

# Laskey Crossing

1724 - 1734 W. Laskey Road | Toledo, OH 43613



## OFFERING SUMMARY

Available Space:	1,110 - 1,500 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	0.74 Acres
Year Built:	1960
Building Size:	14,700 SF
Renovated:	2008
Zoning:	CR Regional Commercial
Market:	Toledo
Submarket:	West Toledo/Sylvania
Traffic Count:	16,702

## PROPERTY OVERVIEW

- 1,110 SF turnkey salon
- 1,500 SF retail space
- Center has undergone extensive renovations
- Two (2) pylon signs, building signage
- 34 parking spaces with adjacent overflow
- Four (4) curb cuts off of W. Laskey Road
- 100,000+ population within three miles in an area largely disconnected from freeway access
- Adjacent Kroger consistently performs within the top-three stores in the region

## LOCATION OVERVIEW

Located across from the Brixmor Miracle Mile Kroger-anchored shopping center, minutes to I-75

For More Information Contact:

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**Jason Westendorf**

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## LEASE DETAILS

Available SF	1,110 - 1,500 SF
Lease Rate	\$16.00 SF/yr
Lease Type	NNN
Tenant Responsible For	NNN

## BUILDING INFORMATION

Building Size	14,700 SF
Number Of Floors	1
Year Built	1960
Renovated	2008
Tenancy	Multiple
Center Type	Strip Center
Condition	Good
Construction Status	Existing
Basement	No
Roof System	Membrane Sloped
Building Exterior	Concrete Brick
Structural System	Clear Span
Restrooms	Per Code
Occupancy %	89.0
Fire Suppression Description	Per Code
Exterior Signage	Building/Pylon
Delivery Area	No
Lighting	Yes

## PROPERTY DETAILS

Zoning	CR Regional Commercial
Acreage	0.74 Acres
Annual Real Estate Taxes	\$23,213
Annual Real Estate Taxes Per SF	\$1.46
Lot Frontage	210 ft
Parcel / APN Numbers	22-21857, 854
# Parking Spaces	34

## LOCATION INFORMATION

Building Name	Laskey Crossing
City, State & Zip	Toledo, OH 43613
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Jackman Road
Signal Intersection	Yes
Nearest Highway	I-475
Traffic Count	16,702

## UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Toledo

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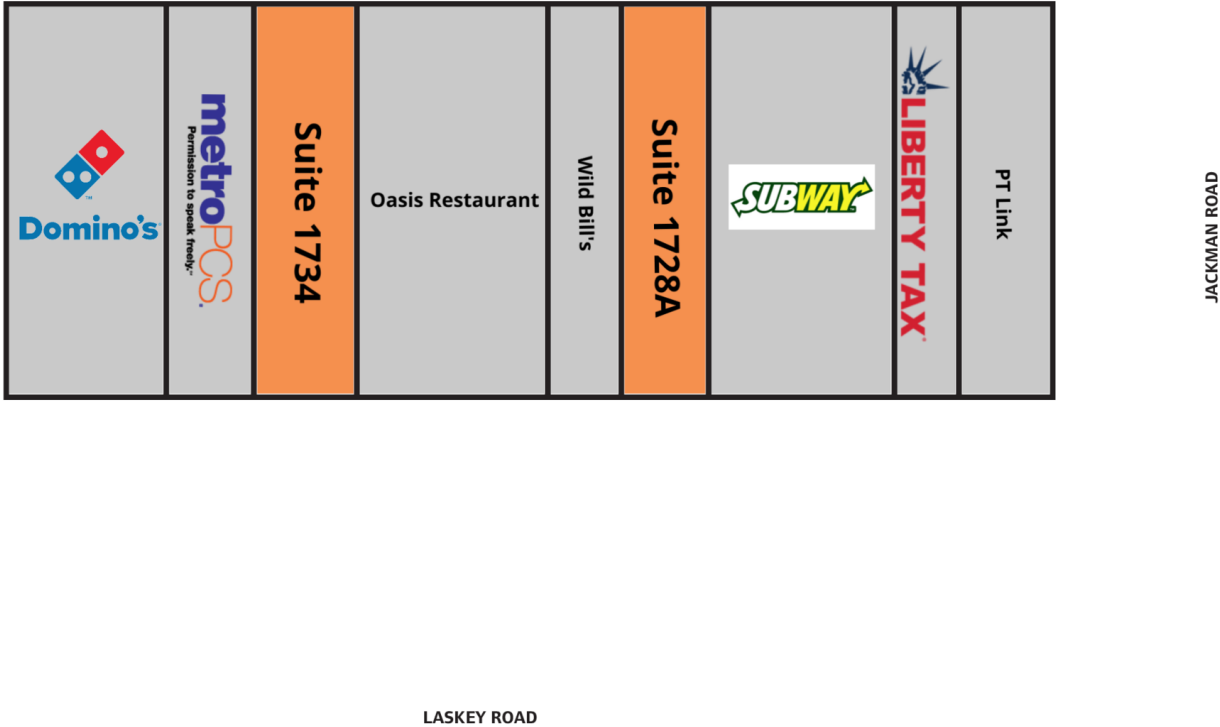
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### LEGEND

