchuk, CCIM	Target, Media Play, Office Max, Shoe Carnival, Happy Rose Buffet, Golf Galaxy
Shops at Franklin Place	2,700	NNN		
Between Talmadge and Nantucket	2,700	N/A		
Neighborhood Center	2,700			
1500 Adams Street	11,640	\$6.70	Tanya Pipatjarasgit	N/A
N/A	2,686	Plus Utilities		
Jackson	2,686	N/A		Ideal for a gallery, bookstore, coffee shop or downtown retail. Next door to Manhattan's Restaurant. Real estate taxes are reflective of abatement. First floor retail/office space with 2 entrances. Landlord would consider splitting the space - the restrooms would be in common.
Street Retail	2,686			
1601 W. Sylvania Avenue	2,684	N/A	Ken Marciniak, SIOR	N/A
N/A	2,684	N/A	Craig M. Herschel	
Torrance	2,684	\$125,000		
Street Retail	2,684			

*Build To Suit

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal without notice.

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Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
5329-5345 Heatherdowns Boulevard	12,669	\$6.00	Tanya Pipatjarasgit	David Hahn Fine Kitchens & Bath, East of Chicago
Heather Plaza	2,400	Net		Pizza, Southwyck Lounge
Cheyenne Boulevard	2,400	N/A		Anchored by recently renovated East of Chicago Pizza.
Strip Center	2,400			Access to traffic light. Available space can be used for retail or office.
6540 W. Central Avenue	30,750	\$8.00	Germano Bressan, CCIM	N/A
West Central Place	2,400	psf NNN		
Between US-23/I-75 and McCord Road	2,400	N/A		Easy access to expressway. Located just west of US-
Strip Center	2,400			23/I-475. Middle unit with good visibility. Other tenants: Meant to Bead, Clair David Office Furniture and Design and Art on Central.
320 N. Huron	290,394	\$7.00	Joe Francis	N/A
The LaSalle Building	2,325	psf gross		
Adams Street	2,325	N/A		Updated, very clean retail space. Residential
Street Retail	2,325			apartments provide a "built-in" customer base.
820 Woodville Road	2,220	N/A	Robert P. Mack, CCIM, SIOR	N/A
N/A	2,220	N/A	Megan Malczewski, CCIM	
Navarre Avenue	2,220	\$280,000		Entire lot is fenced, lighted and secured with a security
Street Retail	2,220			gate. New roof and asphalt. Neon roof sign. Upgraded exterior lighting. Building formerly used as a doctor's office. Deed restricted. Owner will not sell to prospective purchaser if the intent is to use the lot for auto sales. Sale of this property is conditional upon owner acquiring a new facility.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
2150 N. Reynolds Road	3,216	\$9.00	Germano Bressan, CCIM	N/A
N/A	2,198	NNN		
Bancroft Street	2,198	\$259,000		
Street Retail	2,198			Set up for 3-bay retail shopping center. Ohio Auto Sound will vacate upon sale - business is owned by the Seller, who would sell for \$40,000 plus inventory. 1,018 sf will be available 5/1/10. Billboard income of \$2,250 per year.
2336 S. Reynolds Road	2,081	\$14.42	Tanya Pipatjarasgit	Located in front of Kmart; adjacent to FedEx, Kinko's and the newly constructed Rite Aid
N/A	2,081	NNN	Sam Zyndorf, CCIM	
Heatherdowns Boulevard	2,081	\$399,000		
Restaurant	2,081			Freestanding restaurant building with drive-thru window. Plenty of parking. Located on busy commercial corridor in front of Kmart, across from Toys 'R Us. 0.5 mile from I-80/90 Ohio Turnpike. Billboard on property with income of \$8,500 per year.
2030 S. Byrne Road	19,200	\$8.50	Robert P. Mack, CCIM, SIOR	N/A
N/A	2,046	NNN	Megan Malczewski, CCIM	
Heatherdowns Boulevard	1,018	\$1,100,000		
Strip Center	1,028			Established south Toledo location. Recently updated façade. Other Tenants: Caper's Pizza Bar, Joe I. Cooper Florist, Pratt Hearing Aids, Curves, Country Grains, Jothm Inc.
703 S. Byrne Road	1,950	N/A	Bill Cosgrove, CCIM	N/A
Former AP Credit Union	1,950	N/A		
Airport Highway	1,950	\$60,000		
Street Retail	1,950			
3111 - 3115 W. Sylvania Avenue	2,800	\$11.58	Tanya Pipatjarasgit	N/A
N/A	1,866	Plus Utilities		
Rohr	933	N/A		
Street Retail	1,866			Retail/office suites in a neighborhood center. Close to a traffic light and minutes from expressway system.

