

Four SeaGate, Suite 608, Toledo, Ohio 43604  
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# exclusive listings

MAY 2012  
RETAIL

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Bill Cosgrove, CCIM  
Keenan Fields  
Joe Francis  
Craig Herschel  
Bob Mack, CCIM, SIOR  
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	
<b>ADRIAN</b>					
922 Main Street	10,684	N/A	Joe Francis	N/A	
N/A	10,684	N/A			
Bent Oak Avenue	10,684	\$225,000			Very clean. Multi-tenant. Great exposure. Back building has recently been completely renovated.
Street Retail	10,684				
307 E. Beecher Street	1,363	N/A	Germano Bressan, CCIM	N/A	
N/A	1,363	N/A	Sam Zyndorf, CCIM		
Division Street	1,363	\$249,000			Highly visible with access to both E. Beecher Street and Division Street. Has a kitchenette and a vault. 15% price premium for a credit union or bank plus a 3 year dark period.
Street Retail	1,363				
<b>ARCHBOLD</b>					
219 N. Defiance Street	9,919	N/A	Germano Bressan, CCIM	N/A	
N/A	9,919	N/A	Sam Zyndorf, CCIM		
W. Holland Street	9,919	\$399,000			Located in downtown Archbold. Two vaults, nice large boardroom and kitchenette. Second floor office and storage with 2 separate entrances. 15% price premium for a credit union or bank plus a 3 year dark period.
Street Retail	9,919				
<b>CURTICE</b>					
361 N. Teachout Road	3,912	N/A	Megan Malczewski, CCIM	N/A	
N/A	3,912	N/A	Robert P. Mack, CCIM, SIOR		
Corduroy Road	3,912	\$105,000			Outside patio area enclosed with concrete block. Well and septic system shared with adjacent motel. Adjacent to a 50 room motel which had \$152,713 gross sale for room rentals in 2011. Layout includes open bar/restaurant, kitchen prep area, office and restrooms. Inventory included in sale - list available. Restaurant seats 133. Also included in sale: D5A - Spirituous liquor for on-premises consumption only, beer and wine for on-premises and off-premises in original sealed containers until 2:30 am. D6 - Sale of intoxicating liquor on Sunday.
Restaurant	3,912				

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<b>DELTA</b>				
313-319 Main Street	10,785	\$1.77	Ken Marciniak, SIOR	N/A
N/A	6,785	Per Month	Craig M. Herschel	
Lincoln Street	6,785	\$199,000		
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.
<b>DUNDEE</b>				
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.
<b>FINDLAY</b>				
2411 Tiffin Avenue	5,460	N/A	Megan Malczewski, CCIM	N/A
Former Lone Star Steakhouse	5,460	N/A	Bill Cosgrove, CCIM	
Spruce Drive	5,460	N/A		
Restaurant	5,460			Receiver Directed Sale - Make an Offer. Receiver/Bank requests buyers to submit their highest and best offer.  "As is, where is" sale. No inspection reports, surveys, building prints or environmental on file. Equipment in building will be included in the sale. Outside seating area.

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<b>GENOA</b>				
22061 State Route 51	17,088	\$6.00 - \$9.50	Robert P. Mack, CCIM, SIOR	Marco's Pizza, Subway, Curves, Edward Jones
Genoa Shopping Center	11,700	psf NNN		
Genoa Clay Center Road	1,200	N/A		Located at a prime Genoa intersection. Adjacent to a newer car dealership, McDonald's and other retail. 10,500 sf former Family Dollar space available @ \$6.00 per square foot NNN. 1,200 sf space available @ \$9.50 per square foot NNN.
Strip Center	10,500			
<b>HOLLAND</b>				
7041 Orchard Centre Drive	61,752	N/A	Sam Zyndorf, CCIM	N/A
Former Farmer Jack Supermarket	61,725	N/A	Joe Francis	
Airport Highway	61,725	\$3,000,000		Former Farmer Jack Supermarket. Pharmacy drive-thru. Great location 3/4 mile to I-475/US-23. 4 bay receiving dock. Sprinkled. Ample parking. Adjacent to Menards. Reports on file include: survey, environmental, property condition and building plans.
Strip Center	61,725			
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			
831 McCord Road	7,290	\$7.50	Ken Marciniak, SIOR	N/A
N/A	1,116	psf + utilities	Adam Martinez	
Angola Road	1,116	N/A		Very clean. Open floor plan.
Strip Center	1,116			

\*Build To Suit

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Type of Space	Max Contiguous	Sale Price		Comments
<b>LAKE TOWNSHIP</b>				
5552 Woodville Road	1,632	N/A	Robert P. Mack, CCIM, SIOR	N/A
N/A	1,632	N/A	Megan Malczewski, CCIM	
Walbridge Road	1,632	\$92,000		
Street Retail	1,632			Newer carpet. Three load bearing columns. Building is otherwise open spanned. Ceiling fans. Florescent fixtures. Two entry doors along Woodville Road. Windows do open. All plumbing systems are contained within restroom area, which has a self-contained electric heat system in the event it is winterized.
<b>MAUMEE</b>				
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		
Neighborhood Center	22,370			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.
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.