Available

Unavailable

### AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Suite 1734	1,110 SF	NNN	\$16.00 SF/yr
Suite 1728A	1,500 SF	NNN	\$16.00 SF/yr

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Retail Property For Lease

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RK

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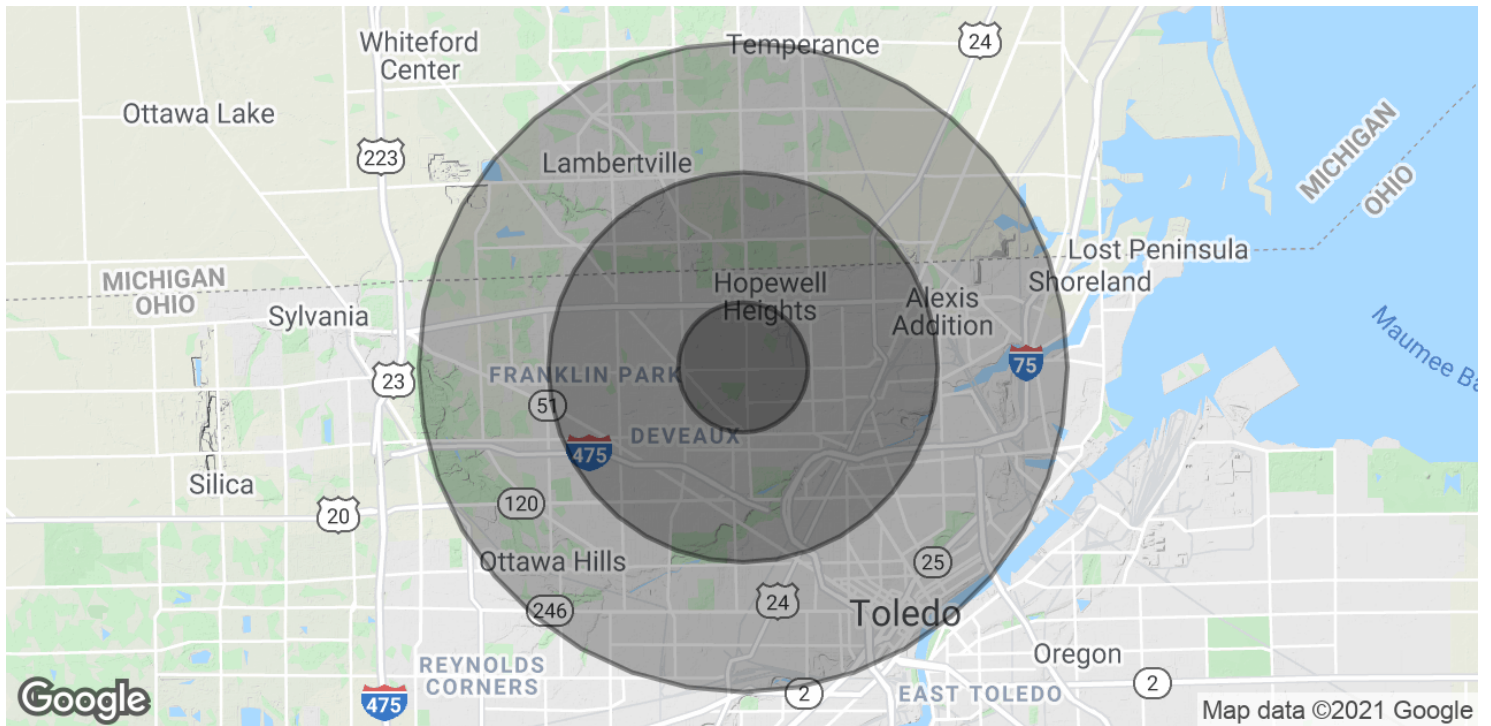
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,815	111,127	237,603
Average age	35.1	35.3	36.1
Average age (Male)	34.9	34.0	34.2
Average age (Female)	35.5	36.4	37.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,668	45,679	95,234
# of persons per HH	2.4	2.4	2.5
Average HH income	\$51,001	\$50,948	\$50,850
Average house value	\$107,245	\$119,905	\$123,705

