



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	2,650 SF 1,580 SF 4,230 SF
Building Size:	10,222 SF
Lot Size:	6.34 Acres
Year Built:	2017
Zoning:	C4 - Commercial
County:	Lucas
Parking:	63

## PROPERTY OVERVIEW

New construction with build-out to tenant's specific design.

## PROPERTY HIGHLIGHTS

- Join adjacent medical uses
- Excellent exposure to Anthony Wayne Trail ( State Route 24)
- 4 minutes from St. Luke's Hospital and Toledo Clinic

## DEMOGRAPHICS

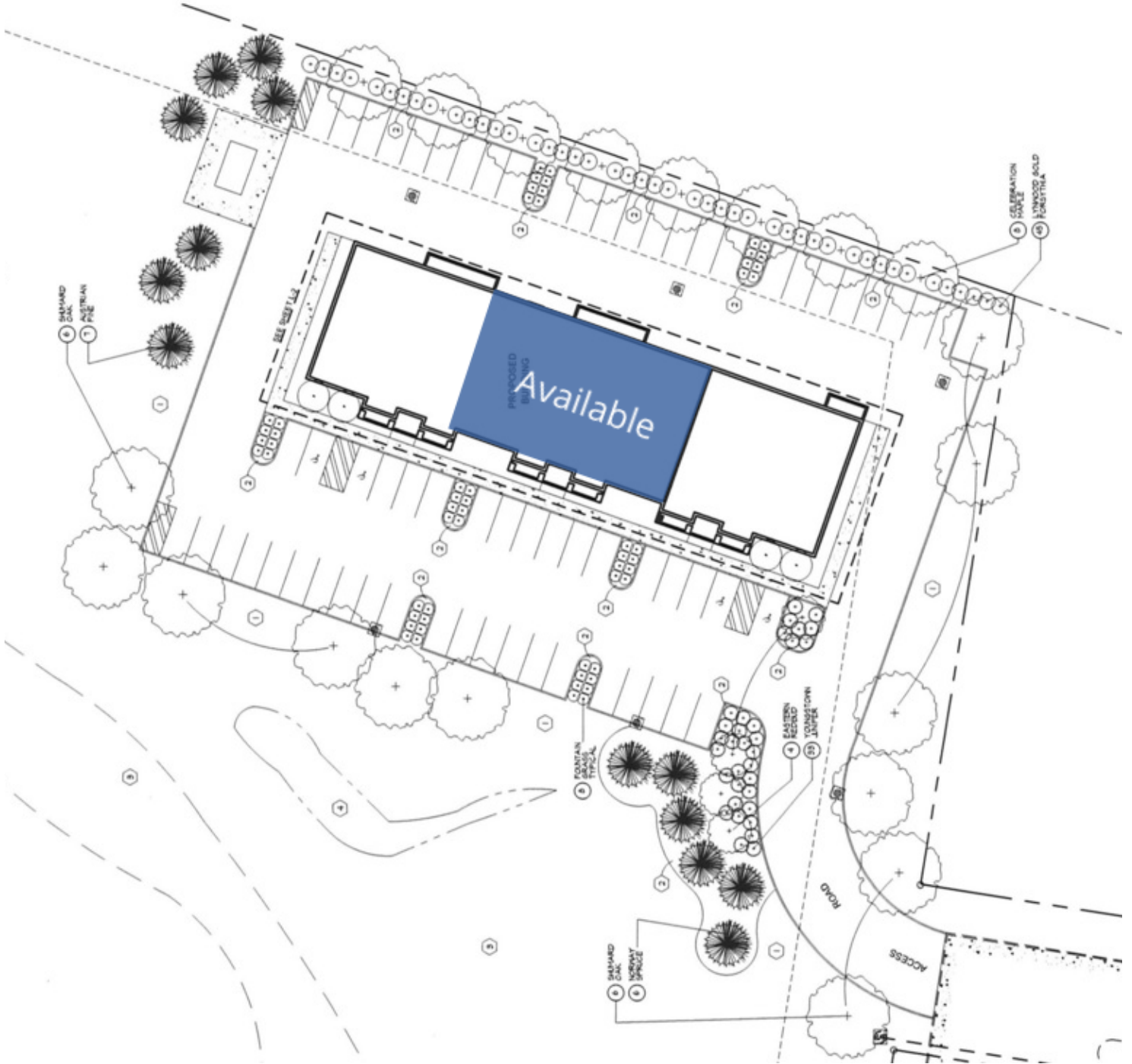
	3 MILES	5 MILES	7 MILES
Total Households	4,834	14,806	38,567
Total Population	13,623	40,394	97,302
Average HH Income	\$108,836	\$99,052	\$80,273

