



FOR LEASE OR SALE

- 14,564 SQ. FT. FREESTANDING RETAIL
- 2.56 ACRE CORNER PARCEL
- CONSTRUCTED IN 2007
- DRIVE THROUGH WINDOW
- B2 ZONING

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Listed in conjunction with
BANG REALTY, Inc.
State of Ohio BOR

The Silver Group
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Rite Aid filed for Chapter 11 bankruptcy protection in October 2023. Ownership has been notified of Rite Aid's decision to close their Ohio and Michigan retail stores. Rite Aid will vacate the property in September 2024 and the property will be delivered vacant.

8310 Sylvania Metamora Road is being offered for sale or for lease.

Ownership will respond quickly to offers. according to the city's economic development department, the property is well suited for grocery, general retail, family dining restaurant, childcare or convenience store.

PRICING: Unpriced. Make an offer



The subject property is a former **Rite Aid Drugstore** located at 8310 Sylvania Metamora Road in Sylvania, Ohio. The Property consists of a freestanding ± 14,564 sf retail building, with double drive-through window, on a generous ± 2.56 acre parcel of land at the intersection of Sylvania-Metamora Road and Centennial Road. Sylvania is a western suburb of Toledo, Ohio on the border of Ohio and Michigan. Sylvania is home to 19,000 residents with average annual household incomes exceeding \$111,000. Rite Aid operated at this location for seventeen years, since the building was constructed as a build to suit development. In August 2024, ownership was notified through the bankruptcy court, that Rite Aid rejected the subject lease, along with most all Ohio and Michigan locations. The store remained open through the month of September but is expected to close at the end of the month. Sharing the intersection are Metamora State Bank, S&G / Sunoco with a brand new car wash and Centennial Terrace, northwest Ohio's premier outdoor event venue, and Fossil Park. This site was originally selected in a predominantly residential neighborhood because there is limited competition from other drugstore chains. Sylvania is part of the Toledo MSA, home to 606,000 residents. Toledo serves as a major trade area for the Midwest and its port is the fifth busiest on the Great Lakes.



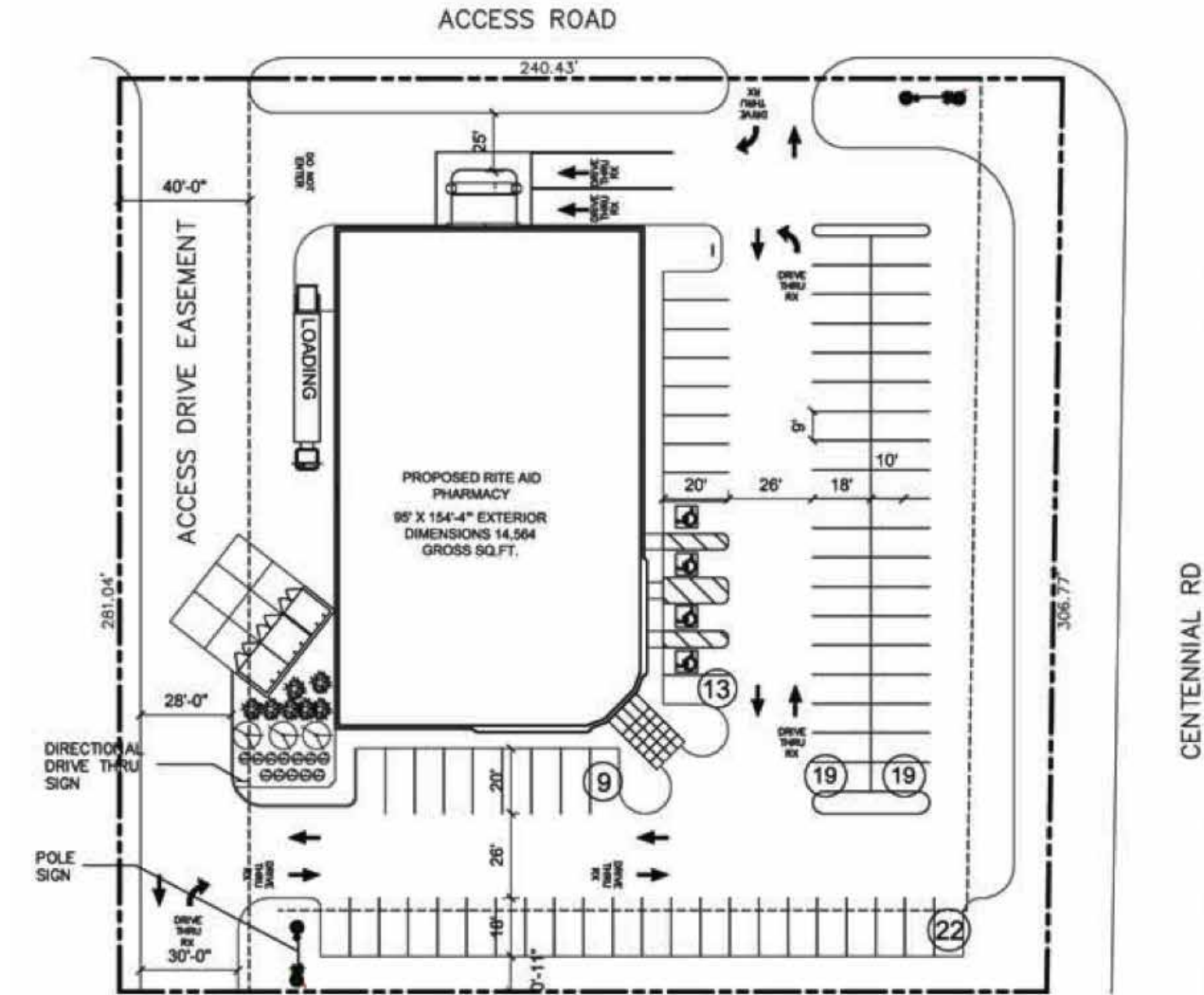
Land Area:	± 2.56 Acres	(± 111,500 SF)
Building Area:	± 14,564 SF	w/ drive thru



