

Retail Property For Lease

RK

2748 Tremainsville Road

2748 Tremainsville Road | Toledo, OH 43613



OFFERING SUMMARY

Available Space:	4,500 SF
Lease Rate:	\$3,500.00 per month (Plus Utilities)
Lot Size:	0.06 Acres
Year Built:	1971
Building Size:	4,500 SF
Renovated:	2020
Zoning:	10-CR
Market:	Toledo
Submarket:	W. Toledo/Sylvania

PROPERTY OVERVIEW

- Functional retail/office space in W. Toledo
- Site is perfect for child care, church, event hall and many other uses
- Brand new rubber roof and HVAC system in 2021

LOCATION OVERVIEW

Located in unique neighborhood mix of residential/retail/commercial properties

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,259	44,936	87,079
Total Population	14,502	106,640	216,328
Average HH Income	\$50,013	\$55,473	\$58,222

For More Information Contact:

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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LEASE DETAILS

Available SF	4,500 SF
Lease Rate	\$3,500.00 per month
Lease Type	Plus Utilities

BUILDING INFORMATION

Building Size	4,500 SF
Number Of Floors	1
Year Built	1971
Renovated	2020
Tenancy	Single
Center Type	Street Retail
Condition	Good
Construction Status	Existing
Basement	None
Roof System	Rubber
Building Exterior	Brick
Restrooms	Two (2)
Exterior Signage	Façade, Pole
Delivery Area	Rear
Lighting	Fluorescent
Climate Controlled	Yes
Heat System Description	Gas-Forced, Controlled Air

PROPERTY DETAILS

Zoning	10-CR
Acreage	0.06 Acres
Annual Real Estate Taxes	\$7,196.70
Parcel / APN Numbers	23-03427
# Parking Spaces	20

LOCATION INFORMATION

Building Name	2748 Tremainsville Road
City, State & Zip	Toledo, OH 43613
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	Eldora Drive, Amsden Avenue
Signal Intersection	No