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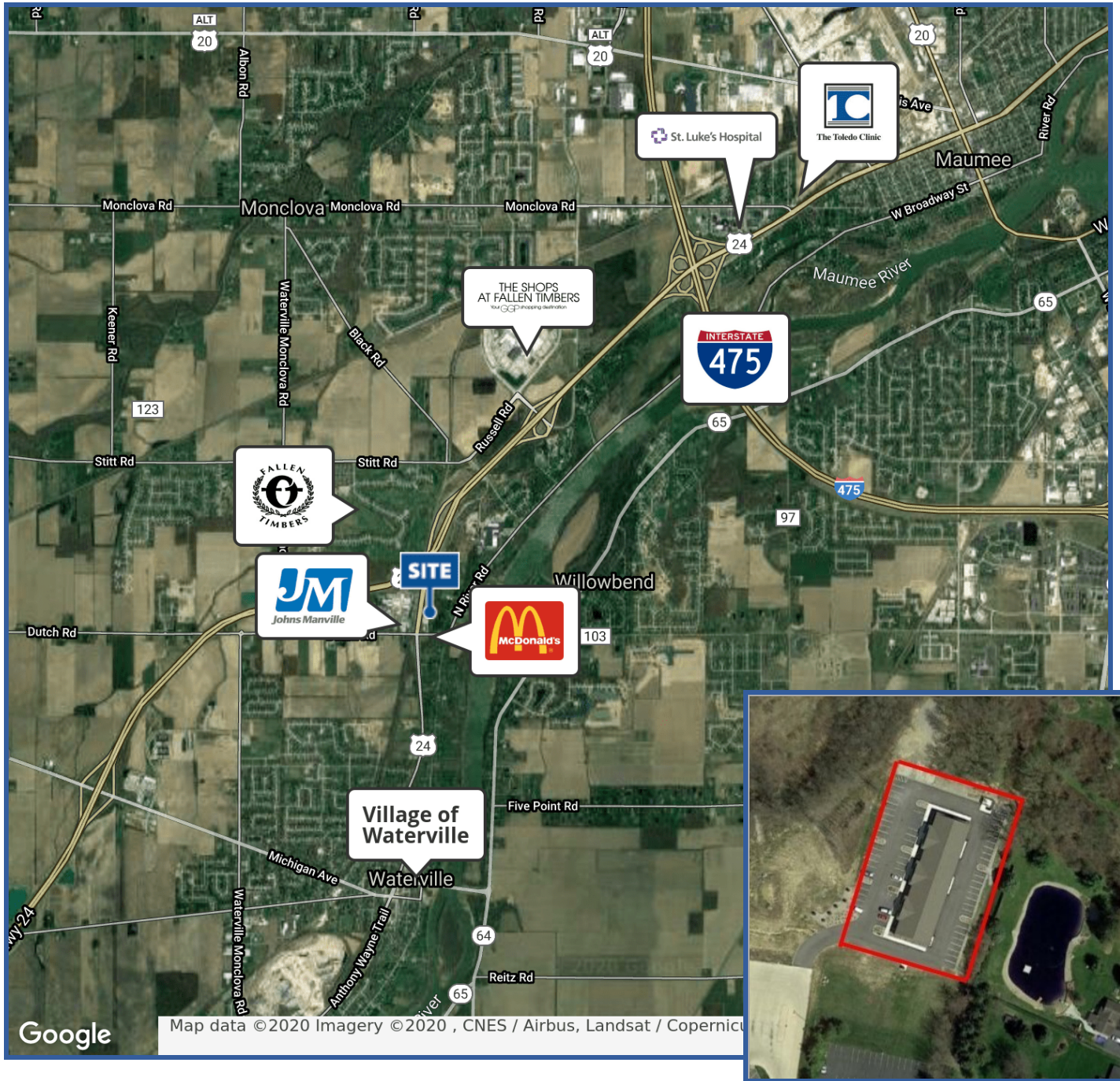


**Can be combined**  
**4,230 SF**

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