	<u>2 mile</u>	<u>5 mile</u>
Population:	15,100	59,100
Average HH Income:	\$130,550	\$101,000

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all interested parties to conduct their own independent due diligence and not to solely depend on this memorandum.







Mayberry Village Active Adult Apartments

Mayberry Square Shoppes

New Car Wash



FOSSIL PARK

Sylvania Metamora Rd.



SUBJECT PROPERTY
14,564 SF
2.56 ACRES

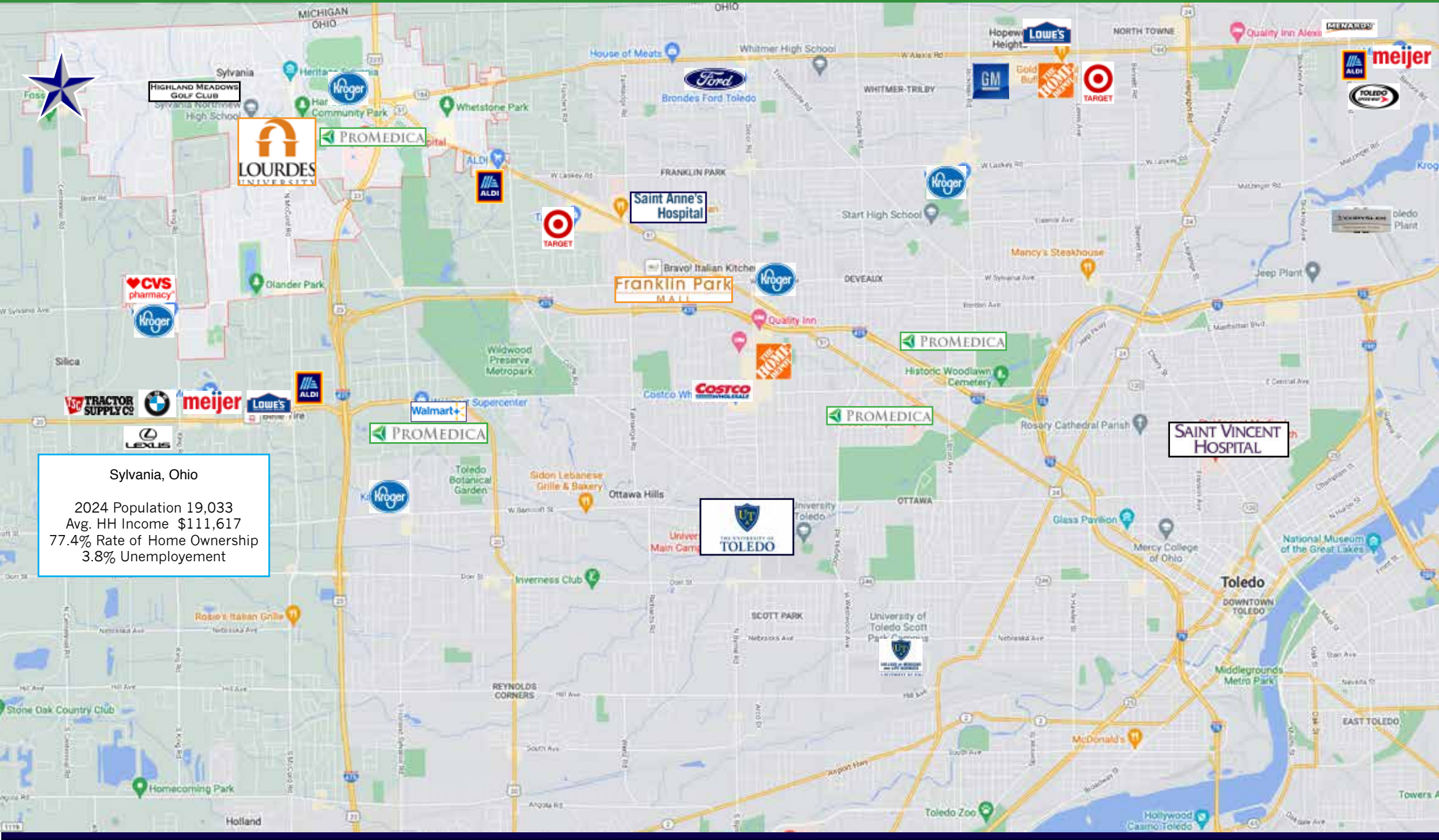


CHURCH

Competition Map -

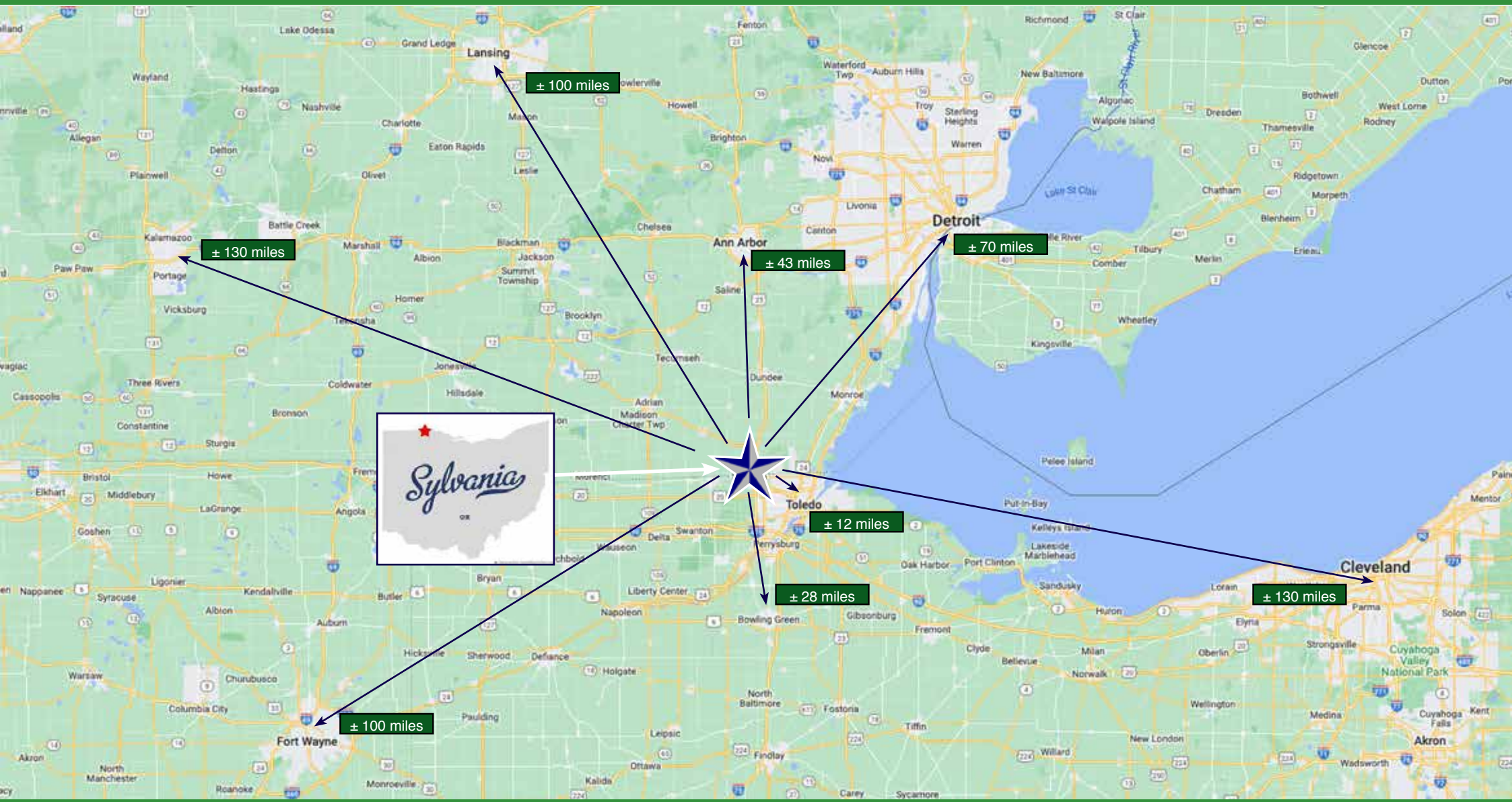
Former Rite Aid Drugstore

8310 Sylvania-Metamora Road
Sylvania, Ohio 43560



Sylvania, Ohio

2024 Population 19,033
Avg. HH Income \$111,617
77.4% Rate of Home Ownership
3.8% Unemployment



ABOUT THE AREA




Sylvania is a city in Lucas County, Ohio with a population of approximately 19,000 residents. Sylvania is a western suburb of Toledo, Ohio with its northern border shared with the southern border of Michigan. Sylvania is 10 miles northwest of Toledo and is part of the Toledo MSA with a population of 606,000 people.

There are three colleges in Lucas County including University of Toledo (15,000 students), Lourdes University (1,200 students) and Ownes Community College. The area is served by several hospitals including University of Toledo Medical Center, ProMedica Health (Wildwood Orthopaedic and Spine Hospital, Bay Park Hospital, Flower Hospital and Toledo Children's Hospital) and Mercy Health (Mercy Children's, Mercy St. Anne's, Mercy St. Vincent and Mercy St. Charles).

