

Former PNC Bank

625 E. Manhattan Boulevard | Toledo, OH 43608



OFFERING SUMMARY

Available Space:	2,389 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	1.11 Acres
Year Built:	1966
Building Size:	2,389 SF
Zoning:	CR
Market:	Toledo
Submarket:	N. Toledo
Traffic Count:	9,692

PROPERTY OVERVIEW

- Former PNC Bank branch under lease through 3/31/2023
- Ideal gas station or restaurant
- 84,742 people reside within a three-mile radius

LOCATION OVERVIEW

Located on Manhattan Boulevard within Manhattan Plaza

For More Information Contact:

Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com
www.rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pshawaker@rkgcommercial.com

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LEASE DETAILS

Available SF	2,389 SF
Lease Rate	\$14.00 SF/yr
Lease Type	NNN

BUILDING INFORMATION

Building Size	2,389 SF
Year Built	1966
Tenancy	Single
Center Type	Freestanding Building
Construction Status	Existing
Basement	No
Restrooms	Yes

PROPERTY DETAILS

Zoning	CR
Acreage	1.11 Acres
Lot Frontage	280 ft
Parcel / APN Numbers	10-50001
# Parking Spaces	50

LOCATION INFORMATION

Building Name	Former PNC Bank
City, State & Zip	Toledo, OH 43608
County	Lucas
Submarket	N. Toledo
Cross Streets	Stickney Avenue
Nearest Highway	I-75
Traffic Count	9,692

