



## 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



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|            |                      |
|------------|----------------------|
| Lease Rate | \$17.95 SF/Yr<br>NNN |
|------------|----------------------|

#### 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         |

#### Building Information

|                        |                |
|------------------------|----------------|
| Building Size          | 21,750 SF      |
| Tenancy                | Multiple       |
| Minimum Ceiling Height | 11.5 ft        |
| Number of Floors       | 1              |
| Year Built             | 1958           |
| Year Last Renovated    | 2022           |
| Gross Leasable Area    | 4,800 SF       |
| Construction Status    | Existing       |
| Roof                   | Flat, rubber   |
| Free Standing          | Yes            |
| Number of Buildings    | 1              |
| Floor Coverings        | 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   |
| Amenities            | Wide open floorplan<br>Upgraded lighting<br>Security system in place<br>Additional storage in basement<br>Two restrooms<br>Handicap accessibility |
| Power                | Yes   |

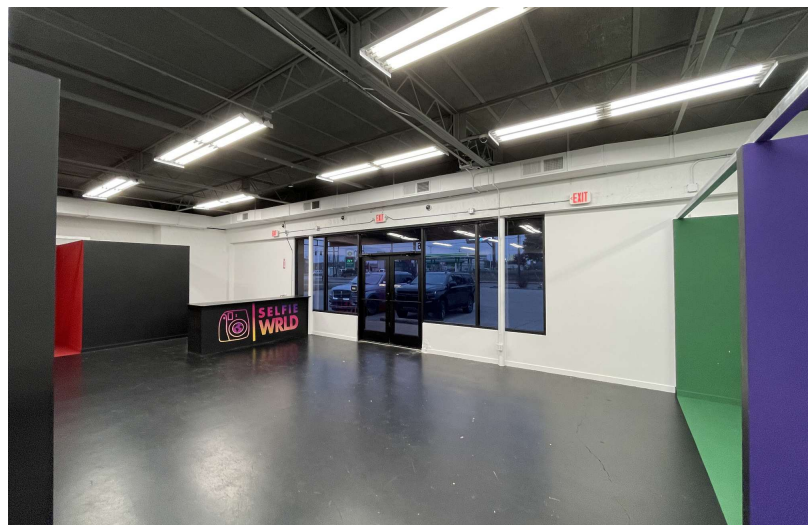
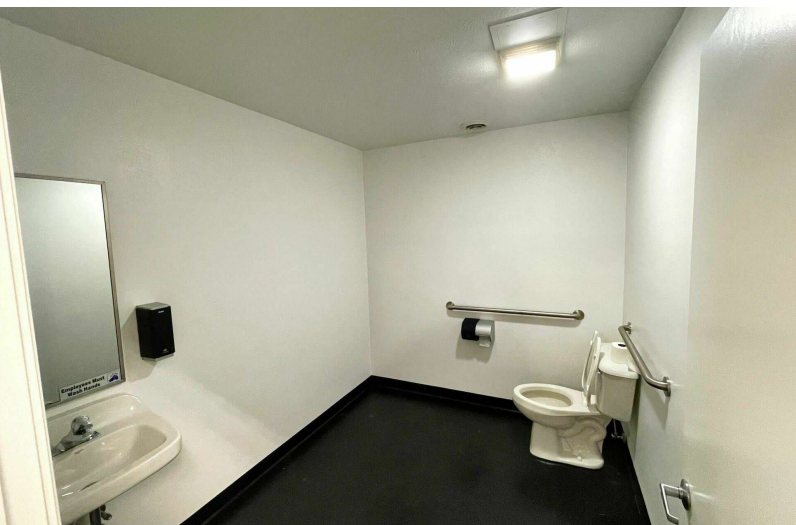
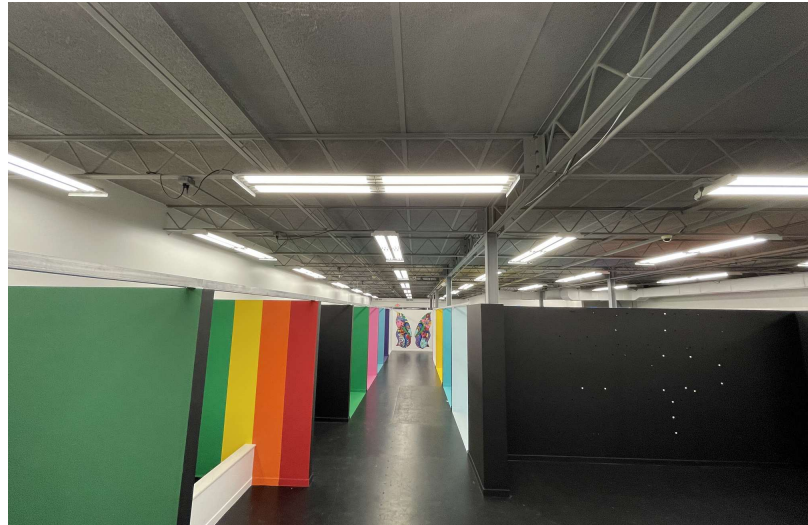
#### Parking & Transportation

|                |                    |
|----------------|--------------------|
| Street Parking | Yes                |
| Parking Type   | Shared parking lot |

