

Forum Center

4352 W. Sylvania Avenue | Toledo, OH 43623



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	20,824 SF
Lot Size:	1.5 Acres
Year Built:	1962
Building Class:	C
Market:	Toledo
Submarket:	West Toledo/Sylvania
Total Parking:	100
Parking Ratio Per 1,000 SF:	5.0
Price / SF:	\$62.43

PROPERTY OVERVIEW

Investment/owner-occupant opportunity available for sale. Property has been extensively renovated in multiple phases. Renovations include the entire second floor (now occupied), first floor common areas including ADA restrooms, first-floor conference center, New roof in 2019, façade and landscaping updates (More than \$300,000 in renovations also included common areas, TI dollars).

New long-term national tenant, US Pack Logistics, is the primary tenant and occupies 50% of the building (www.gouspack.com). USP manages daily routed and on-demand delivery services across the country with more than 70 market managers and a dozen cross docks nationwide. Rent roll and expenses available to qualified prospects.

First-floor shell space ready for build out. Shared conference center. Negotiable tenant-improvement allowance. Excellent frontage with ample parking. Large conference/training room available on day-to-day basis for all tenants to use. Franklin Park Mall (regional 1.5 million SF mall), numerous fast/casual/sit-down restaurants and retailers in immediate trade area.

Several first-floor spaces available for lease. Landlord is willing and able to contribute significant tenant-improvement allowance for credit tenants. Ample parking in rear with excellent exposure to numerous restaurants and shopping patrons who are visiting in the immediate vicinity. Large monument sign available for high visibility on one of Toledo's main commercial corridors.

For More Information Contact:

Jason Westendorf

419.794.3957

jwestendorf@rkgcommercial.com

www.rkgcommercial.com

Office Building For Sale

RK

Forum Center

4352 W. Sylvania Avenue | Toledo, OH 43623

SALE DETAILS

Building Size	20,824 SF
Sale Price	\$1,300,000

BUILDING INFORMATION

Number Of Floors	2
Year Built	1962
Tenancy	Multiple
Construction Status	Existing

PROPERTY DETAILS

Primary Property Type	Office
Zoning	CR Regional Commercial
Acreage	1.5 Acres
Parcel / APN Numbers	24-20286
# Parking Spaces	100
Parking Ratio Per 1,000 SF	5.0

LOCATION INFORMATION

Building Name	Forum Center
City, State & Zip	Toledo, OH 43623
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Talmadge Road

UTILITIES

Power Description	400 Amps
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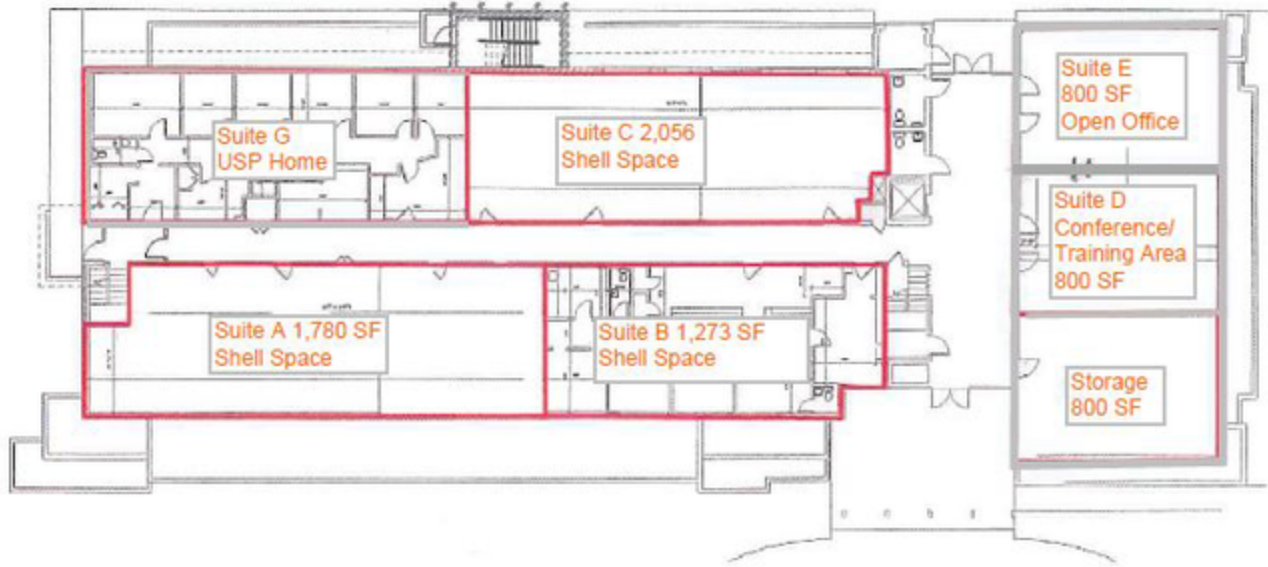
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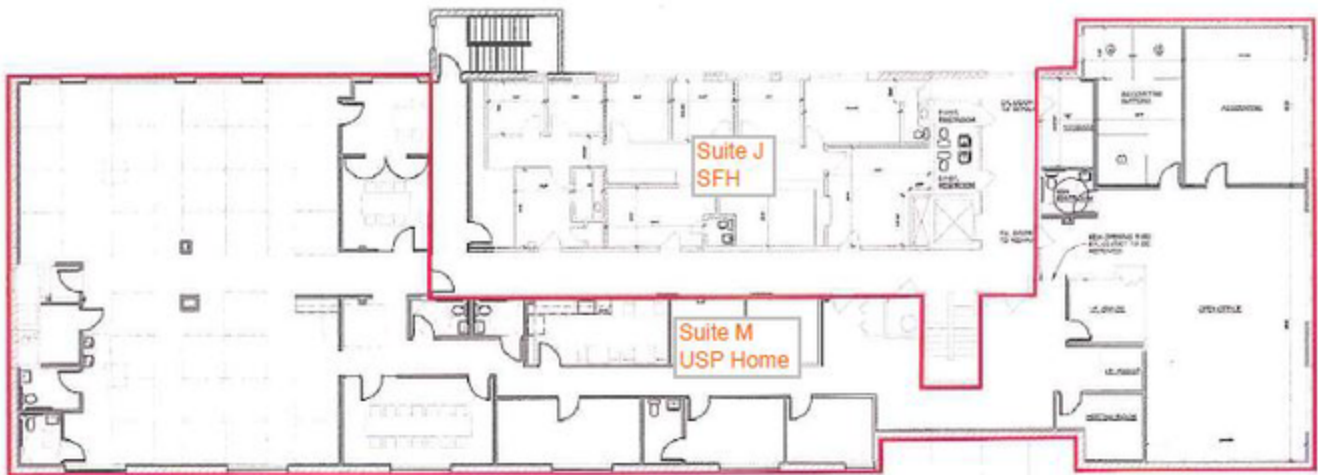
Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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First Floor