The metro area contains four Fortune 500 companies: Dana Holding Corp., Owens Corning, The Andersons and Owens Illinois. Some of the area's largest employers are Promedica Health (11,500 employees), University of Toledo (8,500), Fiat Chrysler (6,750), Mercy Health (5,880), Toledo School District (3,200), Lucas County (2,800) and General Motors (1,800). The area enjoys professional sports from the Toledo Speedway, the Toledo Mud Hens baseball and Toledo Walleye hockey teams. Highland Meadows Golf Club hosts the Dana Open (LPGA).

Sylvania features community reinvestment areas offering real estate property tax exemption on new real capital investment for new construction and or rehabilitation of existing structures.

Demographic Summary Report

8310 Sylvania Metamora Rd, Sylvania, OH 43560				
Building Type: General Retail	Total Available: 0 SF			
Secondary: Drug Store	% Leased: 100%			
GLA: 11,957 SF	Rent/SF/Yr: -			
Year Built: 2007				
Radius	1 Mile	5 Mile	10 Mile	
Population				
2026 Projection	5,431	59,436	287,782	
2021 Estimate	5,354	59,146	288,771	
2010 Census	4,941	57,572	295,455	
Growth 2021 - 2026	1.44%	0.49%	-0.34%	
Growth 2010 - 2021	8.36%	2.73%	-2.26%	
2021 Population by Hispanic Origin	180	2,190	14,539	
