

2823 W. Central Avenue

2823 W. Central Avenue | Toledo, OH 43606



OFFERING SUMMARY

Available SF:	1,193 - 4,656 SF
Lease Rate:	\$9.00 - 12.50 SF/yr (NNN)
Lot Size:	0.38 Acres
Year Built:	2005
Building Size:	4,656 SF
Renovated:	2016
Zoning:	CR
Market:	Toledo
Submarket:	West Toledo/Sylvania

PROPERTY OVERVIEW

- Next to Mr. Hero - can combine for 2,543 SF (may vacate, in which case entire 4,656 SF available at \$9.00/SF (NNN))
- Located on W. Central Avenue between Food Town and new Family Dollar
- Six blocks to University of Toledo with more than 23,000 students, also in Old Orchard neighborhood near Ottawa Hills (4,500+ residents with more than \$100,000 average household income)
- Nearby Westgate shopping district includes: Costco, Fresh Market, Rite Aid and Whole Foods, etc.
- Approximately \$5/SF (NNN)
- 48' depth

LOCATION OVERVIEW

Located in West Toledo between Food Town and new Family Dollar.

For More Information Contact:

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RK

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LEASE DETAILS

Available SF	1,193 - 4,656 SF
Lease Rate	\$9.00 - 12.50 SF/yr
Lease Type	NNN

BUILDING INFORMATION

Building Size	4,656 SF
Number Of Floors	1
Year Built	2005
Renovated	2016
Tenancy	Multiple
Center Type	Street Retail
Construction Status	Existing

PROPERTY DETAILS

Zoning	CR
Acreage	0.38 Acres
Parcel / APN Numbers	11-51394
# Parking Spaces	20

LOCATION INFORMATION

Building Name	2823 W. Central Avenue
City, State & Zip	Toledo, OH 43606
County	Lucas
Market	Toledo
Cross Streets	Cheltenham Road

UTILITIES

Power Description	200 Amps
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Retail Property For Lease

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1,350 SF Suite	1,350 SF	NNN	\$12.50 SF/yr	Can combine for 2,543 SF
1,193 SF Suite	1,193 SF	NNN	\$12.50 SF/yr	Can combine for 2,543 SF
Entire Building	4,656 SF	NNN	\$9.00 SF/yr	4,656 SF - Entire Building

For More Information Contact:

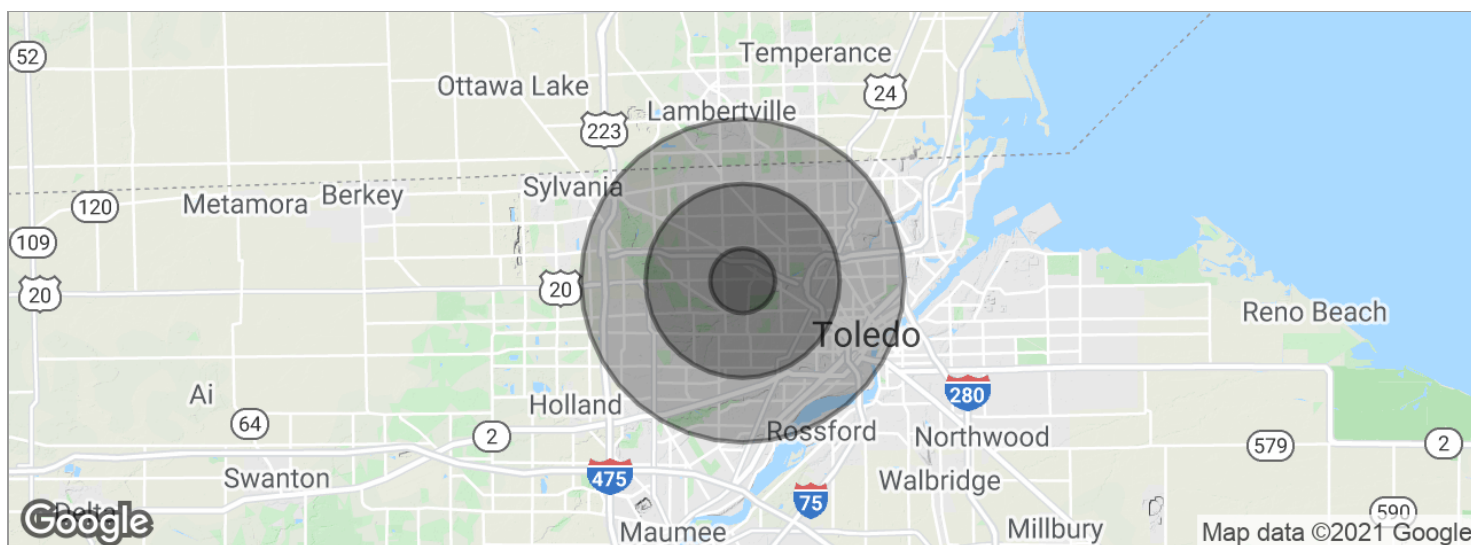
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POPULATION

