

# CENTRAL AVENUE CENTER

7050 W. CENTRAL AVENUE | SYLVANIA, OHIO

## OUTPARCEL BUILDING AVAILABLE FOR LEASE



4053 MAPLE ROAD  
AMHERST, NY 14226  
PHONE (716) 833-4986 EXT 382  
[WWW.BENCHMARKGRP.COM](http://WWW.BENCHMARKGRP.COM)  
KEVIN ZUGGER  
[KZUGGER@BENCHMARKGRP.COM](mailto:KZUGGER@BENCHMARKGRP.COM)

# FORMER RESTAURANT FOR LEASE

7050 WEST CENTRAL AVENUE @ PERCENTUM ROAD  
SYLVANIA/TOLEDO, OHIO

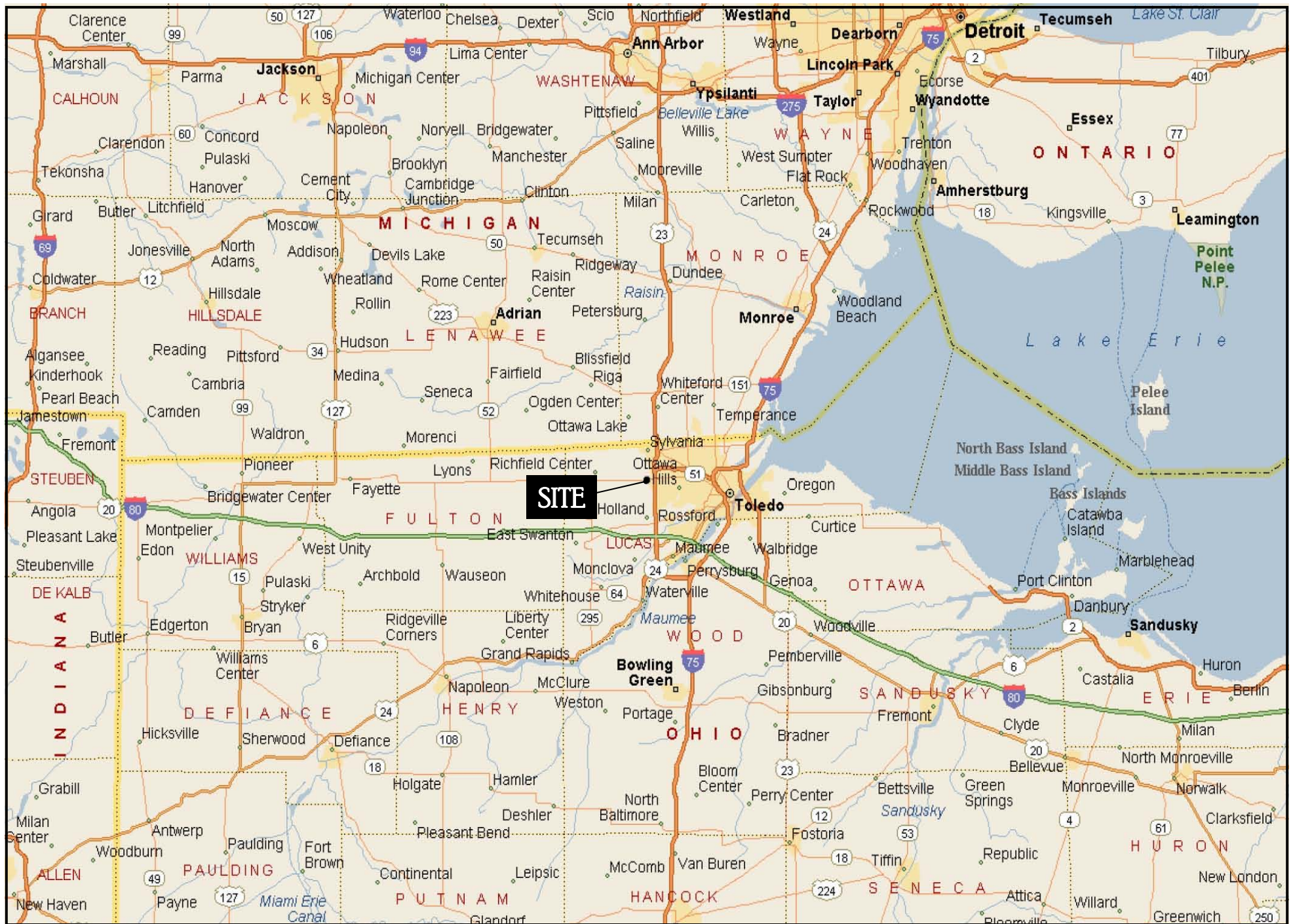
- 5,560 SQUARE FOOT FREE-STANDING OUTPARCEL BUILDING AVAILABLE FOR LEASE
- ANCHORED BY LOWE'S HOME IMPROVEMENT STORE
- EXCLUSIVE USE OF THE MONUMENT SIGN
- STRONG DEMOGRAPHICS
- EXCELLENT VISIBILITY FROM A MAJOR THOROUGHFARE
- EASY ACCESS TO I-475
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION