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Location Description	Min Contiguous	Rental Rate		Major Tenants
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
<b>MAUMEE</b>				
Conant Street, Unit: East Building	45,711	\$4.00 - \$16.00	Tanya Pipatjarasgit	Pauken Wine, Family Dollar, Marco's Pizza, Subway, China House, El Salto Mexican Restaurant, H & R Block, Fiesta
Golden Gate Shopping Center	16,525	NNN	Mark Zyndorf, CCIM	
Anthony Wayne Trail	1,200	N/A		Located at traffic light.
Neighborhood Center	16,525			6 spaces available: Suite 201 Rear Space 4 - 3,075 sf @ \$4.00 psf NNN Suite 213 - 1,603 sf @ \$16.00 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 Suite 257 - 1,200 sf @ \$15.00 psf NNN
115 Chesterfield Lane	5,800	\$4.50	Germano Bressan, CCIM	N/A
N/A	5,800	psf NNN		
Reynolds Road	5,800	\$299,000		Former beauty products retail sales, storage and showroom.
Street Retail	5,800			Building can be split. Building could be utilized for a variety of uses: daycare center, dance studio, school, retail sales, general office, etc.
<b>MONROE</b>				
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.
Street Retail	2,110			Individual 200 amp electric service. Suites 1 and 2 can be combined for a larger space.
<b>NAPOLEON</b>				
1424 N. Scott Street	1,610	N/A	Germano Bressan, CCIM	N/A
N/A	1,610	N/A	Sam Zyndorf, CCIM	
Trail Drive	1,610	\$259,000		Located near Walmart and other national retail and restaurant chains. Has kitchenette and vault. 15% price premium for a credit union or bank plus a 3 year dark period.
Street Retail	1,610			

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Type of Space	Max Contiguous	Sale Price		Comments
<b>NORTHWOOD</b>				
3700 Williston Road	102,364	\$2.99	Germano Bressan, CCIM	N/A
Former Steve & Barry's University Sportswear	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	\$375,000		Exceptional frontage and visibility. Open showroom. 1/4 mile east of I-280.
Street Retail	15,045			
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			
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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<b>OAK HARBOR</b>				
148 W. Water Street	5,800	\$5.60	Elliott Bassett	N/A
N/A	3,000	Per Month		
N. Locust Street	3,000	\$139,900		Commercial space downstairs (3,000 sf) and 3 apartments upstairs. Potential for \$1,350 monthly income if all 3 apartments upstairs were leased. Currently, 2 of the apartments have tenants. CB zoning allows numerous uses.
Street Retail	3,000			
<b>OTTAWA</b>				
855 N. Locust Street	1,939	N/A	Germano Bressan, CCIM	N/A
N/A	1,939	N/A	Sam Zyndorf, CCIM	
N. Perry Street	1,939	\$349,000		Access from N. Locust Street and N. Perry Street. Space has kitchenette for employee breakroom. Vault currently on premises to remain. 15% price premium for a credit union or a bank plus a 3 year dark period.
Street Retail	1,939			
<b>PERRYSBURG</b>				
Preston Parkway	23,895	\$12.50	Germano Bressan, CCIM	N/A
Preston Place II	23,895	psf NNN	Joe Francis	
Chappel Drive	1,267	\$2,500,000		Bank owned retail shopping center located in Levis Commons, a Lifestyle Center with national and regional retail and restaurant tenants. Conveniently located at I-475/US-23, Exit 2 (SR 25/Dixie Highway). Perfect investment for an owner occupied property. NOI and Rent Roll available upon request. Additional vacant land for development included in sale. 3 suites available for lease: Unit A-1 - 3,713 square feet; Unit B-2 - 1,267 square feet and Unit C-1/2/3 - 4,700 square feet. Unit A-1 is a former hair salon. Tenant responsibilities: Utilities, liability insurance, prorata share CAM, real estatetaxes, insurance and suite janitorial.
Neighborhood Center	4,700			