1 MILE

3 MILES

5 MILES

Total population	16,490	114,252	273,515
Median age	34.7	35.4	35.7
Median age (Male)	33.2	33.3	33.9
Median age (Female)	36.6	37.3	37.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	7,486	46,674	111,844
# of persons per HH	2.2	2.4	2.4
Average HH income	\$56,245	\$53,013	\$51,740
Average house value	\$123,245	\$114,042	\$123,330

* Demographic data derived from 2010 US Census

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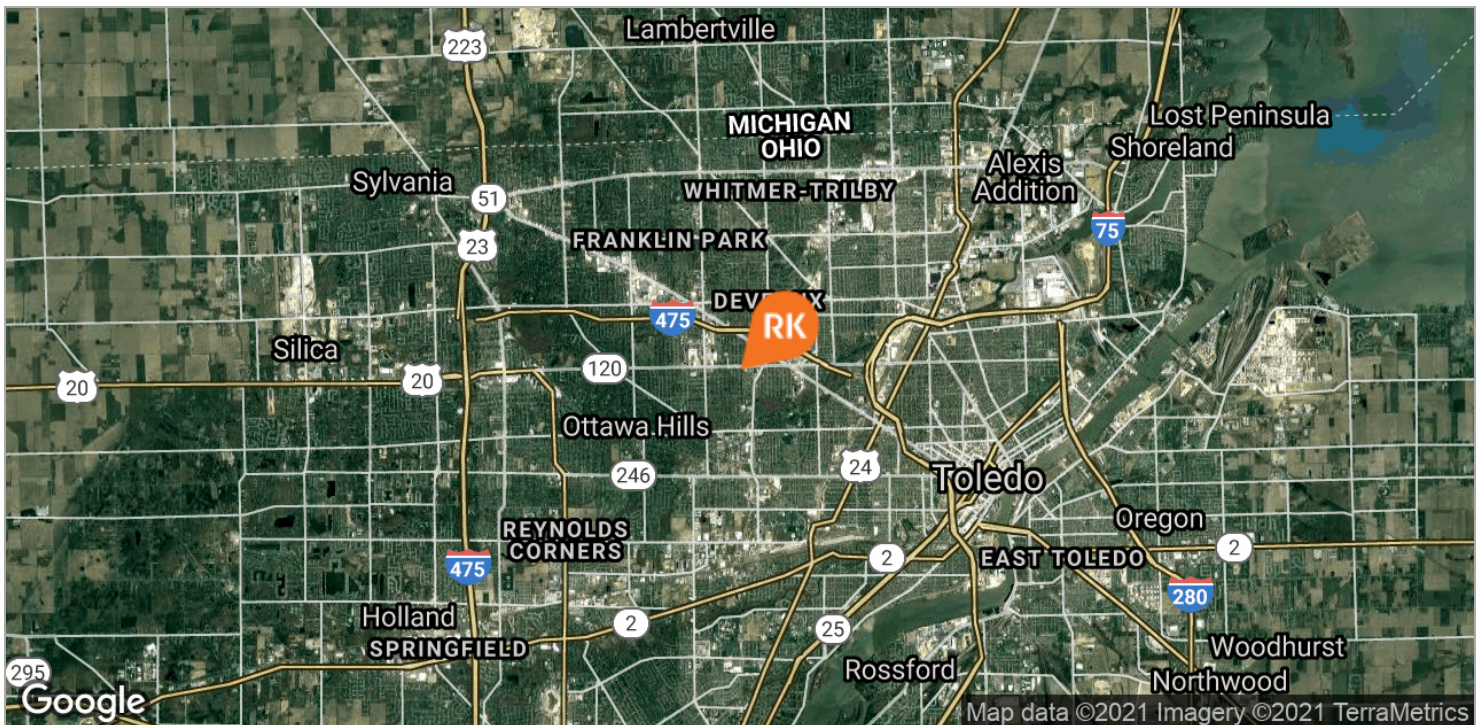
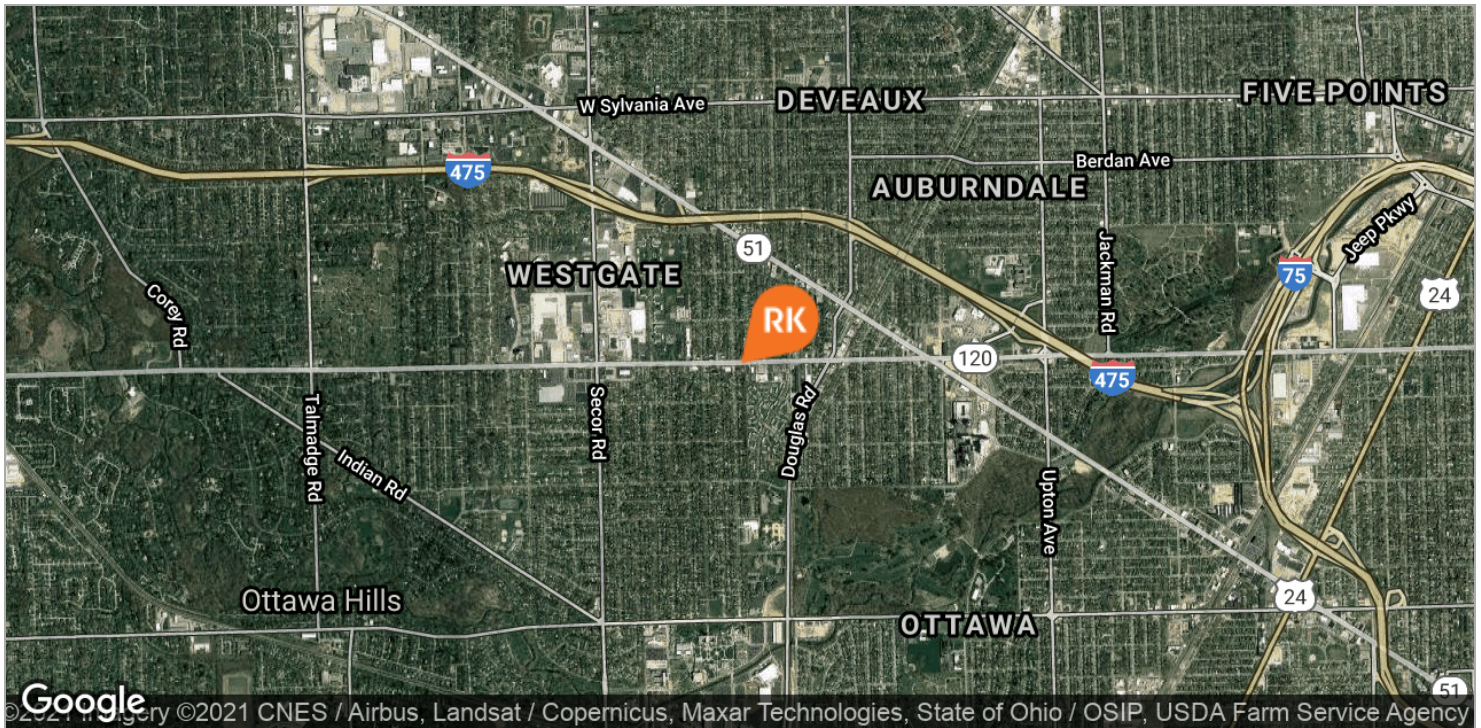
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Reichle | Klein Group

