



# Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

## Retail/Office Lease : Promenade Shops

5577 MONROE ST., UNIT K, SYLVANIA, OHIO 43560

### General Information

**Location :** 5577 Monroe St. Unit K  
**Closest Intersection :** Skelly between Corey & Whiteford  
**City :** Sylvania  
**County :** Lucas  
**State :** Ohio  
**Zoned :** Commercial

### Price Details

**Price :** \$14.50/sq.ft./year  
**NNN :** \$3.75/sq.ft. (2011)  
**Minimum Term :** Two (2) Years  
**Real Estate Tax :** Lessee, pro rata  
**Insurance, CAM :** Lessee, pro rata  
**Improvement Allowance :** None

### Utilities

**Natural Gas :** Lessee  
**Electric :** Lessee  
**Water :** Lessee

### Building Information

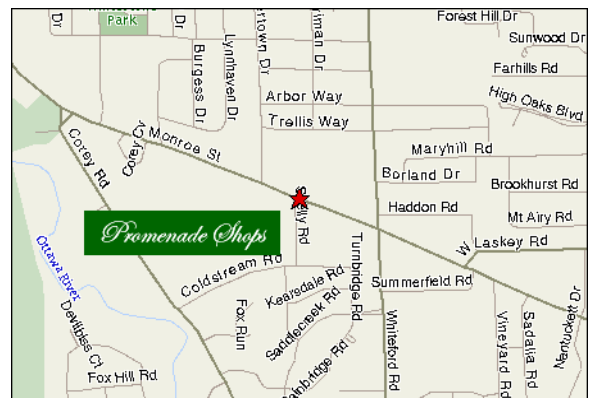
**Total Square Footage :** 34,399 sq.ft.  
**Available :** 1680 s.f.  
**Site Dimensions :** irregular  
**Construction :** Block & bar joist with brick veneer  
**Parking :** 120  
**Air Conditioning :** Yes  
**Heat Type :** Gas forced air  
**Fire Suppression :** None  
**Number of Floors :** One  
**Floor Plans Available :** Yes



### Comments

- Monroe Street's premiere strip retail center
- Minutes from Westfield Shopping Mall
- Adjacent square footage also available for total of up to 5,595 s.f. available.
- Area Statistics (3 mile)
 

|                          |            |
|--------------------------|------------|
| Daytime population ..... | 71,403     |
| Households .....         | 27,473     |
| Ave. HH Income .....     | \$82,328   |
| Traffic Count .....      | 19,660 cpd |

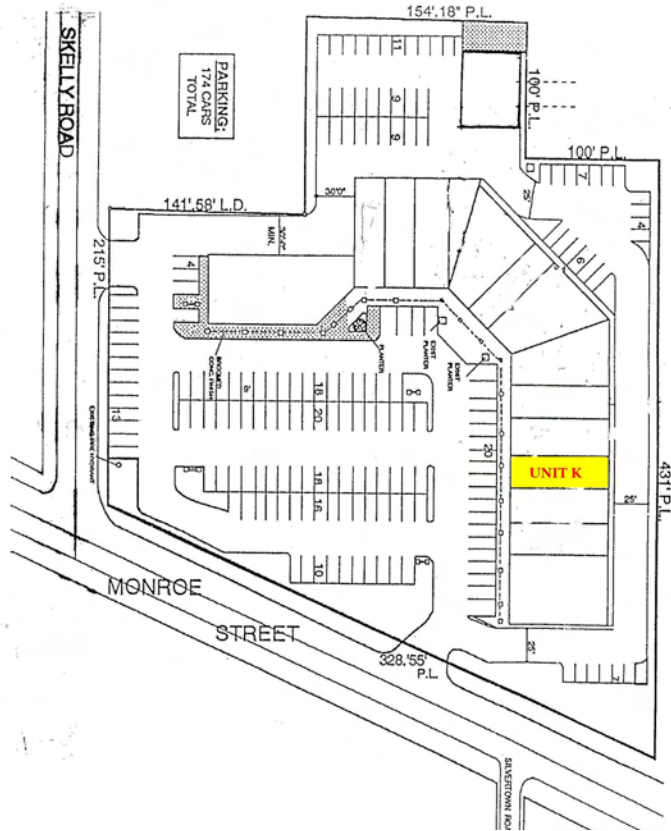


For More Information, Contact:  
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## EDMUNDENADE SHOPS MONROE ST., SYLVANIA, OH