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Type of Space	Max Contiguous	Sale Price		Comments
<b>PERRYSBURG</b>				
25680 N. Dixie Highway	11,441	\$14.00 - \$18.00	Joe Francis	N/A
Scrambler Marie's Commons	6,751	per square foot	Bill Cosgrove, CCIM	
Roachton Road	1,320			New construction across from Levis Commons. Less than 1/2 mile from US-23/I-475. Four suites available: 1,912 sf, 1,396 sf, 1,320 sf and 2,123 sf. Lease rate for the 1st year is \$14.00 psf; 2nd year is \$16.00 psf and the 3rd year is \$18.00 psf.
Strip Center	4,839			
				Tenant Responsibilities: Utilities, content/liability insurance, prorata share of taxes, building insurance, CAM
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			
<b>PERRYSBURG TOWNSHIP</b>				
27096 Oakmead Drive	8,432	N/A	Robert P. Mack, CCIM, SIOR	N/A
N/A	8,432	N/A		
Miller Drive and Route 20 (Fremont Pike)	8,432	\$499,000		Most recently the Perrysburg Event Center, previously Mr. Beefy's, however originally, and most notably, Croy's Supper Club.
Restaurant	8,432			
<b>PORT CLINTON</b>				
205 Catawba Road	29,890	\$8.00	Elliott Bassett	See Comments for Tenant list
N/A	5,537	psf NNN		
SR 163 (E. Harbor Road)	575			Current tenants: Bassett's Market, Goodwill, Schaffner Publications, Citizens Bank, Beacon, Roth-Bacon-Young, Castaway Yacht Sales, Home and Stead and Earl Lay - Property Management, Lake Erie Boutique Realty, Inc.
Neighborhood Center	5,537			

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<b>SPRINGFIELD TWP.</b>				
1244 Corporate Drive	30,734	\$3.50	Bill Cosgrove, CCIM	N/A
Former Globe Furniture	30,734	psf NNN	Craig M. Herschel	
Airport Highway/US 23	30,734	\$1,000,000		Great exposure to US 23, close to Airport Highway.
Street Retail	30,734			Showroom and warehouse are each approximately 15,400 square feet. Showroom area has 4 offices, kitchen area and is completely air conditioned.
<b>SWANTON</b>				
14249 Airport Highway	13,880	\$12.00	Craig M. Herschel	Edward Jones, Subway, Cellular Central, Oak Valley
Express Plaza	4,450	N/A	Ken Marciniak, SIOR	Realtors, Regis Hair, H & R Block, KO's Chinese Restaurant
S. Hallett Street (CR 1)	450	N/A		Quality retail center with high exposure along Airport
Strip Center	4,000			Highway. Mix of national and local retailers. Former Movie Gallery space (4,000 sf) and small industrial suite (450 sf).
<b>SYLVANIA</b>				
5834 Monroe Street	99,698	\$8.00 - \$10.00	Bill Cosgrove, CCIM	Rite Aid Drug Store
Sylvania Marketplace	24,661	NNN		
Alexis Road	1,690	N/A		Space Available: Suite K - 1,778 sf @ \$10.00 psf. Suite N -
Neighborhood Center	15,000			2,637 sf @ \$10.00 psf. Suite O - 1,690 sf @ \$10.00 psf. Suite R/S - 3,556 sf @ \$10.00 psf. Former Major Magic's - 15,000 sf @ \$8.00 psf. All leases are triple net.
5675-5679 Main Street	12,038	N/A	Sam Zyndorf, CCIM	N/A
N/A	12,038	N/A	Adam Martinez	
Maplewood	12,038	\$295,000		2 separate buildings in downtown Sylvania. Great
Street Retail	12,038			redevelopment opportunity. Street and municipal parking in rear with an additional 6 spaces off the alley in the rear. 3 apartments with monthly rents of \$300, \$325 and \$350.

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<b>SYLVANIA</b>				
5693 Main Street	7,740	\$5.33 - \$12.63	Tanya Pipatjarasgit	N/A
N/A	5,539	Varies		
Between Monroe and Maplewood	820	N/A		1st floor space formerly occupied by Juni is a corner location with entrances on Main Street and Maplewood. Tenant responsible for gas, electric, suite janitorial an content/liability/plate glass insurance. Window a/c unit. 2nd floor suites can be used for office or retail. Entrance to suites is to the left of former Juni space. Suite 1 (820 sf) consists of 1 room, an open area, restroom and kitchen. Needs a window a/c unit. Suite 2 (2,250 sf) consists of a large, spacious loft area with restroom. Can be entered from Main Street or Maplewood. Tenant may share the sign at the Maplewood entrance. Suite has central air and CAT 5 cabling in loft area.
Street Retail	3,070			
5839 Monroe Street	5,349	\$15.00	Steve Serchuk, CCIM	N/A
Free Standing Restaurant near Expressway	5,349	psf NNN	Tanya Pipatjarasgit	
Corey Road	5,349	\$1,300,000		Located just off US-23 on one of Toledo's major retail corridors. Close to Tony Packo's, Ciao Italian Restaurant, Ralphie's Family Sports Eatery, Starlite Plaza (222,450 sf), Sylvania Marketplace (100,000 sf) anchored by a Kroger Supermarket (65,000 sf). Liquor license available. 236' frontage. Pole signage. Access to traffic signal.
Restaurant	5,349			
8340 Sylvania-Metamora Road	12,900	\$10.00	Tanya Pipatjarasgit	N/A
Quarry Ridge	5,140	NNN		
Centennial Road	1,250	N/A		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.
Strip Center	2,640			