Second Floor

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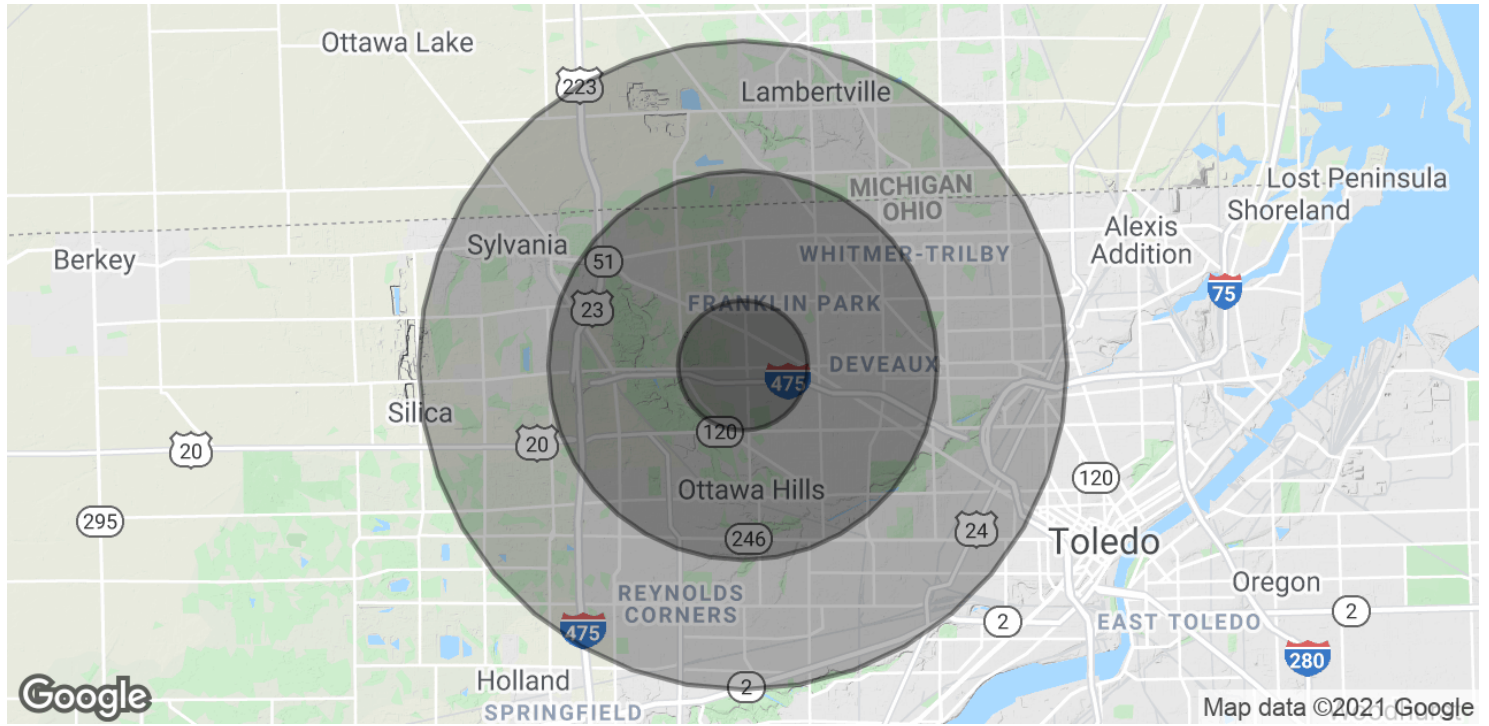
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,004	85,647	220,172
Average age	46.3	40.7	37.2
Average age (Male)	43.3	38.5	35.4
Average age (Female)	50.5	42.9	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,226	36,803	90,324
# of persons per HH	2.2	2.3	2.4
Average HH income	\$77,962	\$69,782	\$61,759
Average house value	\$220,497	\$168,004	\$142,663