UTILITIES

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

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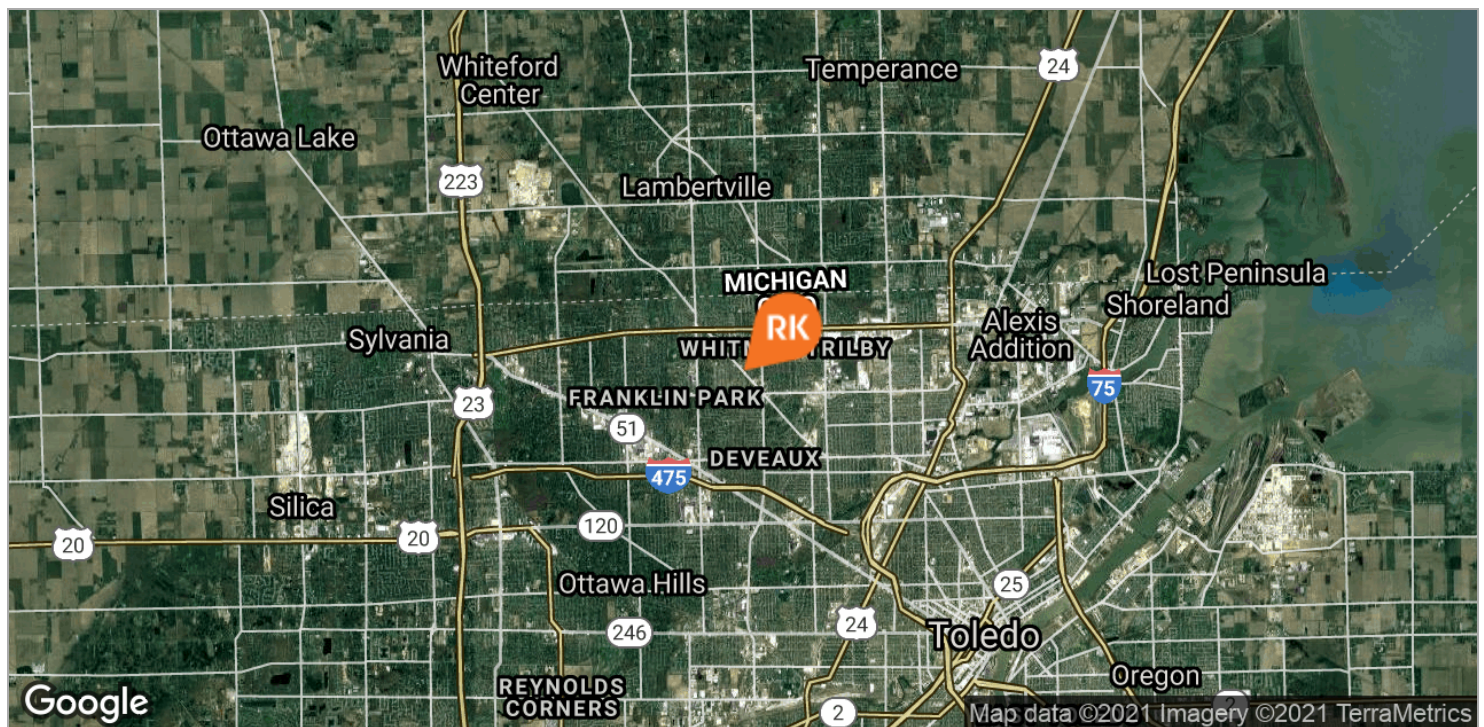
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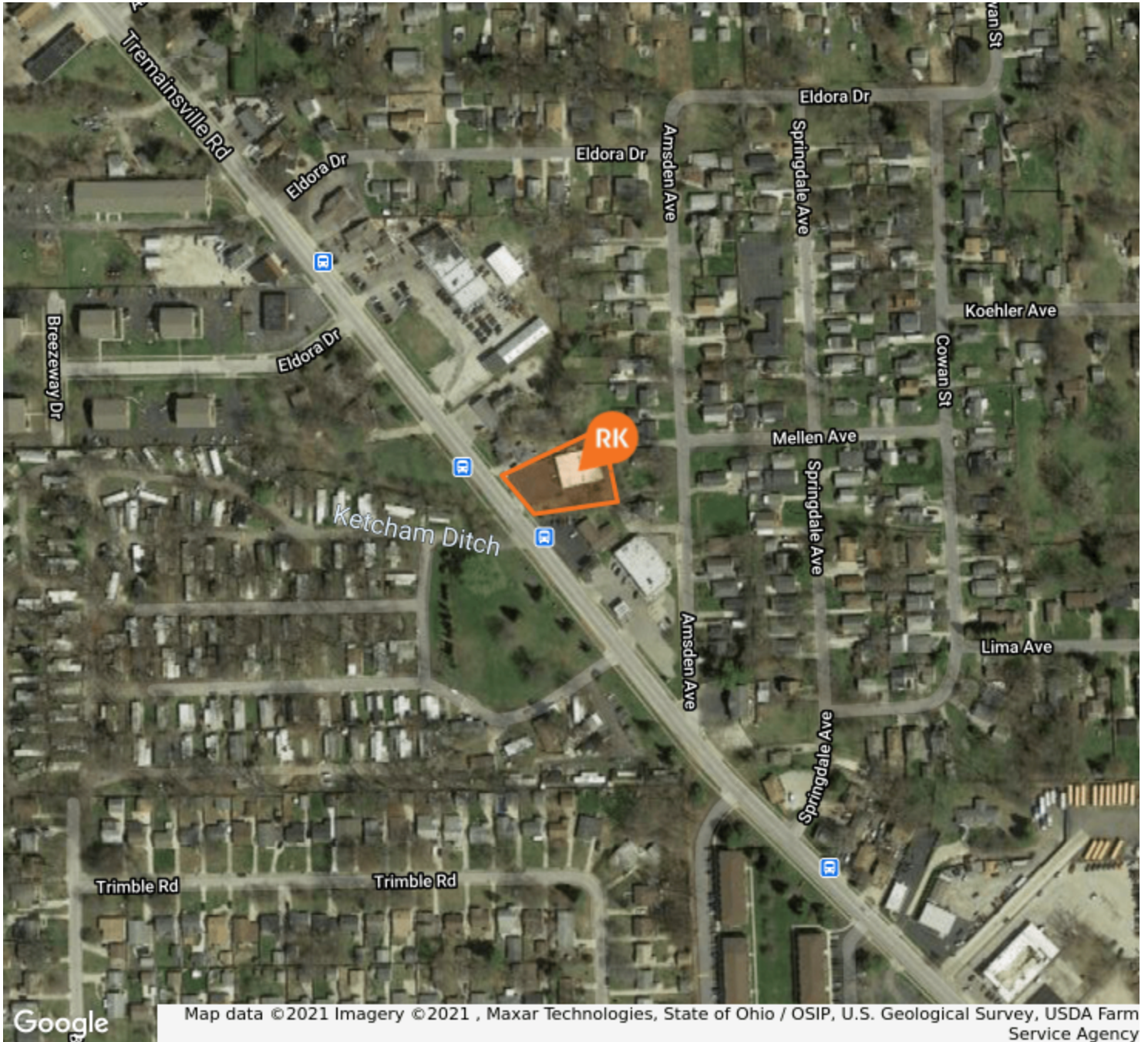
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