Property Address	Total GLA				
Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
TOLEDO					
3439 Hill Avenue	1,839	N/A	Robert P. Mack, CCIM, SIOR	N/A	
Restaurant	1,839	N/A	Craig M. Herschel		
Bryne Road	1,839	\$275,000			
Restaurant	1,839				Former restaurant building. Equipment includes seating, freezer, dishwasher, hood, range/oven, and plates/glasses. Currently leased through 6-1-09 for \$2,000/month plus utilities. Contiguous property at 33 S. Byrne is also available for sale.
4315 W. Alexis Road	6,050	\$5.14	Craig M. Herschel	N/A	
N/A	1,750	Gross plus utilities	Ken Marciniak, SIOR		
Talmadge Road	1,750	N/A			
Strip Center	1,750				Adjacent to a busy In & Out Mart/Sunoco Gas Station at the SWC of Alexis Road and Talmadge. Available space consists of Suite D - 1,750 sf. Separately metered utilities. Could be used for retail or office.
1620 Woodville Road	5,428	\$6.00	Germano Bressan, CCIM	N/A	
N/A	1,600	psf NNN			
Holmes	1,600	N/A			
Strip Center	1,600				Retail space directly across from Sunoco Refinery and next to Auto Zone. New tenant will benefit from high foot traffic from Stop & Go customers.
5300 Monroe Street	13,942	\$16.00	Sam Zyndorf, CCIM		
Boardwalk Plaza	1,460	per square foot	Tanya Pipatjarasgit		FedEx Kinko, Colonial Cleaners, Dairy Queen, Costume Holiday House
Flanders Road	1,460	N/A			
Strip Center	1,460				Excellent location west of Westfield Franklin Park Mall. Across from Hobby Lobby and close to Target. Located at traffic light. 1.4 miles to I-475.
4254 Lewis Avenue	3,800	\$8.00	Germano Bressan, CCIM	N/A	
N/A	1,350	psf NNN			
Dryden	1,350	N/A			
Street Retail	1,350				Former restaurant/ice cream shop space with fully equipped kitchen. Asking \$30,000 for the equipment.

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
TOLEDO				
2146 Alexis Road	12,500	\$10.00	Joe Francis	N/A
N/A	1,350	NNN	Sam Zyndorf, CCIM	
Yerno	1,350	N/A		
Strip Center	1,350			Excellent exposure and visibility. Neighboring retailers include Wendy's, Taco Bell and Advanced Auto Parts. Value priced. Other tenants include: Twice but Nice, Toledo Dance and Barb's Nails.
1506 Woodville Road	1,335	N/A	Robert P. Mack, CCIM, SIOR	N/A
N/A	1,335	N/A	Megan Malczewski, CCIM	
Hazelwood	1,335	\$320,000		
Street Retail	1,335			Located across the street from Sun Oil Refinery. Deed restricted - Owner will not sell to prospective purchaser if the intent is to use the lot for auto sales. Building consists of 4 offices, an open office area, restroom, mechanical room and a 15' x 15' garage bay with an 8' x 10' overhead door. Entire lot is fenced, lighted and secured with a security gate. Sale of this property is conditional upon Owner acquiring a new facility.
1654 Ralston Circle	1,288	\$15.84	Jason Sheppard	N/A
N/A	1,288	Plus Utilities		
Reynolds Road	1,288	N/A		
Street Retail	1,288			Former used car lot. Approximately 165 sf office and 800 sf garage included in overall square footage. Located in a very high traffic area.
1708 - 1720 W. Alexis Road	4,000	\$10.00 - \$12.00	Bill Cosgrove, CCIM	N/A
N/A	1,268	NNN	Tanya Pipatjarasgit	
At corner of Jackman Road	1,268			
Strip Center	1,268			Corner location with great visibility. New construction. Less than a minute from the Michigan border and near the growing community of Lambertville. 1,268 sf end cap available. Flexible floor plan. Year 1 - \$10.00 psf NNN; Year 2 - \$11.00 psf NNN and Year 3 - \$12.00 psf NNN.