* Demographic data derived from 2010 US Census

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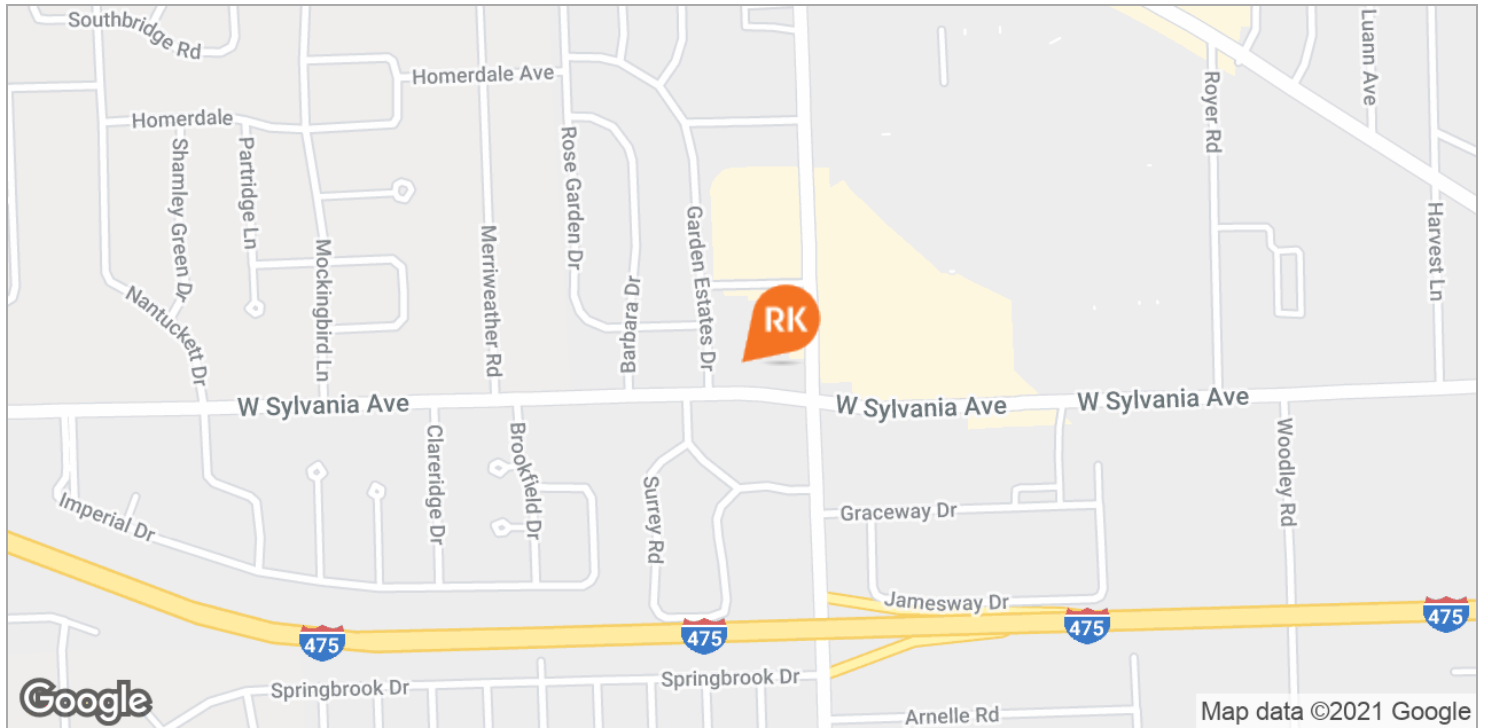
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Reichle Klein Group - Commercial Property Brokers, Managers & Investment Advisors:



Jason Westendorf

419.794.3957 T

419.794.6058 F

jwestendorf@rkcommercial.com

Toledo, OH 43604

www.rkgcommercial.com

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