

7600 King's Pointe Road

7600 King's Pointe Road | Toledo, OH 43617



OFFERING SUMMARY

Sale Price:	\$445,000
Year Built:	2008
Building Size:	2,780 SF
Market:	Toledo
Submarket:	West Toledo/Sylvania
Price / SF:	\$160.07
Building Class:	A
Total Parking:	23
Parking Ratio Per 1,000 SF:	5.0

PROPERTY OVERVIEW

- Class A office condominium available in Sylvania Township
- Five perimeter offices, one conference room
- Two ADA restrooms, kitchenette, work area, reception, bullpen, patio, private entrance
- Professionally maintained since construction
- Could be combined with adjacent 1,837 SF condominium
- No income tax currently levied in Sylvania Township

LOCATION OVERVIEW

Located in Sylvania Township where no income tax currently levied.



For More Information Contact:

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www.rkgcommercial.com

Office Condominium Building For Sale

RK

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SALE PRICE

\$445,000

LOCATION INFORMATION

Market	Toledo
Submarket	West Toledo/Sylvania
Cross Streets	King Road
Zoning	MX
County/Township	Lucas/Sylvania Township

BUILDING INFORMATION

Building Class	A
Tenancy	Single
Number Of Floors	1
Year Built	2008
Construction Status	Existing
Sprinkler (Fire Suppression)	No

PROPERTY DETAILS

Primary Property Type	Office Condominium
Number Of Buildings	1

PARKING & UTILITIES

Number Of Spaces	23
Parking Ratio	5.0

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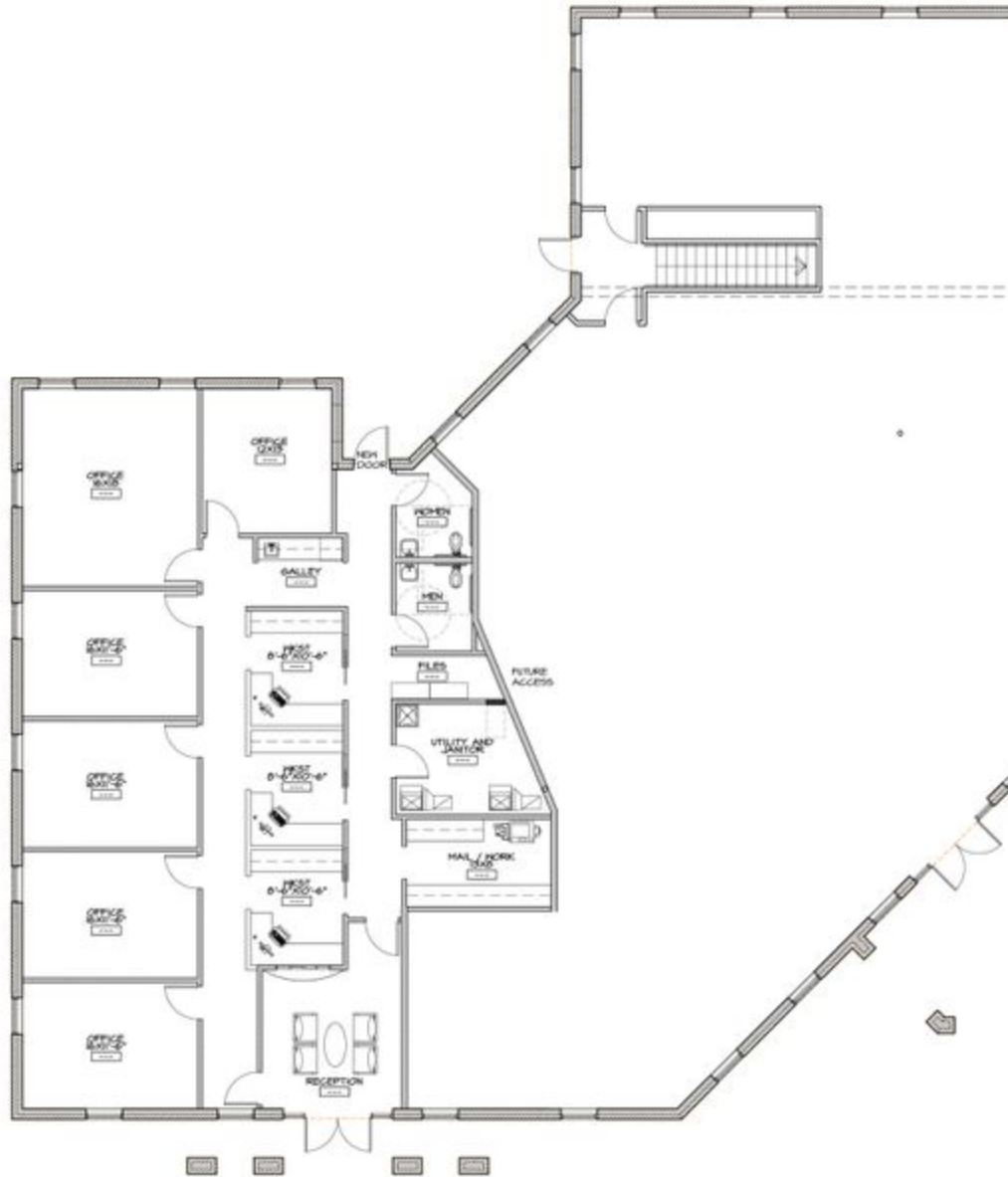
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Commercial Property Brokers, Managers & Investment Advisors



