

ST. JAMES SHOPPES

6725 WEST CENTRAL AVE. TOLEDO, OH 43617

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDIPROPERTIES.COM



1,372 SF
AVAILABLE

- Recently renovated in 2022.
- Located on the hard corner (with a combined 61,123 VPD) of Central Ave. and McCord Rd. in Sylvania Township (Toledo Address).
The St. James Shoppes boasts an eclectic array of tenants, including The UPS Store, Waffle House, Paddy Jack's, Benjamin Moore, and many more.
- This plaza is a single story center with large retail storefronts and display windows. St. James has an abundance of parking and great ingress/egress off of Central Ave. and McCord Rd.
- Located just 1/4 mile from I-475/U.S. 23, and minutes from anywhere in Toledo, St. James Shoppes is a great plaza for any business.
- Easily accessible to Springfield Township, Sylvania, Toledo, and all of Monroe (MI) county, the St. James Shoppes attracts customers from many parts of the region.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE
 POPULATION	8,261	53,257
 MED. INCOME	\$76,062	\$68,488

TENANTS INCLUDE

THE UPS STORE
BENJAMIN MOORE PAINTS
FROGTOWN JOHNNIES
PADDY JACK'S

BUILDING SIZE:

49,000 SF

AVAILABLE SPACE:

1,372 SF

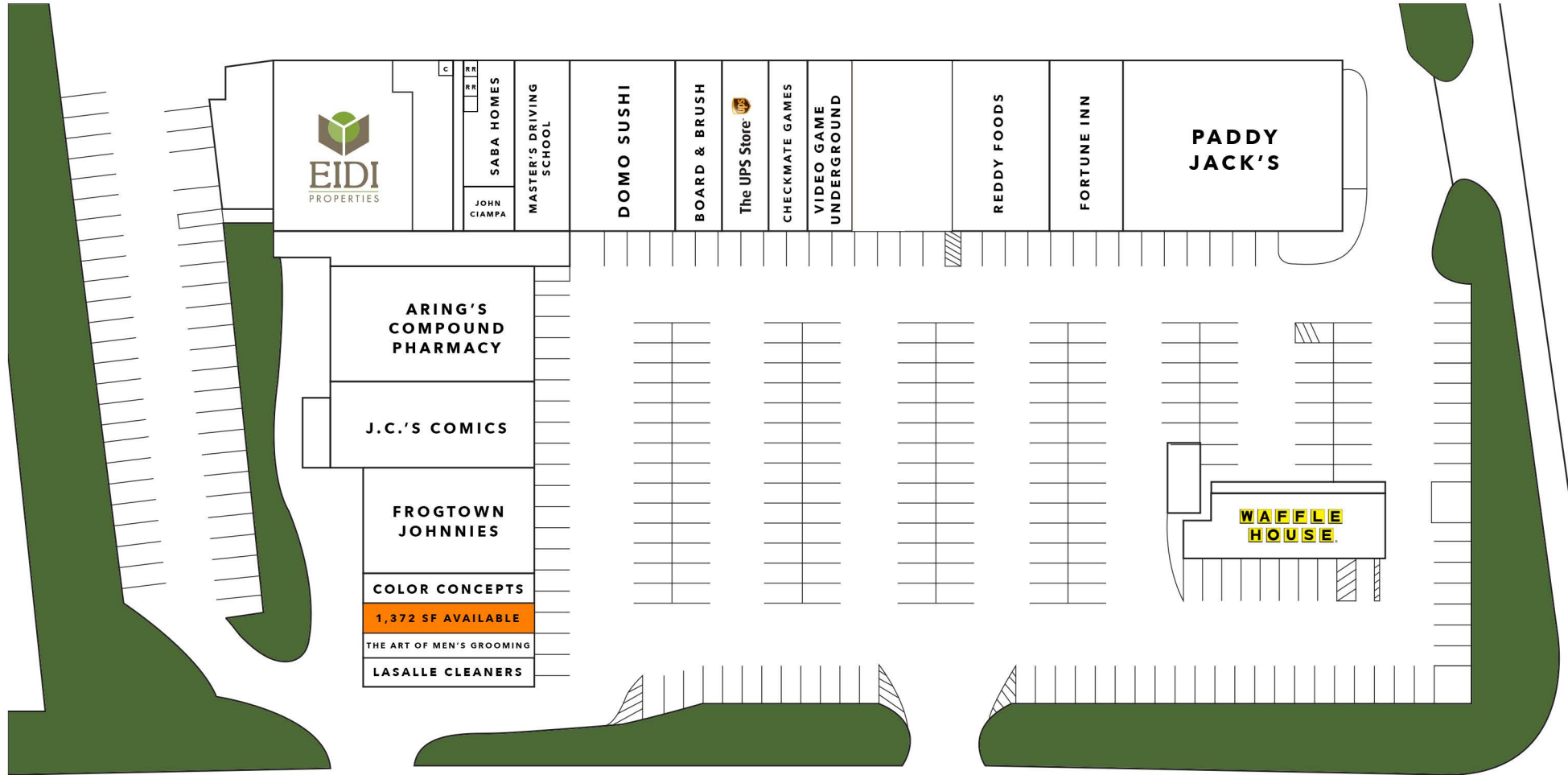
LEASE RATE:

\$18/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts of traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

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- Turn-key condition
- All equipment included
- Double pizza oven
- Commercial mixer
- Prep stations
- Cleaning stations
- Overhead delivery door
- Walk-in freezer
- Commercial-sized refrigerator

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