



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	Suite B - 3,529 SF (Medical/Laboratory)
Building Size:	10,140 SF
Lot Size:	0.93 Acres
Year Built:	1976

Zoning: CR - Regional Commercial

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PROPERTY HIGHLIGHTS

- Former Family Physician Center and Laboratory includes 1 x-ray room and 3 exam rooms (Suite B)
- Swift Recruiters occupies Suite A
- The Epilepsy Center of Northwest Ohio occupies Suite C
- Pristine Condition
- Fire alarm system
- Security system
- Excellent exposure along Alexis Rd.
- Located at signalized intersection on TARTA bus route
- Possible uses for Suite B include urgent care, dental center, chiropractor or laboratory



GENERAL BUILDING SPECIFICATIONS

County	Lucas
Nearest Intersection	Alexis/Tetherwood
Zoned	CR - Regional Commercial
Parcel #	23-59704
Acreage	.932
Parking Spaces	60
Curb Cuts	1 - Alexis Rd., 2 - Tetherwood
Total Building Size	10,140 SF
Units	Three
Year Complete	1976
Number Of Floors	One
Floors	Carpet/Tile
Construction Type	Concrete Block/Steel/Clear Span
HVAC	Gas Forced Air/Central
Roof	Rubber
Ceiling Height	9' - Offices, 18' - Sanctuary
Restrooms	9

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,431	40,479	82,829
Total Population	13,418	98,624	207,177
Average HH income	\$52,466	\$54,783	\$55,930

2018 ANNUAL EXPENSES

Property Taxes	\$5,612.98
Property Insurance	\$1,580
Ice Control, Plowing, Grass	\$3,750
Water, Refuse	\$1,664.15
Annual Expenses	\$12,607.13

LEASE DETAILS

Lease Term	3 Years
Tenant Responsibilities	Utilities
Options	Negotiable
NNN Charges/SF	\$1.25



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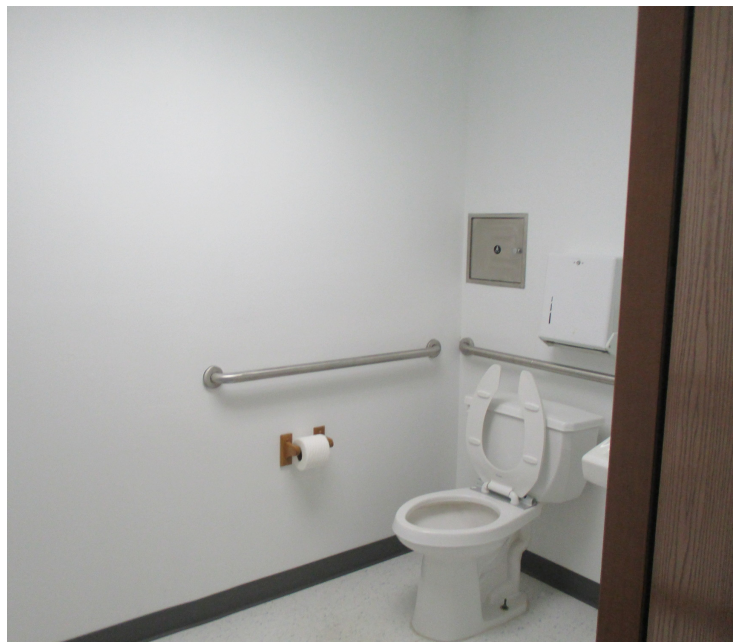
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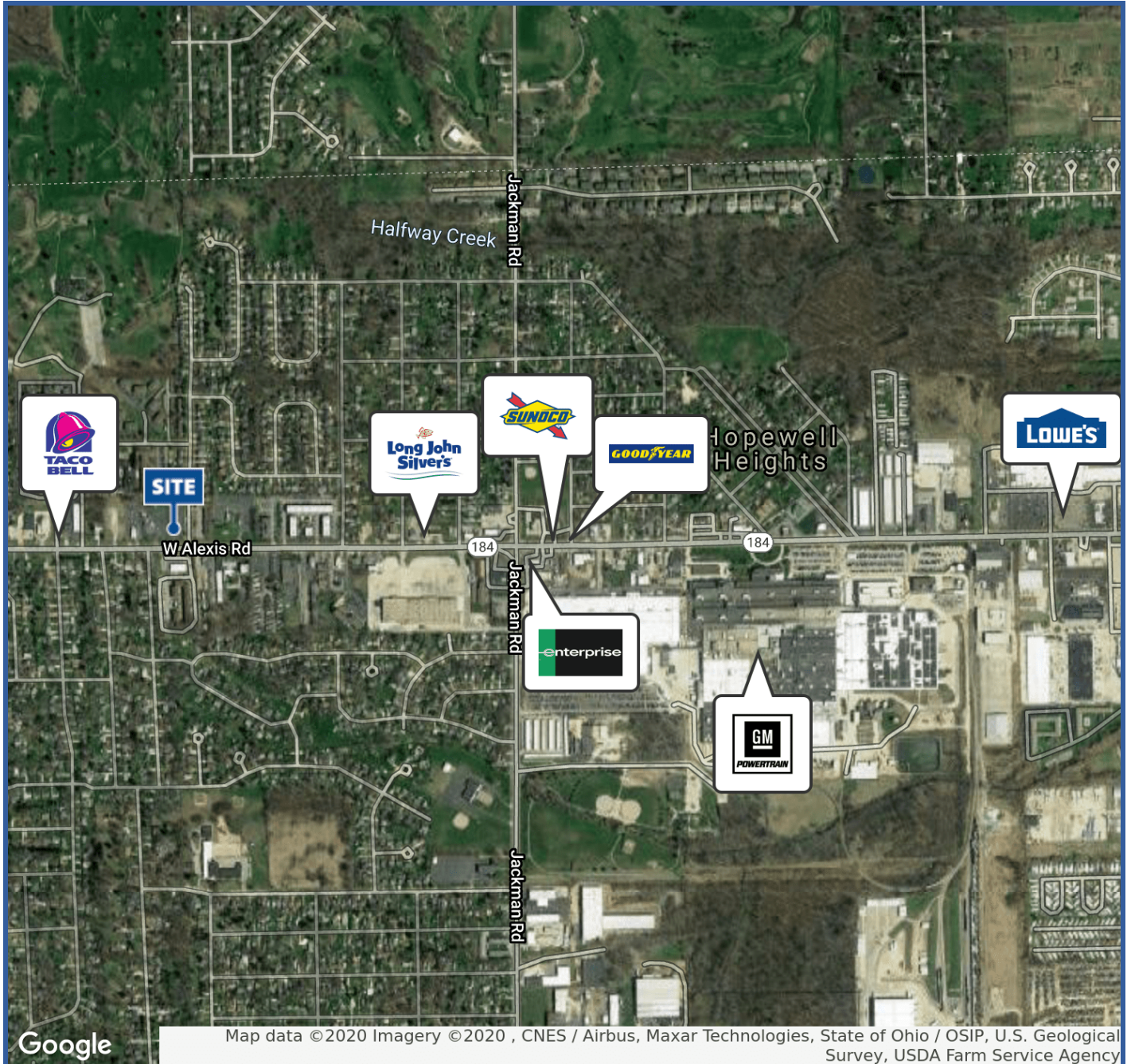
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