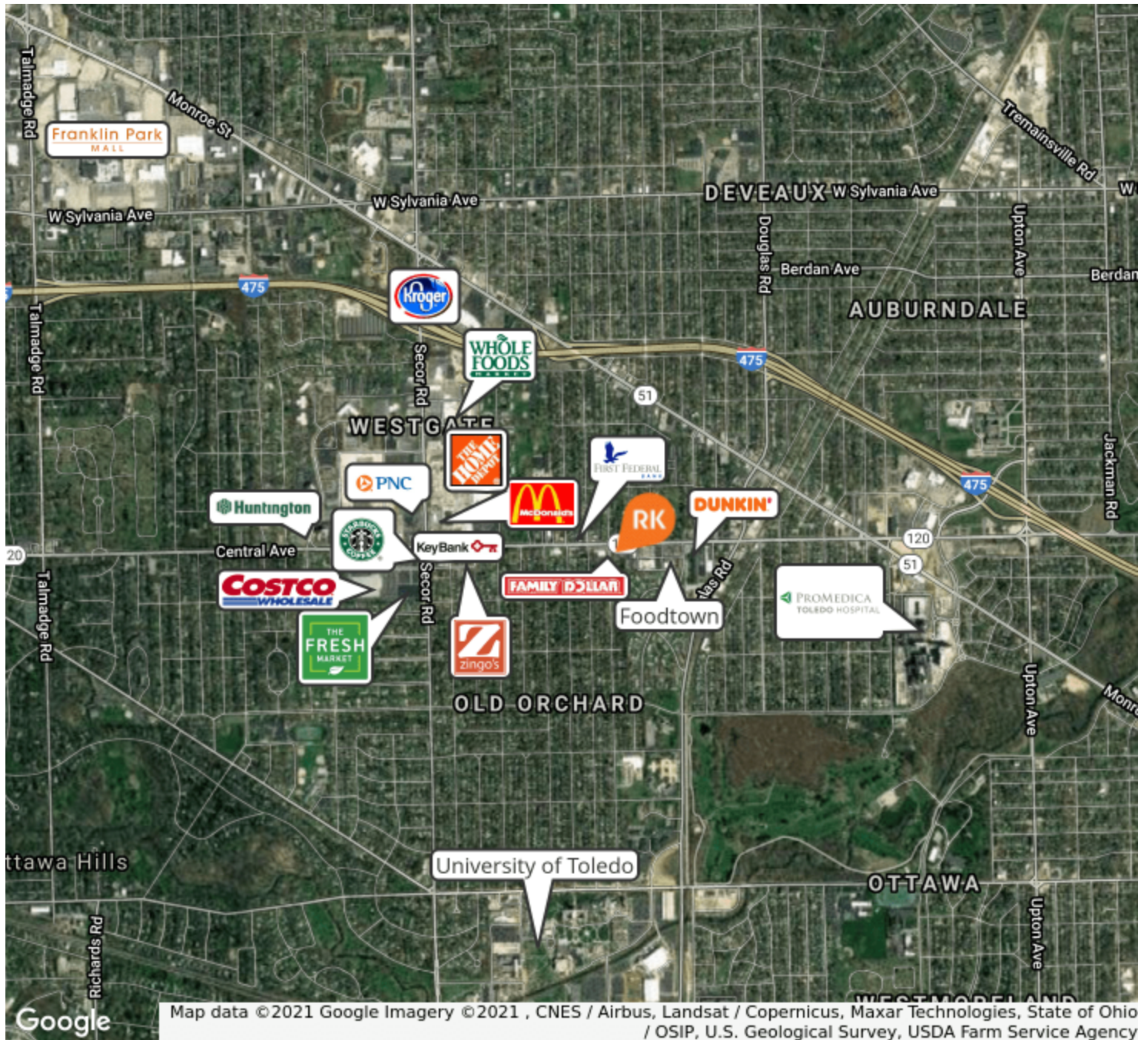
Commercial Property Brokers, Managers & Investment Advisors

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



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