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<b>SYLVANIA</b>				
5601 W. Alexis Road	6,864	\$7.92 - \$8.92	Megan Malczewski, CCIM	N/A
N/A	3,576	Per Month	Bill Cosgrove, CCIM	
Between Schultz and Roan	1,144	\$329,000	Robert P. Mack, CCIM, SIOR	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. 3 suites available at \$850 per month each. Suite 5601 - 1,144 sf (vacant). Suite 5603 - 1,144 sf (former Sunkissed). Suite 5607 - 1,288 sf (former cleaners).
Strip Center	2,288			
5127-5147 Main Street	28,450	\$5.00 - \$7.00	Joe Francis	Hafner Florist, Southbriar Restaurant, Subway, Path Labs, Papa G's Pizza, Kirby Vacuum, American Mobile Fitness
Southbriar Shopping Center	2,400	psf NNN		
Convent Boulevard	2,400	N/A		Located 1/2 mile from Lourdes College. Excellent exposure and visibility. Current prorata expenses estimated to be \$2.20 psf. Rental rate is \$5.00 psf for the first year with \$1.00 increases per year thereafter.
Neighborhood Center	2,400			
<b>SYLVANIA TWP.</b>				
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	\$1,975,000		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.
Street Retail	34,754			
6438 - 6448 W. Central Avenue	4,622	N/A	Ken Marciniak, SIOR	N/A
N/A	4,622	N/A	Sam Zyndorf, CCIM	
US-23 and McCord Road	4,622	\$379,000		Floor drains. Kitchen. Overhead doors - power. Zoned S-1 (Township property - will allow commercial). No Further Action letter available.
Other	4,622			

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<b>SYLVANIA TWP.</b>				
6801 W. Central Avenue	14,406	\$14.75	Tanya Pipatjarasgit	Marco's Pizza, Kyota Ka, Cake in a Cup, Kidz Watch & Kempo Martial Arts
Avenue Plaza	2,760	NNN	Sam Zyndorf, CCIM	
McCord Road	1,350	N/A		
Strip Center	2,760			New construction on a major commercial corridor. 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.
3015 N. Holland Sylvania Road	6,906	\$21.00	Tanya Pipatjarasgit	N/A
N/A	1,381	NNN		
Central Avenue	1,381	N/A		
Strip Center	1,381			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.
<b>TOLEDO</b>				
5223 Monroe Street	230,000	\$7.50	Steve Serchuk, CCIM	Target, Office Max, Shoe Carnival, Copy Max, Golf Galaxy
50,000 sq. ft. in Target Anchored Center	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.

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
<b>TOLEDO</b>				
5325 Airport Highway	187,921	\$6.95 - \$13.00	Germano Bressan, CCIM	ABC Warehouse, Burlington, Michaels, HomeTown Buffet, Woodcraft, Pet Supply Plus, Happy Rose Buffet, Pier I  Regional power center located in high traffic area at a traffic light. Big box anchors include Michael's and Burlington Coat Factory. Great access to Lowe's via driveway between Woodcraft and Hometown Buffet. Space Available/Lease Rate: 2,800 square feet - \$12.00 psf NNN, 7,995 square feet - \$13.00 psf NNN and 25,000 square feet - \$6.95 psf NNN. Lincoln College has Right of First Refusal for the 7,995 square feet. The 7,995 square foot space also has a mezzanine and rear warehouse. Tenant responsible for all utilities and prorata share of common area maintenance, real estate taxes and insurance. Prorata share was approximately \$3.36 per square foot in 2011.
Airport Square Shopping Center	35,795	psf NNN	Joe Francis	
Reynolds Road	2,800	N/A		
Neighborhood Center	25,000			
119 Ontario Street	18,900	\$2.50	Ken Marciniak, SIOR	N/A
Classic Antiques	18,900	N/A		
Monroe Street	18,900	\$299,000		Clean Building located downtown close to Fifth Third Field. Good redevelopment site. Clean, dry basement. Elevator.
Street Retail	18,900			
231 N. Huron Street	15,880	N/A	Jason Sheppard	N/A
N/A	15,880	N/A		
Between Madison Avenue and Jefferson Avenue	15,880	\$85,000		Located across from Huntington Center and next to Sidelines Sports Bar & Grill.
Street Retail	15,880			
807-821 Phillips Avenue	14,776	\$7.00	Ken Marciniak, SIOR	N/a
N/A	14,776	psf NNN		
Haverhill	14,776	\$1,250,000		Property consists of 2 commercial buildings, 2 houses and a car lot.
Street Retail	14,776			

