

4240 SECOR ROAD
TOLEDO, OH 43613

COMMERCIAL BUILDING FOR SALE OR LEASE
4,280 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

ACROSS FROM TOLEDO CLINIC



GENERAL INFORMATION

| | |
|-----------------------|-----------------------------|
| Sale Price: | \$550,000 |
| Lease Rate: | \$12.00 per square foot NNN |
| Building Size: | 4,280 square feet |
| Number of Stories: | One |
| Year Constructed: | 1989 |
| Condition: | Very Good |
| Lot Dimensions: | 102'x160' |
| Acreage: | 0.37 acres |
| Closest Cross Street: | Sylvania Avenue |
| County: | Lucas |
| Zoning: | CR – Commercial Regional |
| Parking: | 23 spaces |
| Curb Cuts: | Two |
| Street: | 4 lane with center turn |



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

| | |
|--------------------|-------------------------------|
| Exterior Walls: | Block |
| Structural System: | Frame |
| Roof: | Pitched asphalt shingle (new) |
| Floors: | Concrete |
| Floor Coverings: | Carpet |
| Ceiling Height: | 10' – 12' |
| Heating: | Gas forced air |
| Air Conditioning: | Central – newer 3-ton units |
| Power: | 150a/240v/3-phase |
| Restrooms: | One per suite |
| Security System: | Yes |
| Overhead Doors: | Neighboring space |
| Signage: | Pylon & raceway |

BUILDING INFORMATION

| | |
|-------------------|--|
| Current Occupant: | Lucid Diagnostic Labs, One Day Sign |
| Occupancy Date: | December 1, 2021 |
| Sign on Property: | Yes |
| Key Available: | Yes - lockbox |

LEASE DETAILS

| | |
|-------------------------|--|
| Term: | 2 year minimum |
| Security Deposit: | Negotiable |
| Options: | Negotiable |
| Improvements Allowance: | TBD |
| Tenant Responsible For: | Utilities, RE taxes, CAM, insurance |

2021 REAL ESTATE TAXES

| | |
|------------------|--------------|
| TD: | 22 |
| Parcels: | 25597, 25594 |
| Assessor Number: | 03493015 |
| Total Taxes: | \$12,770.71 |

Comments:

- Two-sided, lighted pole and fascia signage.
- On mass transit route with I-475 close by.
- Unit 1 - Five exam rooms, two large offices, restroom, large service and display area. Former eye clinic that is now a lab.
- Unit 2 – 8'x8' overhead door, 4 offices, open floor concept.
- Hard corner with traffic light across from Toledo Clinic.

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DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 14,056 | \$50,752 |
| 3 MILE | 110,836 | \$61,942 |
| 5 MILE | 244,101 | \$57,136 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|---------------|---------------|
| SECOR ROAD | 25,751 (2019) |
| SYLVANIA AVE | 19,814 (2019) |
| MONROE STREET | 28,295 (2019) |

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