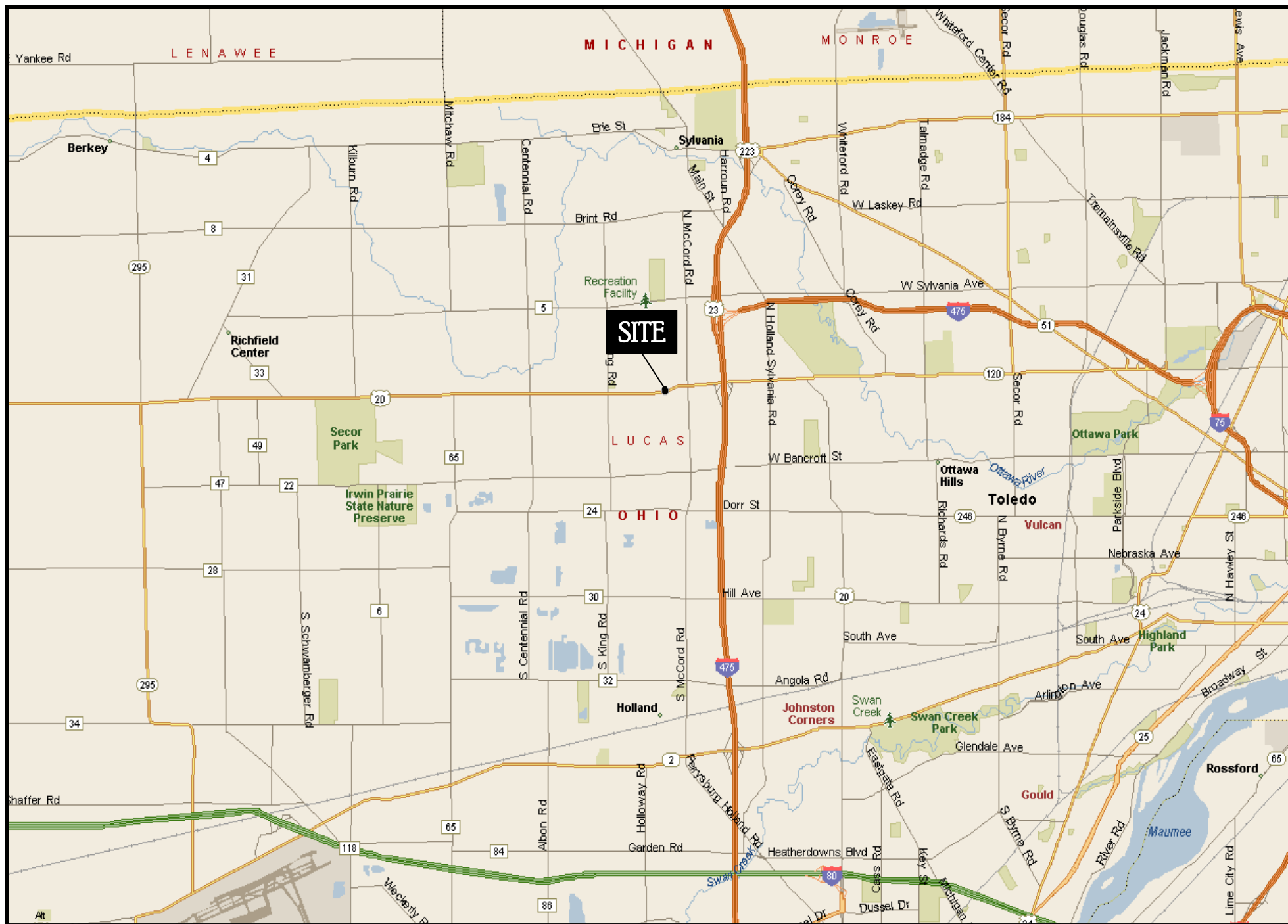
<u>DEMOGRAPHICS</u>			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<u>POPULATION</u>	7,230	51,687	128,048
<u>AVG HH INCOME</u>	\$134,644	\$108,437	\$98,378