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
<b>TOLEDO</b>				
331 N. Superior Street	14,400	N/A	Joe Francis	N/A
Former Leo's Bookstore	14,400	N/A		
Adams Street	14,400	\$240,000		
Street Retail	14,400			Very clean updated first floor. Mechanicals in place on 2nd and 3rd floors. On street parking in front. Recent renovations include newer HVAC and asbestos remediation. Exceptional access via rear alley to a dock high overhead door, 7' x 8'.
3340-3350 Laskey Road	22,000	\$3.94 - \$6.00	Ken Marciniak, SIOR	N/A
W. Laskey Plaza	12,605	NNN	Keenan Fields	
Secor Road	1,560	\$600,000		
Strip Center	12,605			3 spaces available. Suite 3348 - 1,560 sf @ \$780/month NNN. Suite 3350 - 1,610 sf @ \$800/month NNN. Suite 3350 (rear) - 9,435 sf @ \$3,100/month NNN (Former church and offices).
4906 Monroe Street	14,456	\$16.50	Sam Zyndorf, CCIM	N/A
N/A	11,396	per square foot		
Talmadge Road	11,396			
Strip Center	11,396			Excellent location across from Westfield Franklin Park Mall. Corner location with great access.
10 S. Superior Street	9,600	\$1.25	Ken Marciniak, SIOR	None
Gerity Products	9,600	Net		
Washington	9,600	\$299,000		
Other	9,600			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.

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
<b>TOLEDO</b>				
2030 S. Byrne Road	19,200	\$8.50	Robert P. Mack, CCIM, SIOR	N/A
N/A	9,028	NNN	Megan Malczewski, CCIM	
Heatherdowns Boulevard	1,028	\$1,100,000		Established south Toledo location. Recently updated façade. Traffic light at entrance. Suites available: Unit D - 1,500 sf (2044 Byrne), Unit E - 1,028 sf (2042 Byrne), Unit F - 2,500 sf (2040 Byrne) and Unit H - 4,000 sf (2036 Byrne). Units D, E and F are contiguous and can be combined for 2,528 sf or 3,528 sf or 5,028 sf.
Strip Center	5,028			Other Tenants: Jothm, Pratt Hearing Aids and Caper's
5345 Heatherdowns Boulevard	13,484	\$700.00 - \$1,500.00	Megan Malczewski, CCIM	N/A
Heather Plaza	8,291	+ utilities	Robert P. Mack, CCIM, SIOR	
Reynolds Road	1,200	\$750,000		Each unit is separately metered. Under NEW ownership. Motivated owners are ready to lease vacancies. Unit C-D (2,200 sf) is in move-in condition. Finished for office/retail use. Includes 3 offices. Available for \$1,500 per month plus utilities. Units E, F and G are 1,200 each and are contiguous. They are available for \$700 per month each plus utilities. Unit I is 2,491 sf. It is available for \$1,450 per month plus utilities.
Strip Center	5,800			Other tenants - Bratt Salon, East of Chicago Pizza, Southwyck Lounge.
5221 Monroe Street	230,000	\$16.00	Steve Serchuk, CCIM	Target, Office Max, Shoe Carnival, Golf Galaxy
End Cap in Target Anchored Center	8,125	NNN		
Between Talmadge and Nantucket	8,125	N/A		
Neighborhood Center	8,125			
5732 Douglas Road	8,100	\$8.00	Jason Sheppard	N/A
Rear Building	8,100	psf NNN		
Alexis and Douglas Road	8,100	N/A		Former Head Start facility. Large, new playground. Kitchen with hood and fire suppression. Great location for a charter school or day care facility.
Other	8,100			

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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
<b>TOLEDO</b>				
1020 Holland Sylvania Road	16,200	\$8.00	Germano Bressan, CCIM	N/A
Holland Sylvania Shoppes	7,597	psf NNN		
Dorr Street	1,384	N/A		
Strip Center	3,897			Neighborhood shopping center on busy street. Across from the 200 unit Steeplechase Apartment Complex. 4 units available: 1,384 sf, 1,800 sf, 1,900 sf and 2,513 sf. Closed beauty salon (Unit 1028) has hair salon equipment available for sale with lease of space. Tenant responsible for gas, electric, liability insurance and prorata share of common area maintenance, real estate taxes and property insurance. Improvement Allowance - None - "as is" except Landlord to provide new HVAC and ceiling units in 1024 and 1020B.
5221 Monroe Street	230,000	\$15.00	Steve Serchuk, CCIM	Target, Office Max, Shoe Carnival, Golf Galaxy
End Cap in Target Anchored Center	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.
3606 W. Sylvania Avenue	24,850	\$10.00	Joe Francis	N/A
Marketplace West Shoppes	7,400	psf NNN	Sam Zyndorf, CCIM	
Monroe Street	750	N/A		
Strip Center	6,650			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. 1 former restaurant suite.
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.

