



"Innovative Solutions at Work"

OFFICE/RETAIL SPACE FOR LEASE

6710 W. CENTRAL AVE., TOLEDO, OH 43617



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr NNN
Available SF:	1,173 SF
Building Size:	47,265 SF
Lot Size:	6.4 Acres
Zoning:	Highway/General commercial
County:	Lucas
Closest Intersection:	McCord

PROPERTY OVERVIEW

Recently renovated end cap in prime retail corridor
 Excellent visibility and signage
 Neighboring tenants include Verizon Wireless, Sherwin Williams, Buffalo Wild Wings and Poco Piatti
 Perfect location for chiropractor, physical therapy, or general office

TRAFFIC COUNTS

40,312 VPD on W. Central (2015)
 16,833 VPD on McCord

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,825	24,840	56,091
Total Population	8,011	61,483	137,227
Average HH Income	\$97,564	\$82,708	\$78,301

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.

TIM SCHLACHTER

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LOCATION INFORMATION

Street Address 6710 W. Central Ave
 City, State, Zip Toledo, OH 43617
 County Lucas
 Township Sylvania Township

PROPERTY DETAILS

Property Subtype Strip Center
 Lot Size 6.4 Acres
 Parcel # 78-32540/78-32537
 Property Type Retail

BUILDING SPECIFICATIONS

Building Size 47,265 SF
 Available SF 1,173 SF
 Year Complete 1987
 Units 1
 Number Of Floors 1
 Floor Coverings Concrete
 Construction Type Masonry
 HVAC Gas Forced Air/Central Air
 Electrical 100 Amp
 Roof Rubber over concrete
 Ceiling Height 12' 3"
 Over Head Doors 1 - 10' x 8'
 Restrooms 1

LEASE DETAILS

Lease Term 3 year minimum
 Security Deposit 1st months rent
 Options Negotiable
 Improvement Allowance Vanilla Box Provided
 Tenant Responsibility Utilities, taxes, insurance, common area maintenance

ANNUAL EXPENSES

Property Taxes - Annual \$5.75 PSF
 Property Insurance \$0.18 PSF
 Annual CAM Expenses \$1.20 PSF