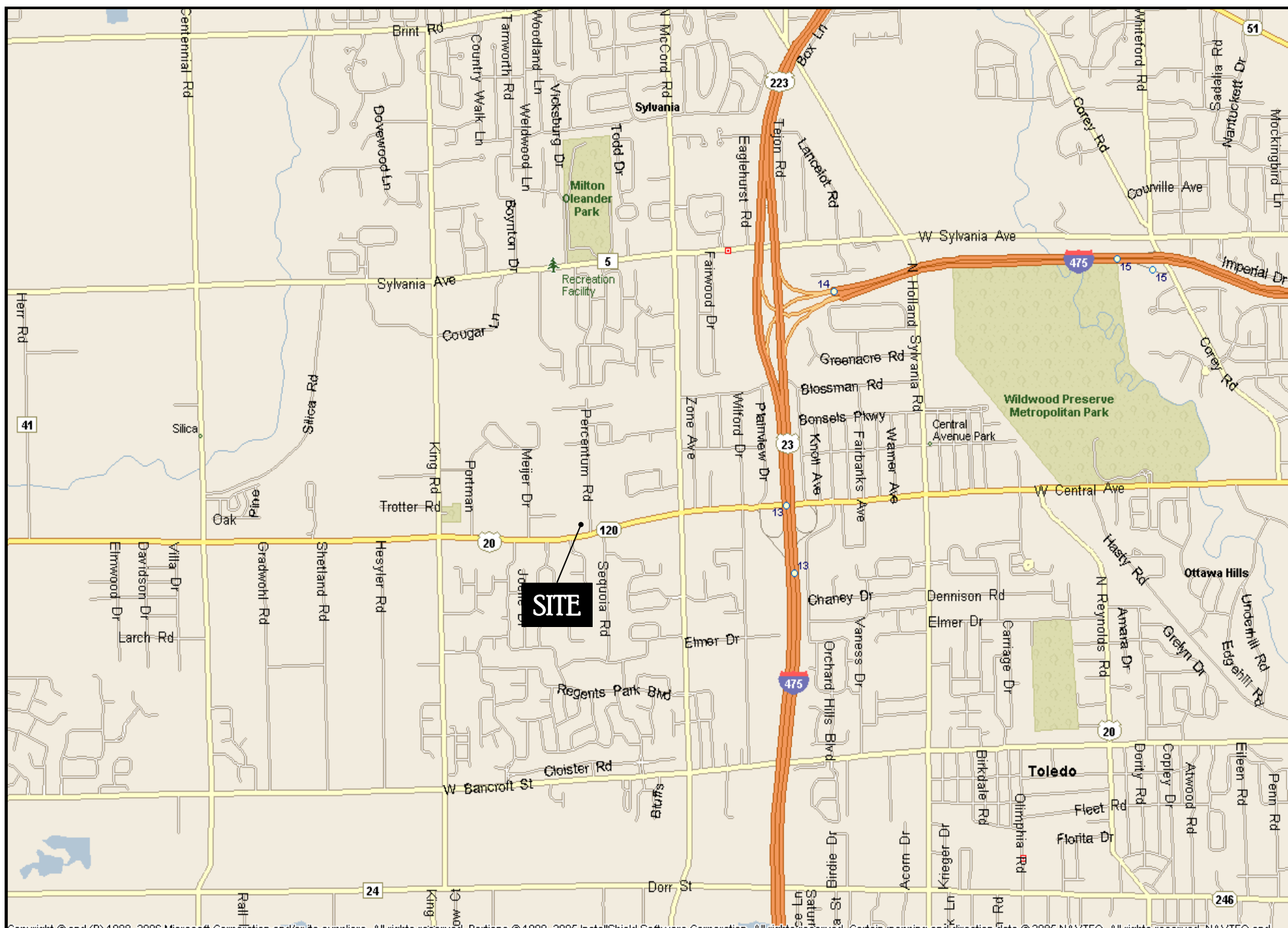
















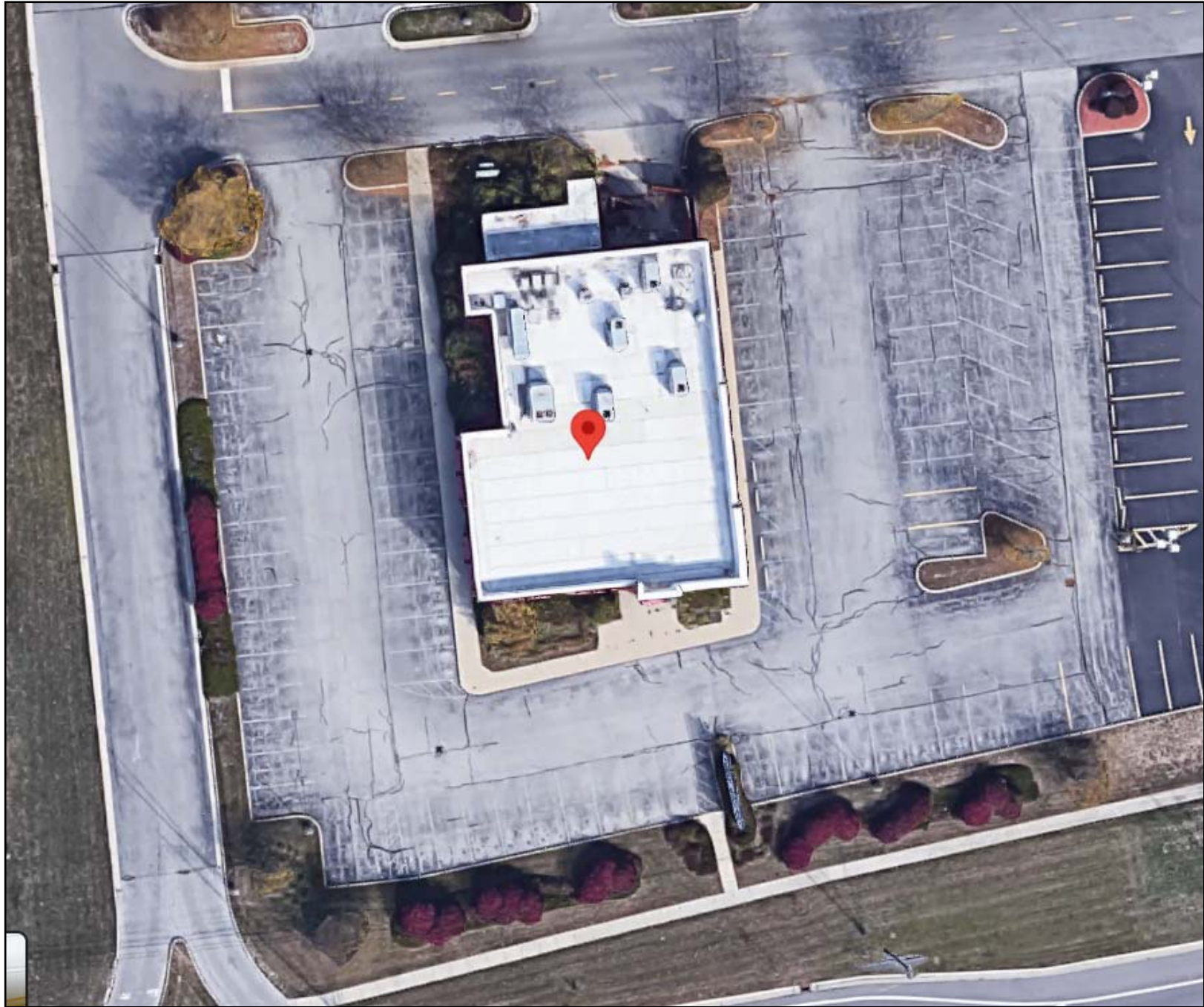
CENTRAL AVENUE CENTER ~ SYLVANIA, OHIO





CENTRAL AVENUE CENTER ~ SYLVANIA, OHIO





CENTRAL AVENUE CENTER ~ SYLVANIA, OHIO