UTILITIES

Internet Provider	Various
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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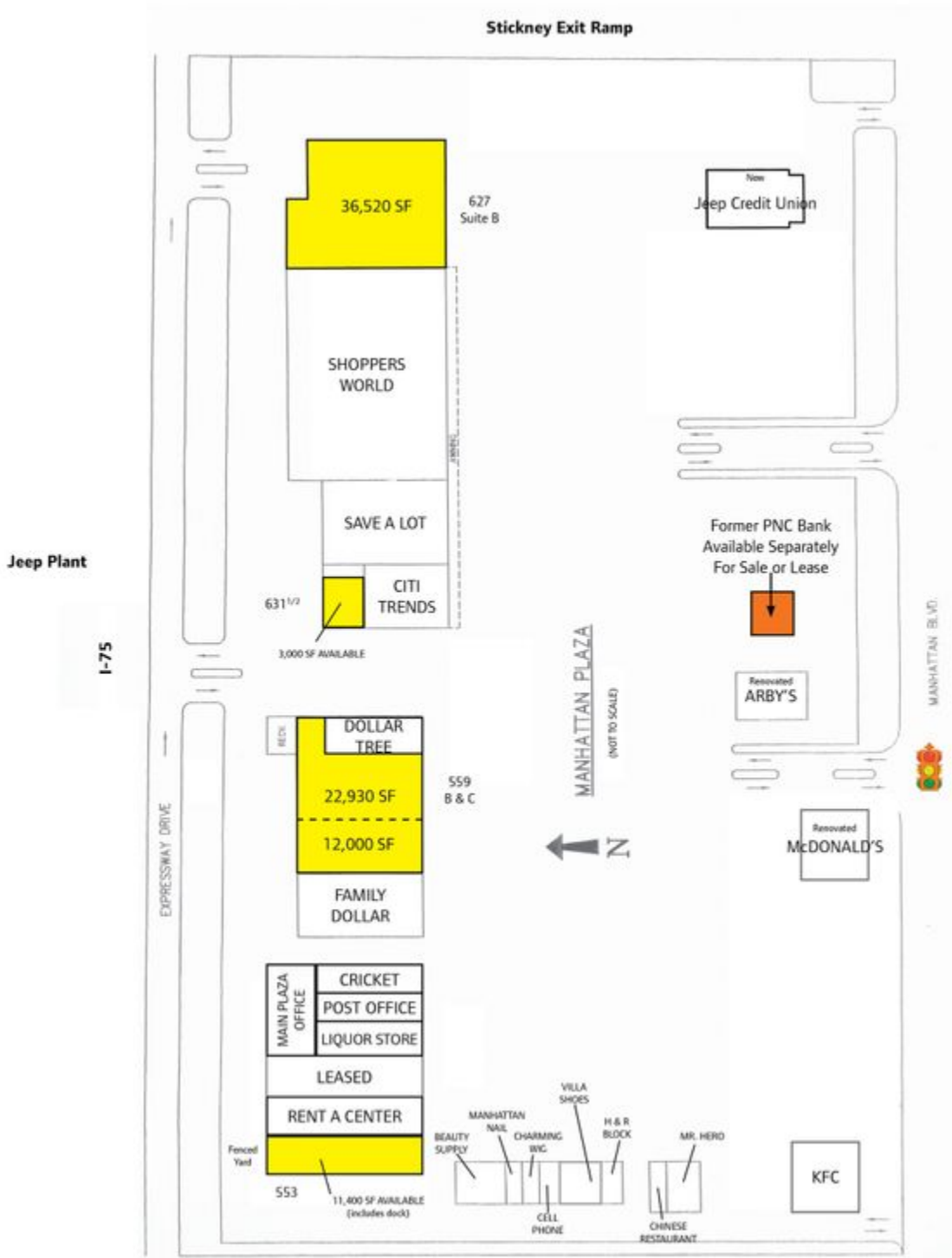
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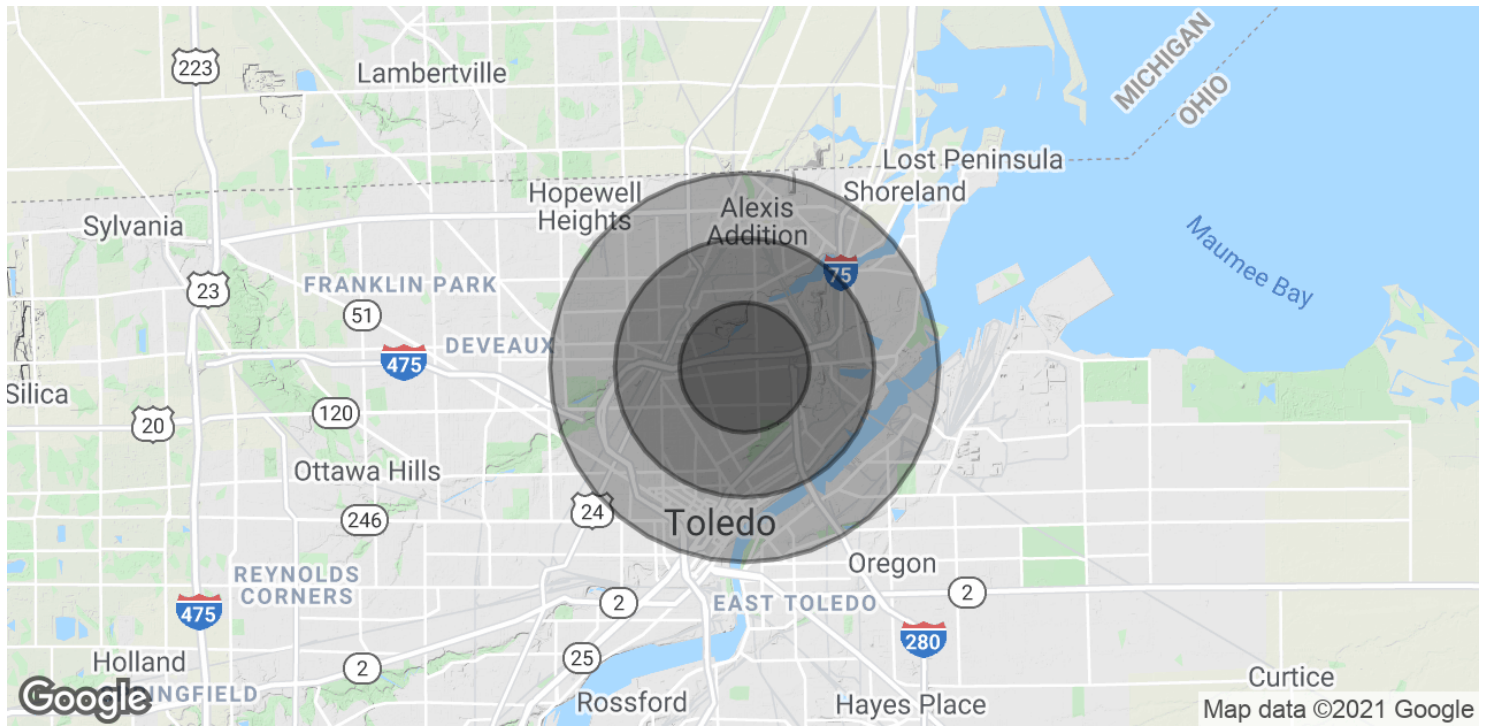
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,290	39,994	84,742
Average age	33.4	33.7	34.1
Average age (Male)	29.2	31.5	32.5
Average age (Female)	36.4	35.7	35.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,266	15,295	33,842
# of persons per HH	2.6	2.6	2.5
Average HH income	\$31,087	\$32,642	\$36,508
Average house value	\$53,934	\$88,657	\$99,330

