

S & G Stores - Available Storefront

8256 W. Central Avenue | Toledo, OH 43617



OFFERING SUMMARY

Available Space:	1,260 SF (22' x 58')
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	1.55 Acres
Year Built:	1976
Building Size:	11,582 SF
Renovated:	2018
Zoning:	Highway & General Commercial District
Market:	Toledo
Submarket:	W. Toledo/Sylvania
Traffic Count:	19,693

PROPERTY OVERVIEW

- Neighborhood gas station with adjacent retail space available for lease
- Multiple access points (right in/out only)
- Building signage available
- Signalized intersection
- 36,434 people reside within a three-mile radius
- 19,693 vehicles per day on W. Central Avenue and 8,174 vehicles per day on Centennial Road

For More Information Contact:

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LEASE DETAILS

Available SF	1,260 SF
Lease Rate	\$14.00 SF/yr
Lease Type	NNN
Tenant Responsible For	Pro rata share of operating expenses

PROPERTY DETAILS

Zoning	Highway & General Commercial District
Acreage	1.55 Acres
Annual Real Estate Taxes	\$15,444
Parcel / APN Numbers	78-31917

BUILDING INFORMATION

Building Size	11,582 SF
Year Built	1976
Renovated	2018
Tenancy	Multiple
Center Type	Neighborhood Center
Condition	Excellent
Construction Status	Existing
Basement	No
Roof System	Flat
Building Exterior	Efis
Structural System	Block
Restrooms	One (1)
Exterior Signage	Building
Delivery Area	Rear
Climate Controlled	Yes
Heat System Description	Forced Air

LOCATION INFORMATION

Building Name	S & G Stores - Available Storefront
City, State & Zip	Toledo, OH 43617
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	Centennial Road
Signal Intersection	Yes
Traffic Count	19,693

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	Municipal

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Retail Property For Lease

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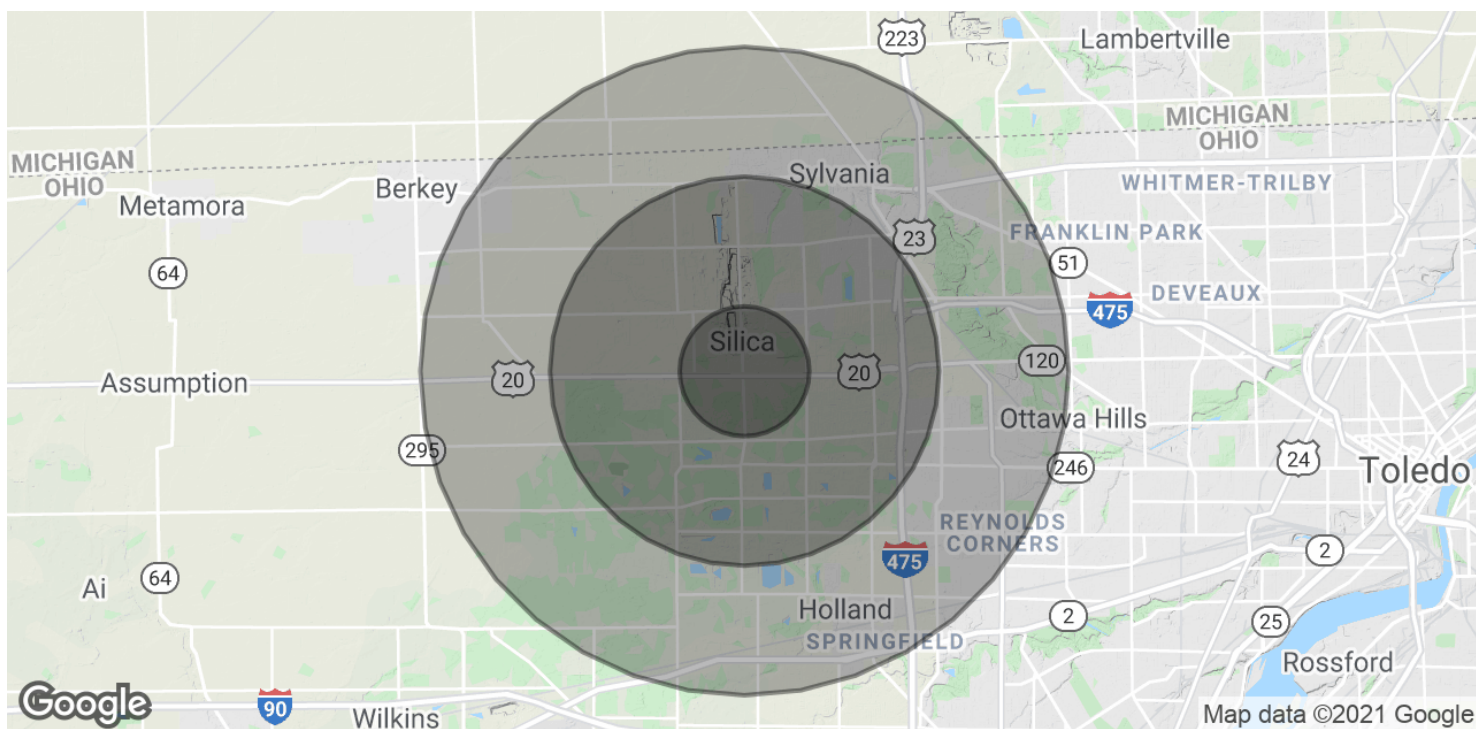
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,085	36,434	90,654
Average age	37.3	39.8	39.9
Average age (Male)	39.0	39.1	38.7
Average age (Female)	35.7	40.3	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	706	13,630	35,722
# of persons per HH	3.0	2.7	2.5
Average HH income	\$116,487	\$100,633	\$84,652
Average house value	\$249,969	\$256,040	\$203,413

* Demographic data derived from 2010 US Census

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