

2103 W. Sylvania Avenue

2103 W. Sylvania Avenue | Toledo, OH 43613



OFFERING SUMMARY

Available Space:	3,680 SF
Lease Rate:	\$5.00 SF/yr (NNN)
Lot Size:	0.5 Acres
Year Built:	1954
Building Size:	3,680 SF
Zoning:	CR
Market:	Toledo
Submarket:	West Toledo/Sylvania

PROPERTY OVERVIEW

- 3,680 SF
- In front of bus line
- Drive-in door
- Annual property tax = \$3,336 (\$0.70/SF)
- Ideal for contractor
- Freestanding warehouse

LOCATION OVERVIEW

Minutes to I-475 and I-75, one mile to University of Toledo

For More Information Contact:

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RK

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LEASE DETAILS

Available SF	3,680 SF
Lease Rate	\$5.00 SF/yr
Lease Type	NNN

BUILDING INFORMATION

Construction Status	Existing
Building Size	3,680 SF
Tenancy	Single
Roof System	Rubber
Clear Ceiling Height (Min)	10 ft
Clear Ceiling Height (Max)	10 ft
# Grade Level Doors	1
# Dock High Doors	0

PROPERTY DETAILS

Zoning	CR
Acreage	0.5 Acres
Annual Real Estate Taxes	\$3,336
Annual Real Estate Taxes Per SF	\$0.70/SF
Parcel / APN Numbers	0408307,1166074
# Truck Parking Spaces	

LOCATION INFORMATION

County	Lucas
City, State & Zip	Toledo, OH 43613
Submarket	West Toledo/Sylvania
Cross Streets	Bellevue Rd.

UTILITIES

Power Provider	Yes
Power Description	480 Volts, Phase 3 Phase
Fuel Type	Public
Water Provider	Yes

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Retail Property For Lease

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Reichle | Klein Group 
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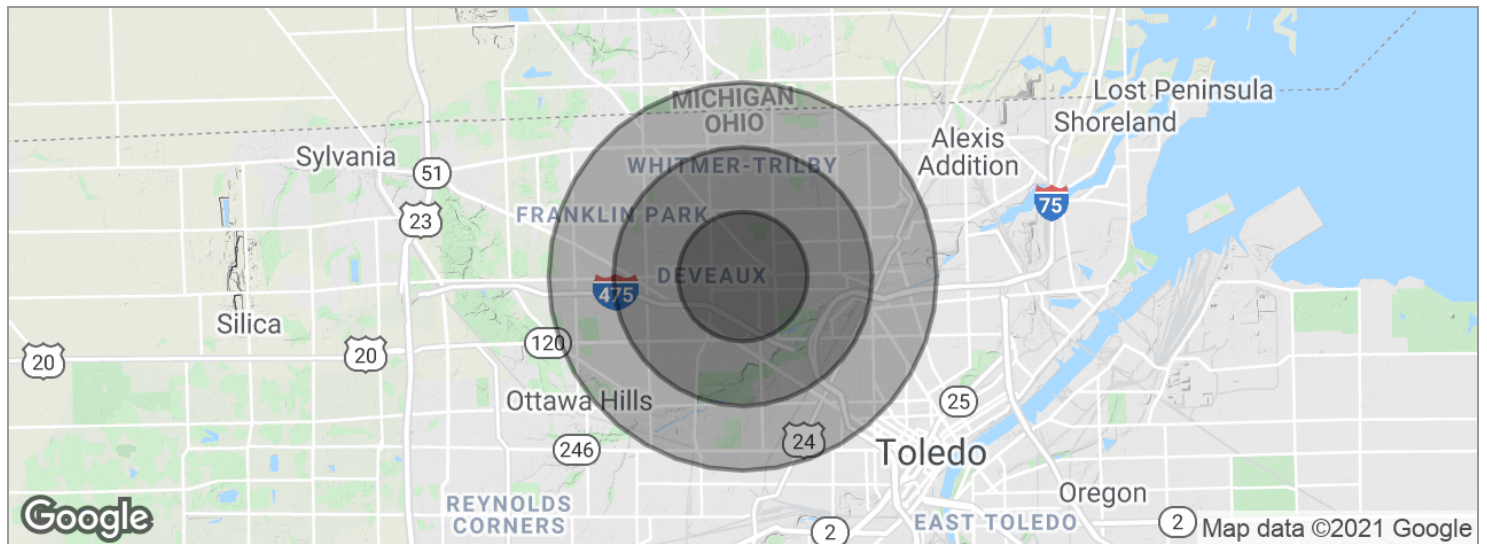
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,833	63,824	128,238
Median age	34.1	34.0	34.6
Median age (Male)	32.2	33.1	33.0
Median age (Female)	35.0	34.9	36.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,703	26,753	51,850
# of persons per HH	2.4	2.4	2.5
Average HH income	\$53,678	\$49,710	\$49,084
Average house value	\$109,009	\$108,356	\$110,824