Property Address	Total GLA				
Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
TOLEDO					
309 W. Alexis Road	19,520	\$9.00	Joe Francis	N/A	
N/A	1,200	psf NNN	Sam Zyndorf, CCIM		
Silverside	1,200	N/A			Great demographics. Excellent exposure and visibility.
Strip Center	1,200				Other tenants include: Marco's Pizza, Delany's Lounge, Rent-A-Center, China Garden, First Choice, E-Z Stop Market, Jackson Hewitt and Winners Circle.
807 Woodville Road	1,056	\$23.86	Bill Cosgrove, CCIM	N/A	
N/A	1,056	NNN			
Navarre Avenue	1,056	\$295,000			Good site for a small retail store, cell phone store or tax office.
Street Retail	1,056				
1251 S. Reynolds Road	848	N/A	Bill Cosgrove, CCIM	N/A	
N/A	848	N/A			
Airport Highway	848	\$215,000			Near corner of Reynolds Road and Airport Highway;
Street Retail	848				visible from Airport. Next to Wendy's and across from the new Starbucks and Alltel. Building has 700 square foot. finished, sprinklered basement. Extra lot in rear.
764 & 768 Byrne Road	840	N/A	Sam Zyndorf, CCIM	N/A	
Former Franklin Park Auto Credit Center	840	N/A	Craig M. Herschel		
Airport Highway	840	\$395,000			Lot is paved, striped and lighted. Sales office on site with 5 private offices. 163' frontage. Great exposure from Byrne Road and Airport Highway. Ability to expand paved area.
Street Retail	840				
1239 W. Sylvania Avenue	400	\$30.00	Joe Rutherford	N/A	
National City Bank Building	400	NNN	Sam Zyndorf, CCIM		
Willys Parkway	400	\$150,000			Clean, well maintained drive-thru bank location. Three drive-thru bays plus possible drive-thru ATM.
Street Retail	400				

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
WAUSEON				
1190 N. Ottokee Street	31,680	\$1.90	Robert P. Mack, CCIM, SIOR	N/A
Former Wauseon Health & Racquet Club	31,680	Negotiable	Megan Malczewski, CCIM	
Linfoot Street	31,680	\$595,000		
Other	31,680			Situated on 10.72 acres. Expandable building and parking lot. 1.75 miles to Ohio Turnpike (I-80/90). First Floor: Former Health South includes offices, therapy area with whirlpool and chair lift, and open areas for rehabilitation. Racquet Club has three 78' long x 27' wide tennis courts with hard court surface. Handball/racquet ball courts. Lobby/viewing area. Women's and men's locker rooms with sauna and whirlpools. Office areas. Second Floor: Viewing deck overlooking tennis courts. Tanning area. Dance floor. Childcare area.
WHITEHOUSE				
7115 Jeffers Road	8,740	N/A	Germano Bressan, CCIM	N/A
N/A	8,740	N/A		
Archbold-Whitehouse Road	8,740	\$180,000		
Other	8,740			Former location of the RL Williams Construction Company with 3 buildings - office (1,400 sf), shop (4,020 sf) and Warehouse (3,320 sf). Propane and septic system. Great location for another construction company, contractor or landscape company.