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PROPOSED FLOOR PLAN FOR:
PROFESSIONAL OFFICE - LOT #13

SCALE: N.T.S.



3,027.80 S.F. TOTAL SPACE



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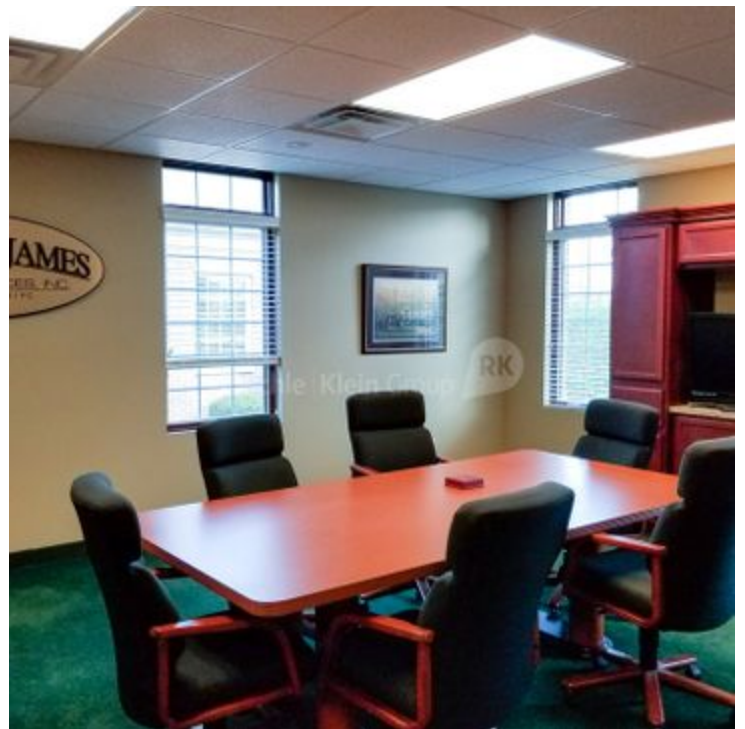
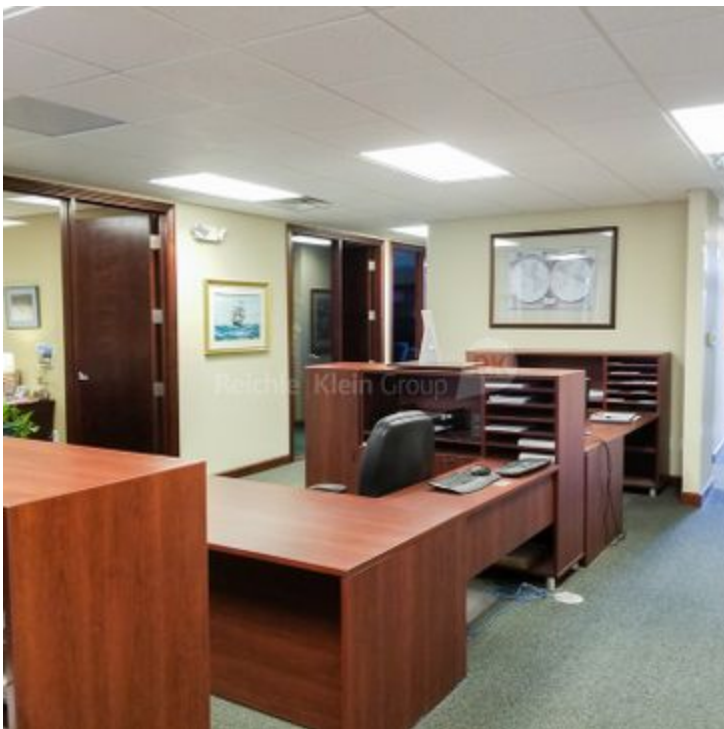
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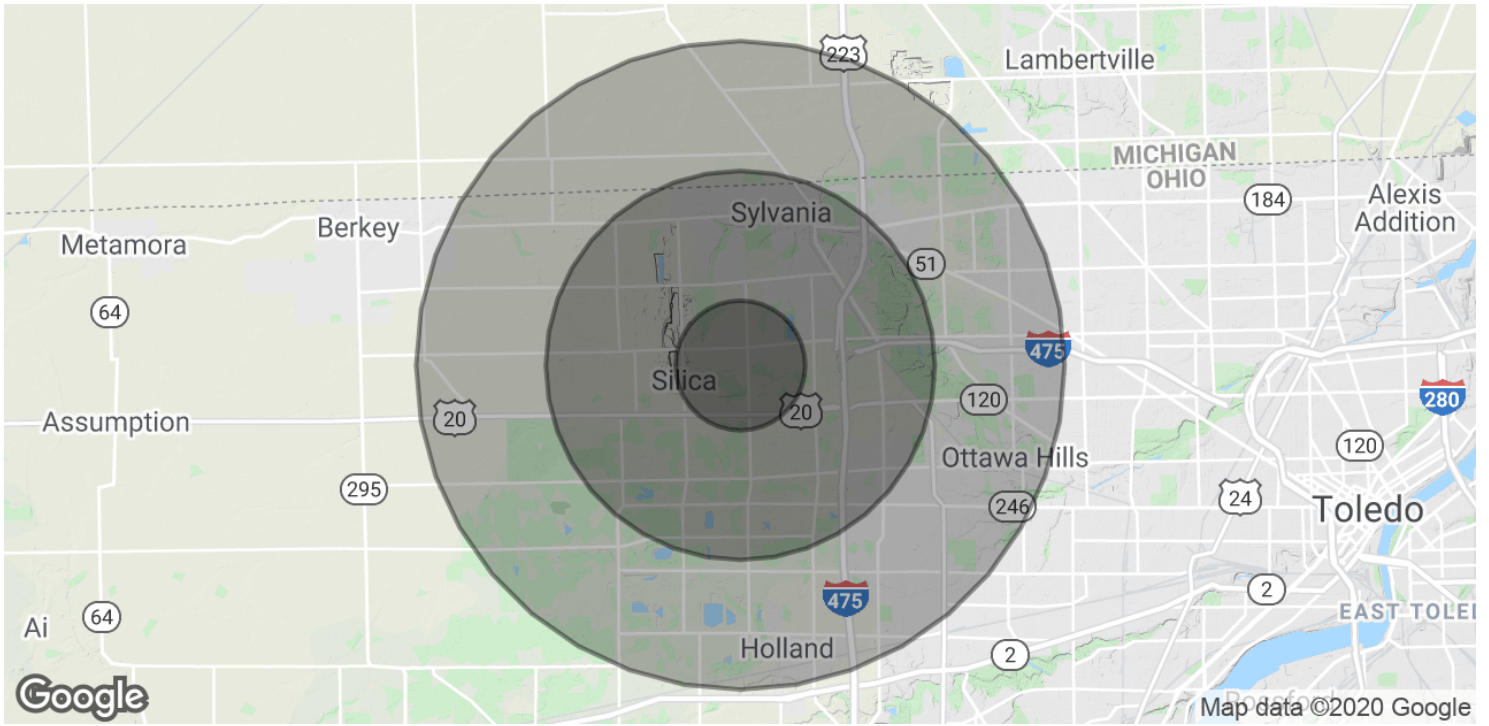
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,401	50,430	105,176
Average age	39.5	40.4	39.6
Average age (Male)	37.4	39.0	38.1
Average age (Female)	41.1	41.2	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,476	19,586	41,704
# of persons per HH	2.6	2.6	2.5
Average HH income	\$96,742	\$92,983	\$84,085
Average house value	\$250,848	\$215,013	\$205,138

* Demographic data derived from 2010 US Census

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