



# OFFICE SPACE FOR LEASE

7651 W. CENTRAL AVE., TOLEDO, OH 43617

"Innovative Solutions at Work"



## OFFERING SUMMARY

Lease Rate:	\$2,200 per month (NNN)
Building Size:	1,690 SF
Lot Size:	1.0 Acres
Year Built:	1947
Zoning:	C-2 Commercial
County:	Lucas
Parking Spaces:	4

## PROPERTY HIGHLIGHTS

- Corner lot
- Off highway parking
- High traffic counts
- Office approximately 580 SF
- Living unit - 2 bedroom or convert all to office
- Rear building has two over head doors



The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**JOHN HEALEY**

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## LOCATION INFORMATION

County	Lucas
Township	Sylvania Township
Zoned	C-2 Commercial
Parcel #	78-46671
Street	5 Lane
Acreage	Approx. 1
Parking Spaces	4 (more if needed)
Curb Cuts	One
Total Building Size	1,690 SF
Year Complete	1947
Number Of Floors	One
Floors	Wood / Concrete
Construction Type	Block / Brick
HVAC	Gas Forced Air
Electrical	220
Roof	Asphalt Shingle
Ceiling Height	6'-8"
Restrooms	1 full, 1 half



## LEASE DETAILS

Lease Term	3-5 years
Security Deposit	Equal to one months
Options	Negotiable
Tenant Responsibility	All utilities, snow and lawn

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,329	43,223	147,294
Total Population	3,909	108,359	359,956
Average HH income	\$107,678	\$82,181	\$66,955



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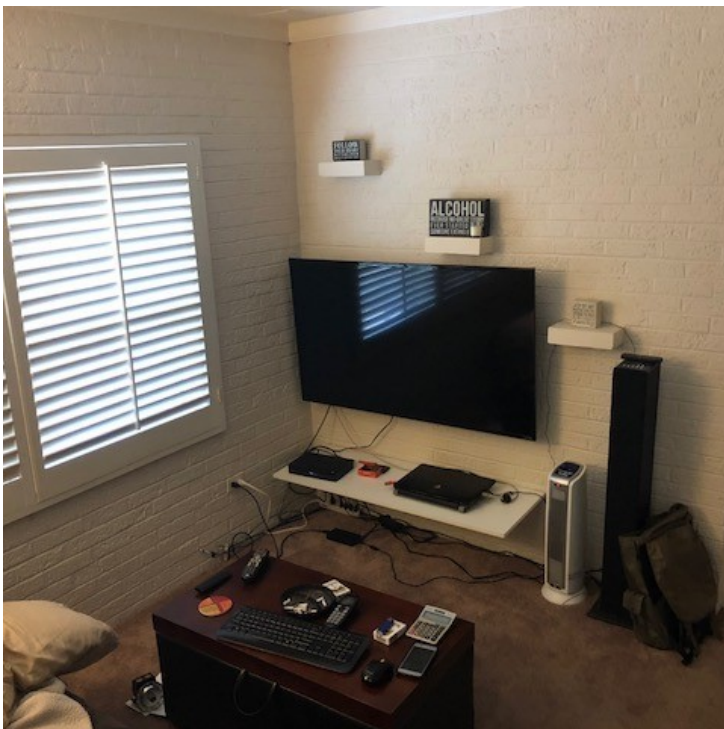
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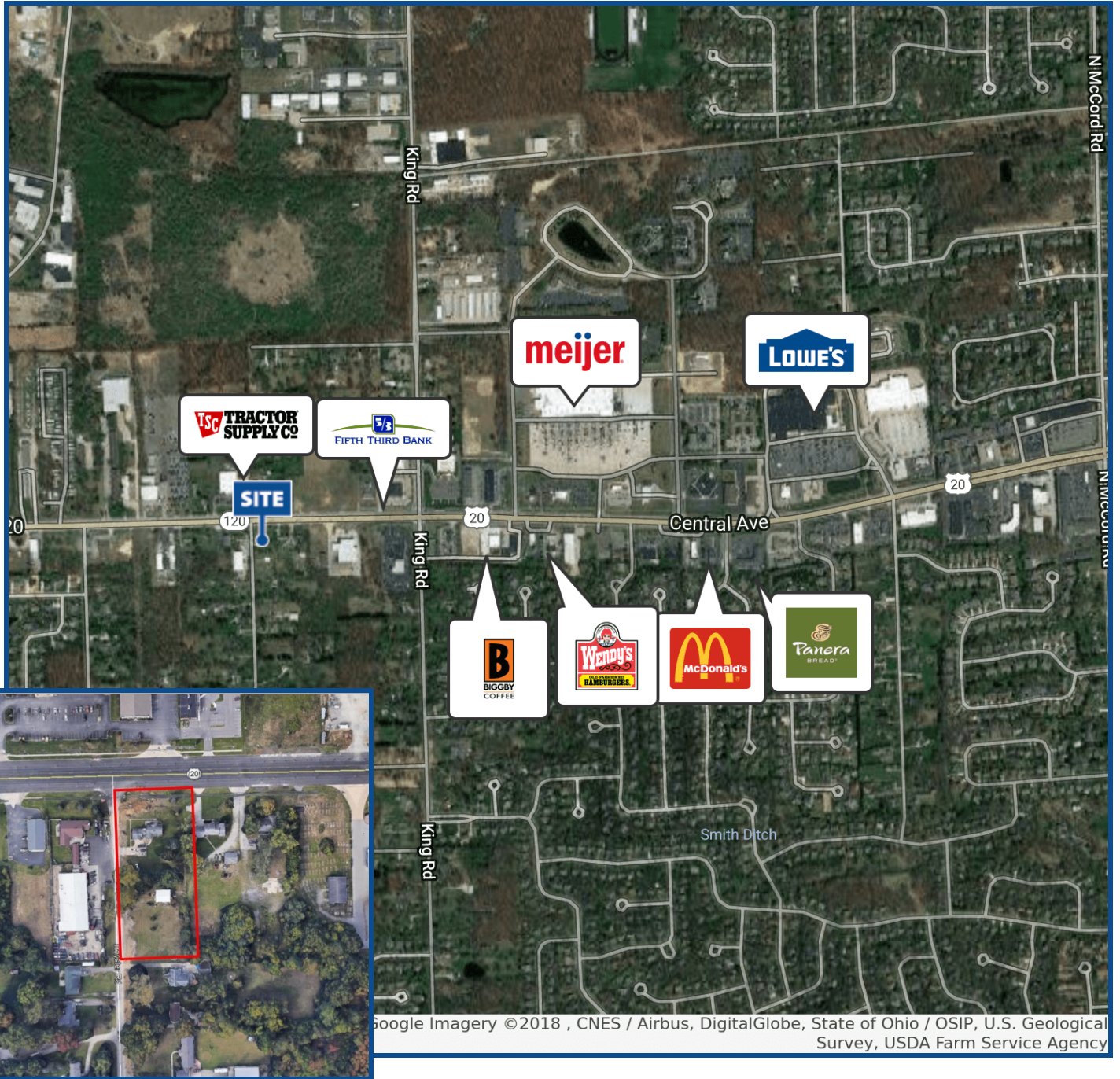
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