For Lease

Highly Visible Retail Space 4,800 SF | \$17.95 SF/yr NNN



3125 W Central Ave

Toledo, Ohio 43606

Property Highlights

- · Highly visible on central with great signage
- Upgraded lighting throughout
- Three curb cuts
- Front and rear access
- · Security system and cameras in place
- 2 restrooms

Property Overview

4,800 SF of highly visible retail on the corner of Central and Secor. Located next to Cricket West, Westgate shopping center, and Old Orchard. Basement available for additional storage. Easy access to I-475 and US-23.

Offering Summary

Lease Rate:	\$17.95 SF/yr (NNN)
Building Size:	21,750 SF
Available SF:	4,800 SF

For More Information



Joshua D. Payzant O: 419 960 4410 x323 jpayzant@naiharmon.com | OH #SAL.2016003142

Kevin Carr

O: 419 960 4410 x349 kcarr@naiharmon.com | OH #SAL.2023005394

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HERRIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO RE IMPLIED.

For Lease

Retail Space 4,800 SF | \$17.95 SF/yr NNN

Lease Rate

Location Information

Street Address	3125 W Central Ave
City, State, Zip	Toledo, OH 43606
County	Lucas
Market	Toledo
Sub-market	West/Sylvania
Cross-Streets	Densmore Dr and W Central Ave.
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 475
Nearest Airport	Toledo Express Airport

\$17.95 SF/Yr

NNN

Building Information

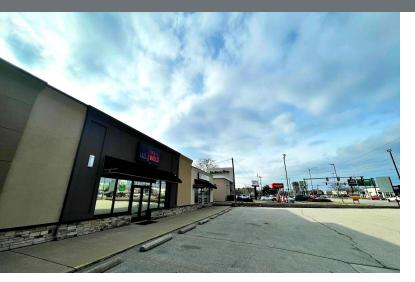
21,750 SF
Multiple
11.5 ft
1
1958
2022
4,800 SF
Existing
Flat, rubber
Yes
1
Concrete floor

Property Information Property Type Retail Zoning 10-CR Lot Size 0.811 Acres APN # 1179731 **Corner Property** No **Traffic Count** 53328 Traffic Count Street Central/Secor Wide open floorplan Upgraded lighting Security system in place Amenities Additional storage in basement Two restrooms Handicap accessibility Power Yes **Parking & Transportation** Street Parking Yes Parking Type Shared parking lot **Utilities & Amenities**

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
Restrooms	2
Gas / Propane	Yes

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE LEASE OR FINANCING, OR WITHDRAWL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO RE IMPLIED.

Property Photos Interior and Exterior

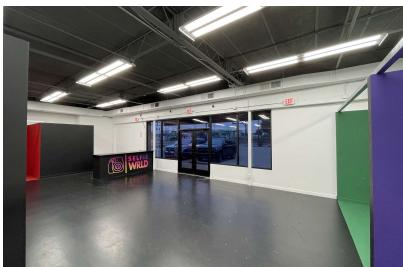






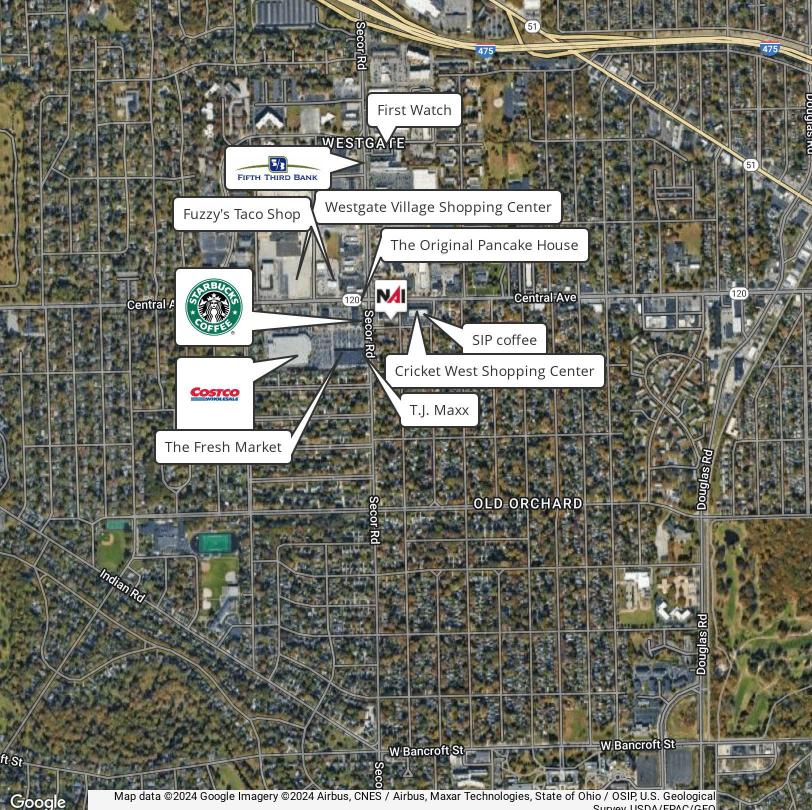
SELFIE WRLD





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

High Traffic Location **Great Visibility**

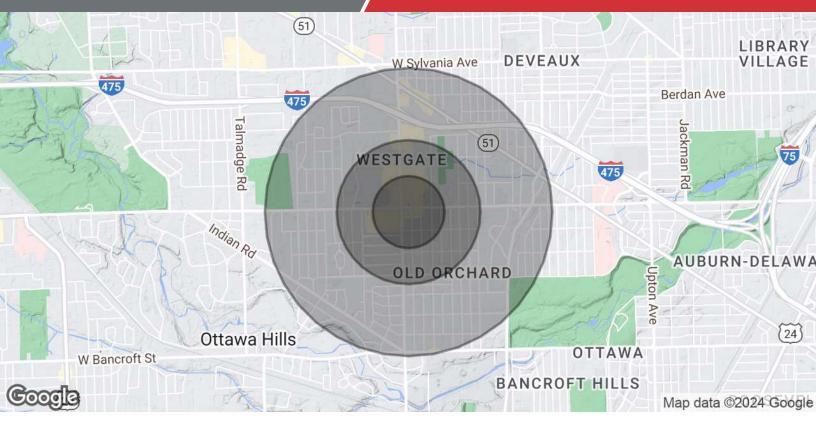


Survey, USDA/FPAC/GEO

NTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HERE AME IS SUBMITTED SUBJECT TO ERRORS. OMISSIONS. CHANGE OF PRICE. RENTAL OR OTHER CONDITIONS. PRIOR SA IDITIONS IMPOSED BY OUR PRINCIPALS NO ANY HAZARDS CONTAINED THEREIN ARE TO IDITION OF THE PROPERTY O

MalHarmon Group

Property Demographics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	838	3,288	13,328
Average Age	43.7	44.3	39.2
Average Age (Male)	39.3	40.7	37.7
Average Age (Female)	44.2	44.4	39.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	445	1,785	6,996
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$64,184	\$62,105	\$66,669
A 11 17 1	\$444504	¢1.11.050	¢444.047
Average House Value	\$144,584	\$141,959	\$141,947

* Demographic data derived from 2020 ACS - US Census

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.