* Demographic data derived from 2010 US Census

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

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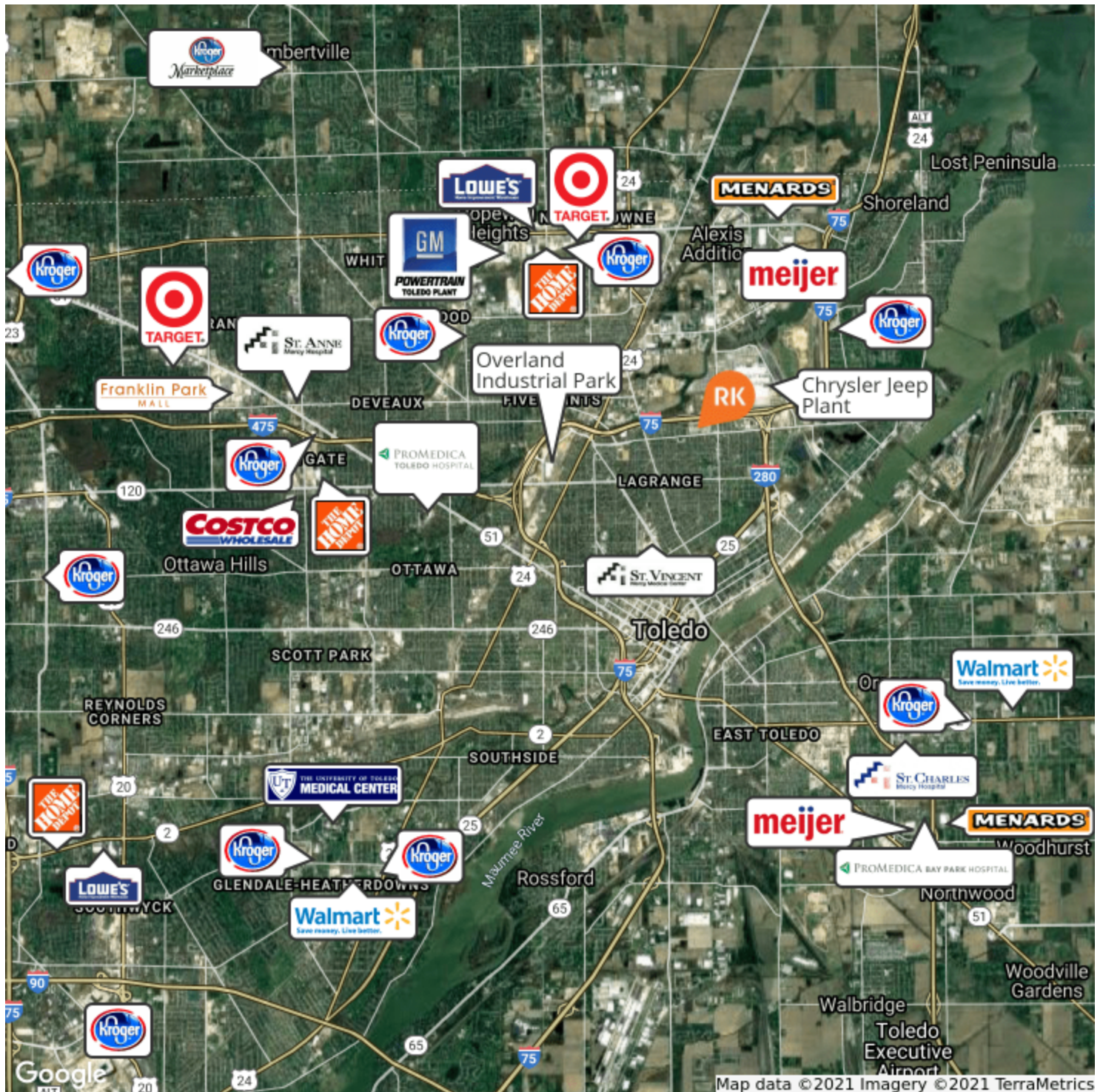
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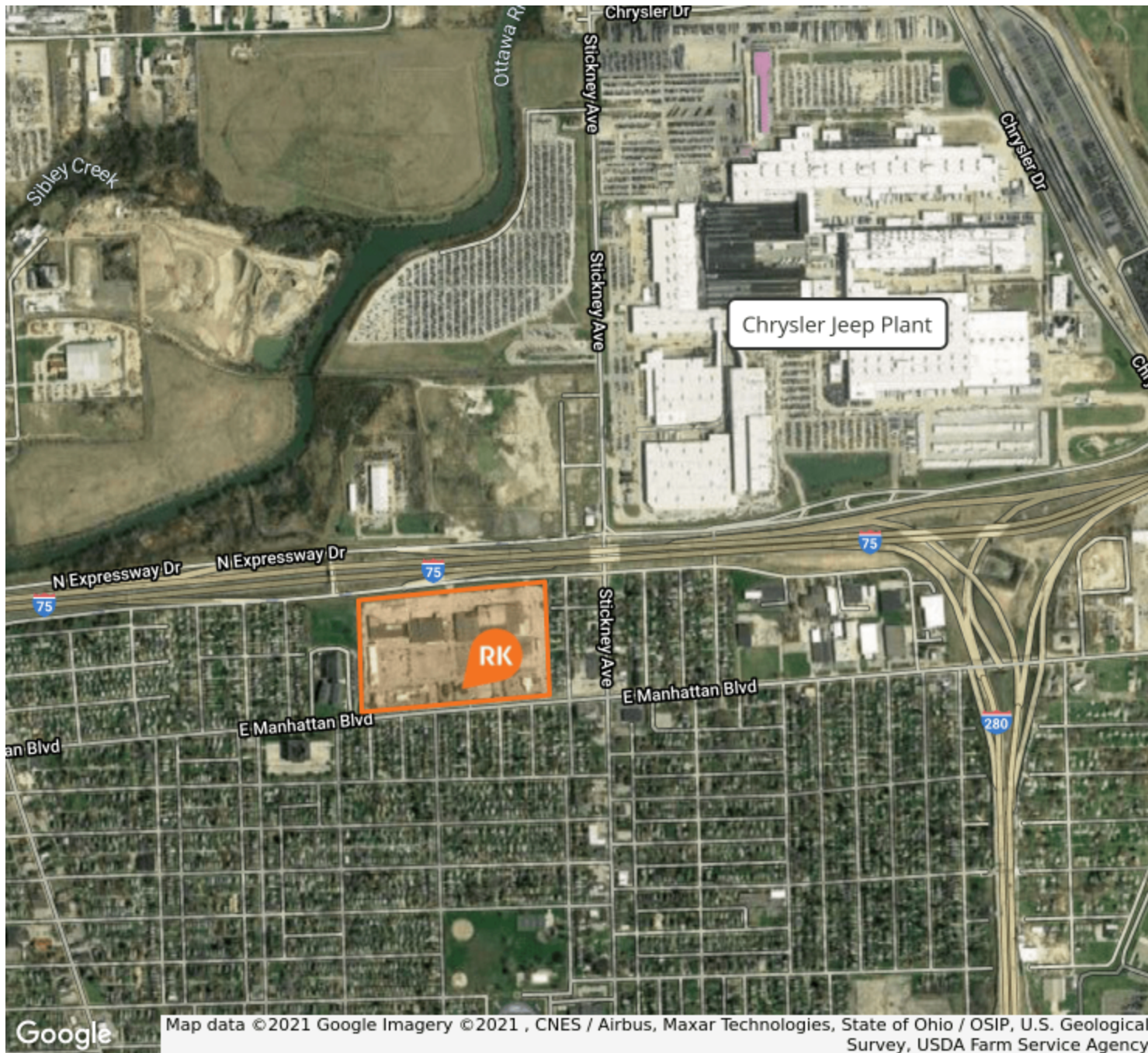
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Reichle Klein Group - Commercial Property Brokers, Managers & Investment Advisors:



Peter Shawaker, CCIM, SIOR

419.794.3969 T
419.794.6086 F
pshawaker@rkgcommercial.com



Peter Shawaker Jr.

419.794.3968 T
419.794.6078 F
pjshawaker@rkgcommercial.com

Toledo, OH 43604

www.rkgcommercial.com

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