\* Demographic data derived from 2010 US Census

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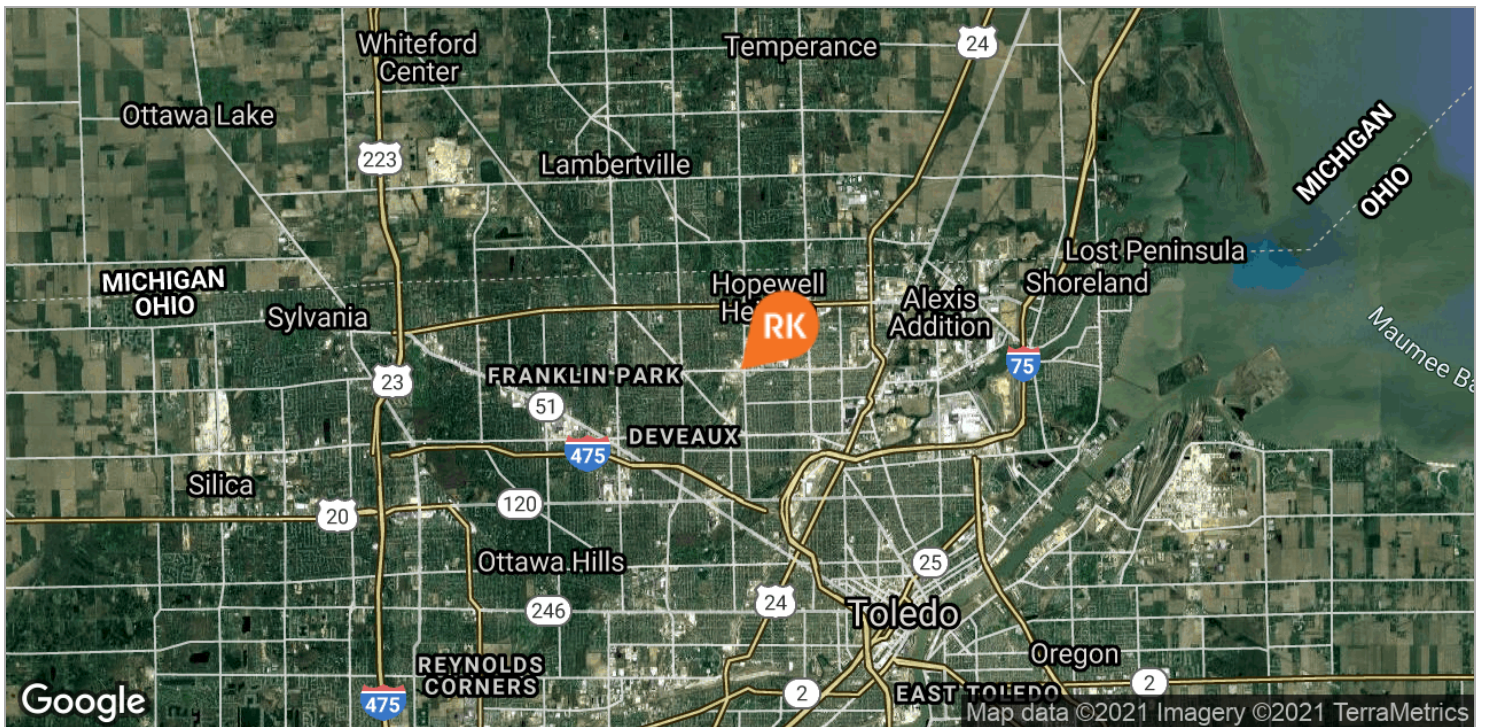
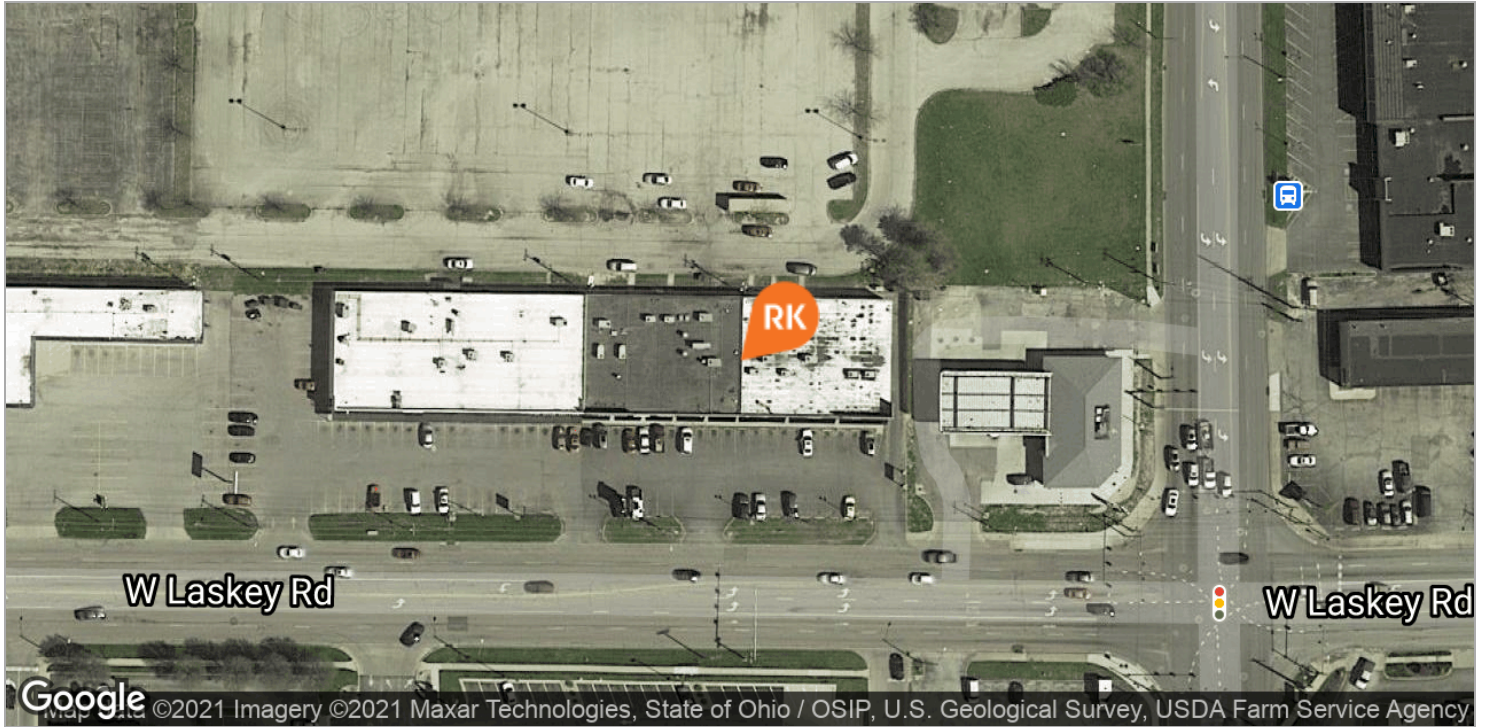
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