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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	
<b>TOLEDO</b>					
1446 W. Sylvania Avenue	7,010	N/A	Tanya Pipatjarasgit	N/A	
N/A	7,010	N/A			
Westway	7,010	\$179,000			
Street Retail	7,010				3 retail units downstairs. 1 efficiency apartment, 1 - 2 bedroom apartment, 2 - 1 bedroom apartments and 1 - 1 bedroom apartment upstairs.
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			
Service-Gas Station	6,582				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.
320 N. Huron	290,394	\$7.00	Joe Francis	N/A	
The LaSalle Building	5,410	psf gross			
Adams Street	2,325	N/A			
Street Retail	5,410				Updated, very clean retail space. 2 spaces (3,085 and 2,325 sf) can be combined. Residential apartments provide a "built-in" customer base with approximately 200 residents. Restricted use - no bars or nightclub. Suite A has an 80 gallon water heater. Would make an ideal restaurant/diner location.
5640-5642 Airport Highway	5,376	N/A	Megan Malczewski, CCIM	N/A	
Former Lone Star Steakhouse	5,376	N/A	Bill Cosgrove, CCIM		
At traffic light at Bernath Parkway	5,376	N/A			
Restaurant	5,376				Receiver Directed Sale - Make an Offer. Receiver/Bank requests buyers to submit their highest and best offer.
2823 Central Avenue	5,000	\$12.00	Joe Francis	N/A	
Galaxy Video	5,000	per square foot			
Cheltenham	1,500	\$449,000			
Street Retail	5,000				Located 1 mile from UT campus and 1/2 mile from Westgate. Excellent exposure and visibility. Excess space. Can be split for qualified tenant.

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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
<b>TOLEDO</b>				
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.
384 Phillips Avenue	4,531	N/A	Germano Bressan, CCIM	N/A
N/A	4,531	N/A		
Detroit Avenue	4,531	\$85,000		
Street Retail	4,531			Closed bar. Sale includes equipment and building. New owner must wait until August, 2012, to apply for a liquor license. Two upstairs apartments (1,353 sf total) are leased at \$300 per month each. Master gas and water meter. Bar pays for heating the entire building. Each unit has separate electric. The following equipment is included in the sale: microwave, walk-in cooler, 2 prep tables, 22 bar stools. 18 chairs, 9 tables, freestanding sink, one 3-compartment bar cooler and one 3-compartment sink.
1210 W. Sylvania Avenue	4,194	\$8.00	Robert P. Mack, CCIM, SIOR	None
N/A	4,194	psf NNN		
Lockwood Avenue	4,194	N/A		
Street Retail	4,194			Freestanding building at the northwest corner of W. Sylvania Avenue and Lockwood Avenue. Exceptional exposure. Space can be split for a qualified tenant.

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	
<b>TOLEDO</b>					
2364 W. Sylvania Avenue	3,876	\$4.64	Craig M. Herschel	N/A	
N/A	3,876	utilities/snow removal			
Douglas Road	3,876	\$129,000			
Street Retail	3,876				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.
2950 Douglas Road	3,840	\$5.00	Robert P. Mack, CCIM, SIOR	N/A	
N/A	3,840	psf + utilities	Adam Martinez		
Central Avenue	3,840	N/A			
Street Retail	3,840				Reception area and private office space.
5350 Airport Highway	14,944	\$12.50 - \$14.75	Joe Francis	N/A	
N/A	3,832	psf NNN			
Greenridge	1,294	N/A			
Strip Center	2,538				Great visibility. Located at a traffic light. Across from Lowes. 2 suites available. Suite 101 is a former hair salon in move-in condition. It is 1,294 sf available at \$14.75 psf NNN. Suite 106 is a former Bank of America Mortgage office. It is 2,538 sf available at \$12.50 psf NNN.
					Tenant responsible for suite utilities, prorata share of common area maintenance, real estate taxes, insurance, suite janitorial and plate glass insurance.
					Other tenants: Walk-In Chiropractic, Medical Weight Loss, Express Employment, Quiznos Subs, Dental Reflection and Sprint.

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
<b>TOLEDO</b>				
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	\$299,000		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.
4315 W. Alexis Road	6,050	\$3.77 - \$4.80	Craig M. Herschel	N/A
N/A	3,500	Gross plus utilities	Ken Marciniak, SIOR	
Talmadge Road	1,750	N/A		Adjacent to a busy In & Out Mart/Sunoco Gas Station at the SWC of Alexis Road and Talmadge. Two suites available. Suite C is 1,750 sf @ \$700 per month plus utilities. Suite D is 1,750 sf @\$550 per month plus utilities. Separately metered utilities. Could be used for retail or office.
Strip Center	3,500			
1940 Laskey Road	3,300	N/A	Germano Bressan, CCIM	N/A
N/A	3,300	N/A	Sam Zyndorf, CCIM	
Jamieson	3,300	\$299,900		Freestanding building across from Miracle Mile Shopping Center. Rear of building has access to Jamieson at a traffic light. Will be deed restricted for financial institutions. Great location for professional office or retail use such as accountant, CPA, insurance agent, attorney, medical billing, jewelry store, etc.
Street Retail	3,300			