* Demographic data derived from 2010 US Census

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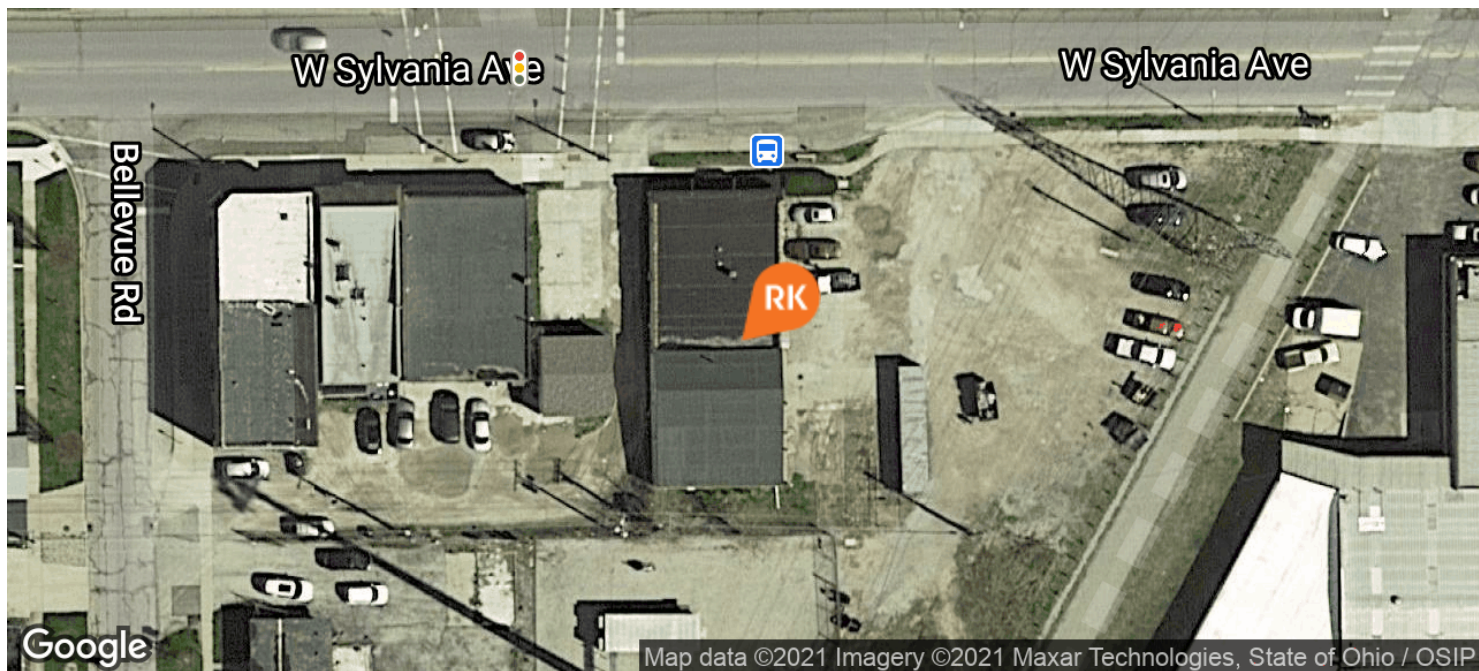
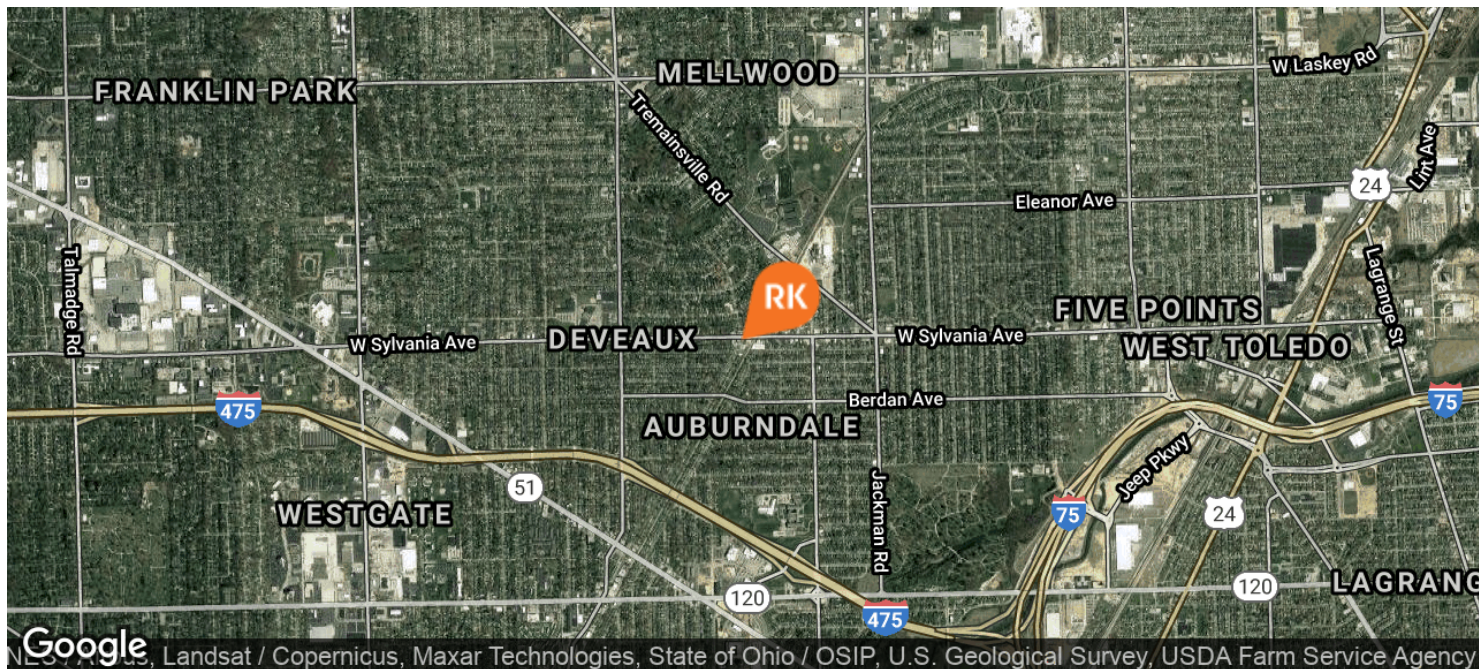
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