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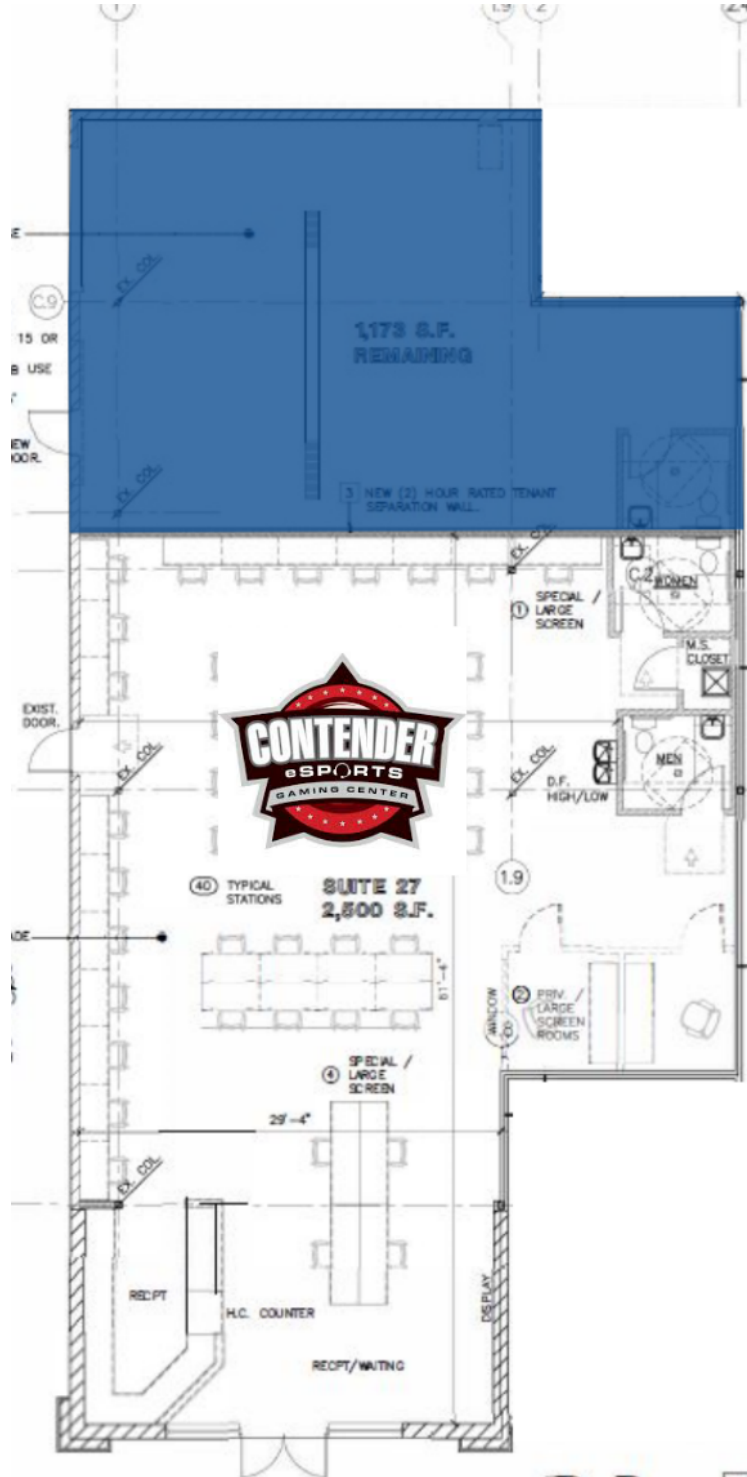
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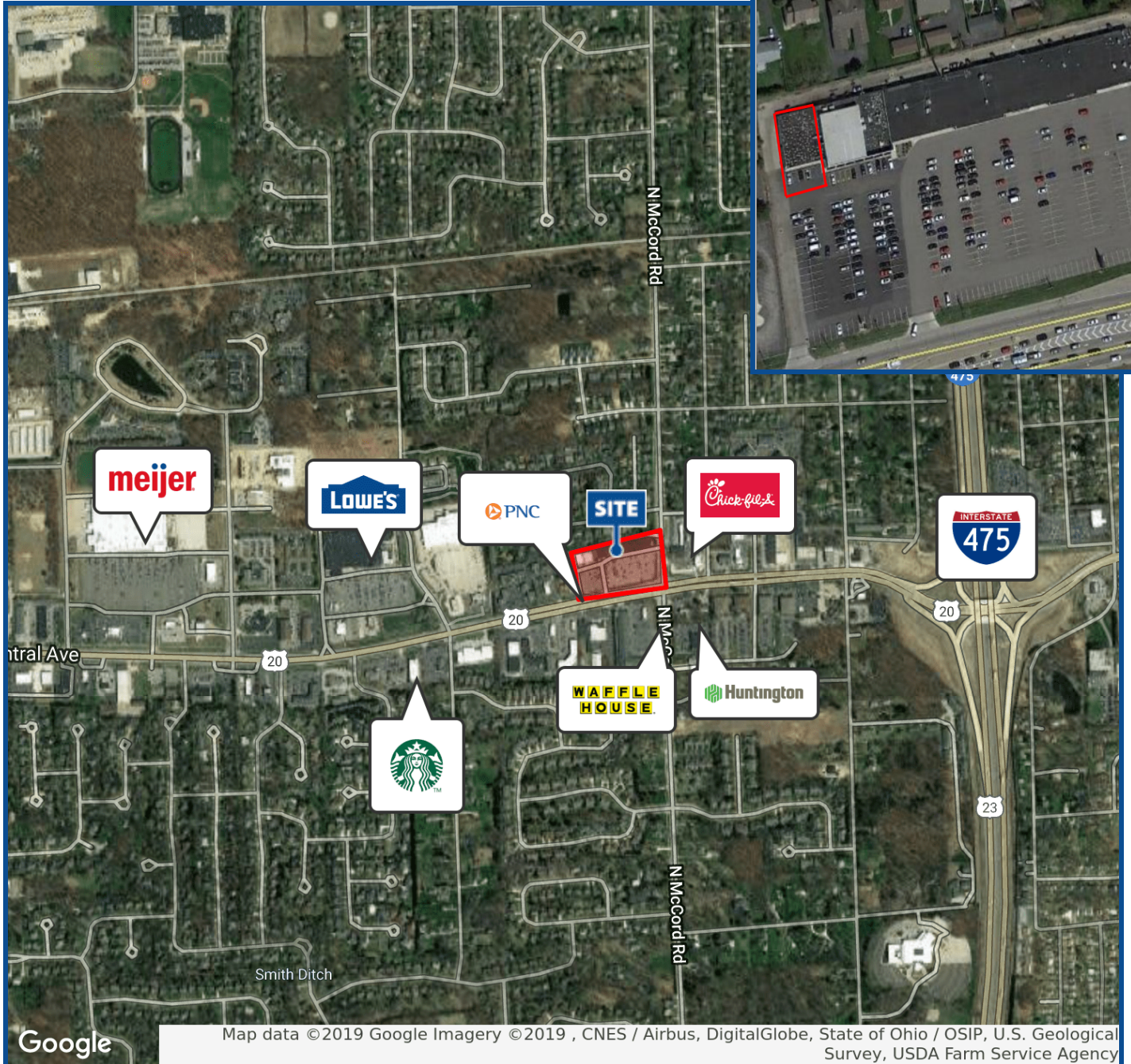
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