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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
<b>TOLEDO</b>				
1246 Broadway Street	11,860	\$8.00	Germano Bressan, CCIM	Jackson Hewitt, Lucas County, La Paloma, Stop & Go
N/A	3,300	per square foot		
Western	1,100			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	3,300			
2556 Airport Highway	3,270	N/A	Germano Bressan, CCIM	N/A
Former Bill's Bar & Grill	3,270	N/A		
Westwood	3,270	\$59,900		New roof and kitchen remodel in apartment in 2010. Upstairs furnace is 2 years old. Includes two vacant residential lots on Westwood. Columbia Gas currently pays \$600 per month to use the lots. Bill's Bar is closed. It occupied the first floor and was approximately 1,700 sf with basement. No bar equipment or liquor license, but equipped with hood. Most likely future use is as a bar but could be any commercial use. Upstairs tenant pays \$500 per month.
Tavern-Bar-Night Club	3,270			
2150 N. Reynolds Road	3,216	\$8.00	Germano Bressan, CCIM	N/A
N/A	3,216	NNN		
Bancroft Street	1,018	\$249,000		Set up for 3-bay retail shopping center. 1,018 square foot unit is available. Current tenant is month-to-month. Ohio Auto Sound space is 2,198 square feet and will vacate upon sale - business is owned by the Seller. Billboard income of \$2,700 per year.
Street Retail	3,216			
				Seller will sell Ohio Auto Sound separately. If interested, see Lister for details.
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		Freestanding restaurant building with a drive-thru and walk-up window.
Restaurant	2,805			

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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
<b>TOLEDO</b>				
216 New Towne Square Drive	14,000	\$8.00	Germano Bressan, CCIM	Miss Cue Billiards
N/A	2,800	NNN		
Alexis Road	1,900	\$295,000		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 on a month-to-month lease. 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			
3837 Airport Highway	9,250	\$9.00	Germano Bressan, CCIM	N/A
N/A	2,800	psf NNN		
Angola Road	1,000	N/A		Highly visible shopping center with easy egress and ingress. 2 units available - 1,000 sf and 1,800 sf. Great location for a pizza shop, internet café, hair salon, barbershop, etc. Other tenants - Stop & Go, Liberty Tax, Mr. Gyros.
Strip Center	1,800			
5221 Monroe Street	230,000	\$16.00	Steve Serchuk, CCIM	Target, Media Play, Office Max, Shoe Carnival, Happy Rose Buffet, Golf Galaxy
End Cap in Target Anchored Center	2,700	NNN		
Between Talmadge and Nantucket	2,700	N/A		
Neighborhood Center	2,700			
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	\$75,000		Former bank branch with vault. Drive-thru window. Building has a basement and several private offices. Property is leased thru September, 2012, at a rental rate of \$700 per month plus utilities.
Street Retail	2,684			
				Current deed restriction on financial institutions may be lifted for a credit union. Seller plans to include a deed restriction prohibiting the sale of alcohol and tobacco.

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
<b>TOLEDO</b>				
2104 N. Holland Sylvania Road	14,450	\$7.00	Joe Francis	N/A
N/A	2,450	NNN	Sam Zyndorf, CCIM	
Bancroft	1,225	N/A		
Strip Center	2,450			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, Barber Shop, Michelle Luus Nail Salon and Triple Crown Lounge.
1227 S. Reynolds Road	2,401	\$10.00	Bill Cosgrove, CCIM	N/A
Former Long John Silver's	2,401	NNN		
Airport Highway	2,401	\$330,000		
Restaurant	2,401			Rooftop HVAC units (per Landlord): South dining room - 5 ton Trane unit; kitchen - 7-1/2 ton Trane unit and front dining room - new 10 ton unit. Former Long John Silver's family restaurant. Plenty of dining, kitchen and food prep areas. 2 hoods, cooler/freezer, 3 compartment sink, mop sink and large hot water heater, all located within the building. Landlord is responsible for roof and structure.
6540 W. Central Avenue	30,750	\$8.00	Germano Bressan, CCIM	N/A
West Central Place	2,200	psf NNN		
Between US-23/I-75 and McCord Road	2,200	N/A		
Strip Center	2,200			Easy access to expressway. Located just west of US-23/I-475. End cap with good visibility. Currently occupied by Art on Central. Other tenants: Meant to Bead, Clair David Office Furniture and Design and Dreamscapes.
2534 Summit Street	2,184	N/A	Keenan Fields	N/A
Former Summit Street Car Wash	2,184	N/A	Ken Marciniak, SIOR	
Sandusky	2,184	\$125,000		
Other	2,184			Very clean 3-bay car wash with 560 square foot of retail/office space (needs to be built out). Located across from a heavily residential area with a high traffic flow.