2021 Population	5,354	59,146	288,771	
White	4,993 93.28%	52,727 89.15%	222,263 78.97%	
Black	92 1.72%	2,936 4.98%	50,547 17.50%	
Am. Indian & Alaskan	5 0.09%	108 0.18%	916 0.32%	
Asian	165 3.08%	2,110 3.57%	6,383 2.21%	
Hawaiian & Pacific Island	4 0.07%	32 0.05%	147 0.05%	
Other	98 1.79%	1,235 2.09%	8,515 2.95%	
U.S. Armed Forces	3	56	190	
Households				
2026 Projection	1,862	23,706	118,687	
2021 Estimate	1,836	23,594	119,155	
2010 Census	1,689	22,917	121,717	
Growth 2021 - 2026	1.42%	0.47%	-0.39%	
Growth 2010 - 2021	8.70%	2.95%	-2.10%	
Owner Occupied	1,637 89.16%	17,439 73.91%	78,003 65.46%	
Renter Occupied	199 10.84%	6,155 26.09%	41,152 34.54%	
2021 Households by HH Income	1,836	23,594	119,155	
Income: <\$25,000	98 5.34%	3,111 13.19%	26,795 22.49%	
Income: \$25,000 - \$50,000	188 10.24%	4,449 18.86%	28,086 23.57%	
Income: \$50,000 - \$75,000	196 10.68%	3,998 16.94%	20,793 17.45%	
Income: \$75,000 - \$100,000	166 9.04%	2,882 11.37%	13,669 11.47%	
Income: \$100,000 - \$125,000	273 14.87%	2,695 11.42%	10,510 8.82%	
Income: \$125,000 - \$150,000	224 12.20%	1,968 8.34%	8,880 7.45%	
Income: \$150,000 - \$200,000	397 21.62%	2,529 10.72%	7,014 5.89%	
Income: \$200,000+	204 11.11%	2,162 9.16%	5,408 4.54%	
2021 Avg Household Income	\$140,303	\$101,005	\$74,907	
2021 Med Household Income	\$124,774	\$77,228	\$55,304	

Demographic Market Comparison Report