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	
<b>TOLEDO</b>					
2350 W. Laskey Road	1,868	N/A	Sam Zyndorf, CCIM	N/A	
Antypas Brothers Jewelers	1,868	N/A	Megan Malczewski, CCIM		
Close to the Douglas/Tremainsville intersection	1,868	\$295,000			Well maintained building is in move-in condition. Former bank branch. Located between the Douglas/Tremainsville intersection and Jackman Road (Miracle Mile). Full basement with employee lounge. Sale of jewelry will be restricted by deed.
Street Retail	1,868				
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			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.
Restaurant	1,839				
5307 Monroe Street	7,874	\$16.00	Joe Francis	N/A	
N/A	1,700	psf NNN			
Nantucket	1,700	N/A			Located 1/2 mile west of Westfield Franklin Park. Excellent exposure and visibility. Retail or office ready. Traffic light accessible. Former Sprint store.
Strip Center	1,700				
5624 Secor Road	8,440	\$9.00	Sam Zyndorf, CCIM	N/A	
N/A	1,600	NNN	Joe Francis		
Wichita	1,600	N/A			Across the street from Brondes Ford. 1/4 mile south of Alexis Road. Excellent exposure and visibility. 1,600 sf suite available - former hair salon
Strip Center	1,600				
649 Woodville Road	1,502	N/A	Germano Bressan, CCIM	N/A	
Former NaNa's Kitchen	1,502	N/A			
Prentice Avenue	1,502	\$69,900			High traffic area with easy ingress and egress. Great visibility and signage. Across from Sav-A-Lot grocery store. Price includes a 13' hood system, walk-in cooler and sinks.
Restaurant	1,502				

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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	
<b>TOLEDO</b>					
708 N. Reynolds Road	1,477	\$8.12	Sam Zyndorf, CCIM	N/A	
Former Taco Bell	1,477	NNN	Joe Francis		
Prestler	1,477	\$95,000			Good visibility. Ample parking. Roof and HVAC replaced in 2004. Former Taco Bell drive-thru restaurant. Can easily be converted back to restaurant use.
Street Retail	1,477				
2940 Douglas Road	6,900	\$7.11	Keenan Fields	N/A	
N/A	1,350	See Comments	Craig M. Herschel		
Central Avenue	1,350	N/A			Great exposure with high traffic counts. Plenty of parking in rear of building. 1 mile from University of Toledo and Toledo Hospital. Space has been freshly painted. Space consists of 3 rooms and would accommodate various office, retail or general commercial uses. Tenant is responsible for gas, electric, suite janitorial, suite interior maintenance and insurance, prorata snow removal and lawn care.
Strip Center	1,350				Other tenants: Nail Creation, Personal Tax Services and ES Wagner.
1708 - 1720 W. Alexis Road	4,000	\$12.00	Sam Zyndorf, CCIM	N/A	
N/A	1,320	NNN	Joe Francis		
At corner of Jackman Road	1,320				Corner location with great visibility. New construction. Less than a minute from the Michigan border and near the growing community of Lambertville.
Strip Center	1,320				
2146 Alexis Road	12,500	\$10.00	Joe Francis	N/A	
N/A	1,250	NNN	Sam Zyndorf, CCIM		
Yerno	1,250	N/A			Excellent exposure and visibility. Neighboring retailers include Wendy's, Taco Bell and Advanced Auto Parts. Value priced.
Strip Center	1,250				Other tenants include: Twice but Nice, Toledo Dance and Barb's Nails.

\*Build To Suit

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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
<b>TOLEDO</b>				
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. 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.
Strip Center	1,200			
703 S. Byrne Road	990	N/A	Bill Cosgrove, CCIM	N/A
Former AP Credit Union	990	N/A	Megan Malczewski, CCIM	
Airport Highway	990	\$42,500		
Street Retail	990			
3111 Sylvania Avenue	2,800	\$11.58	Tanya Pipatjarasgit	N/A
N/A	933	Plus Utilities		
Rohr	933	N/A		Retail/office suites in a neighborhood center. Close to a traffic light and minutes from expressway system.
Street Retail	933			
1461 S. Reynolds Road	6,000	\$12.00	Tanya Pipatjarasgit	Lenscrafter and Cash Advance
N/A	800	psf NNN		
Airport Highway	800	N/A		Surrounded by well established residential areas. Great street visibility. Located in one of Toledo's major retail corridors with high traffic counts. Former insurance office with reception waiting area, bull pen and 2 private offices.
Strip Center	800			
1239 W. Sylvania Avenue	400	\$30.00	Sam Zyndorf, CCIM	N/A
National City Bank Building	400	NNN		
Willys Parkway	400	\$150,000		Clean, well maintained drive-thru bank location. Three drive-thru bays plus possible drive-thru ATM.
Street Retail	400			

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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
<b>WAUSEON</b>				
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.