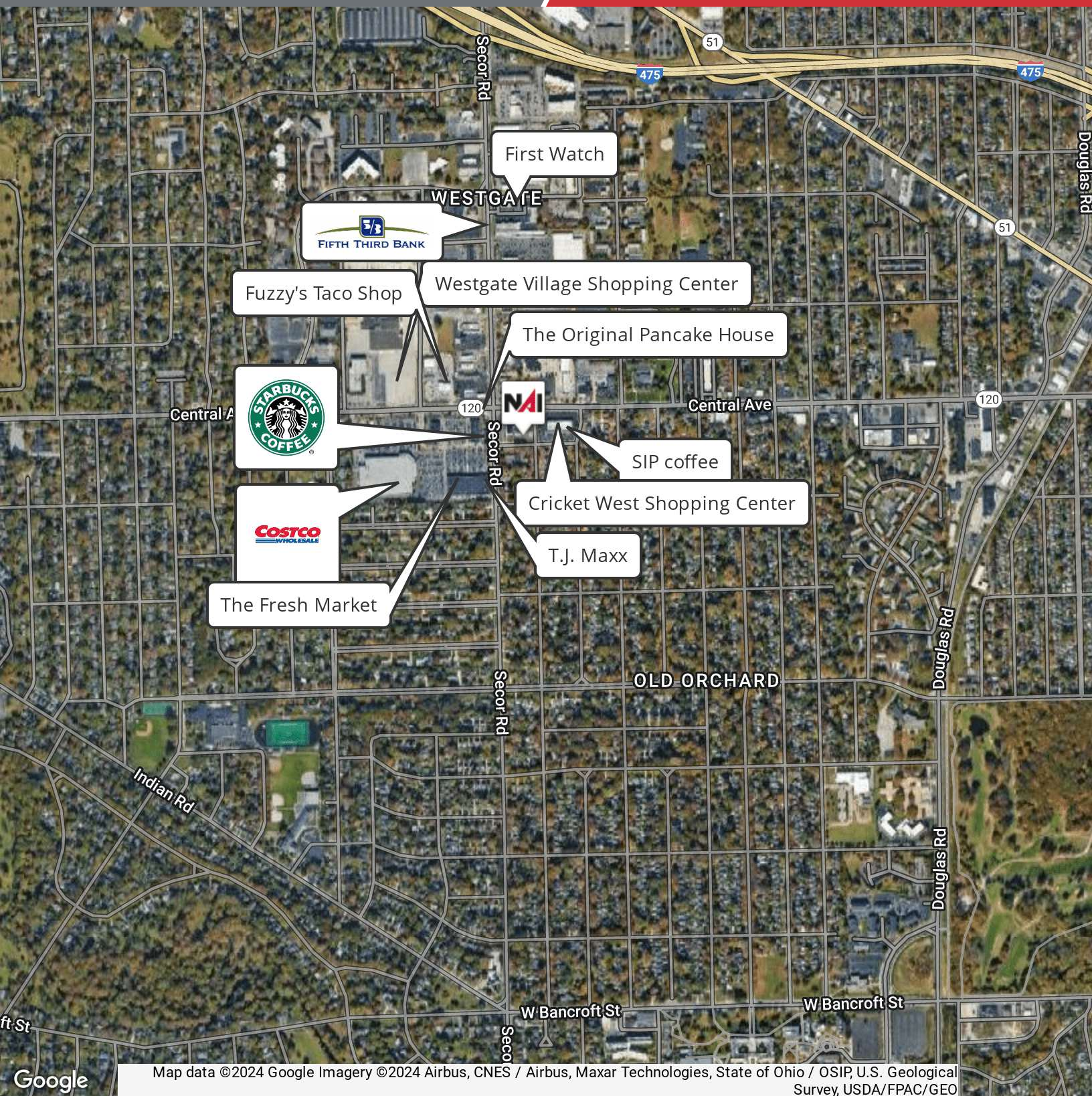
#### Utilities & Amenities

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

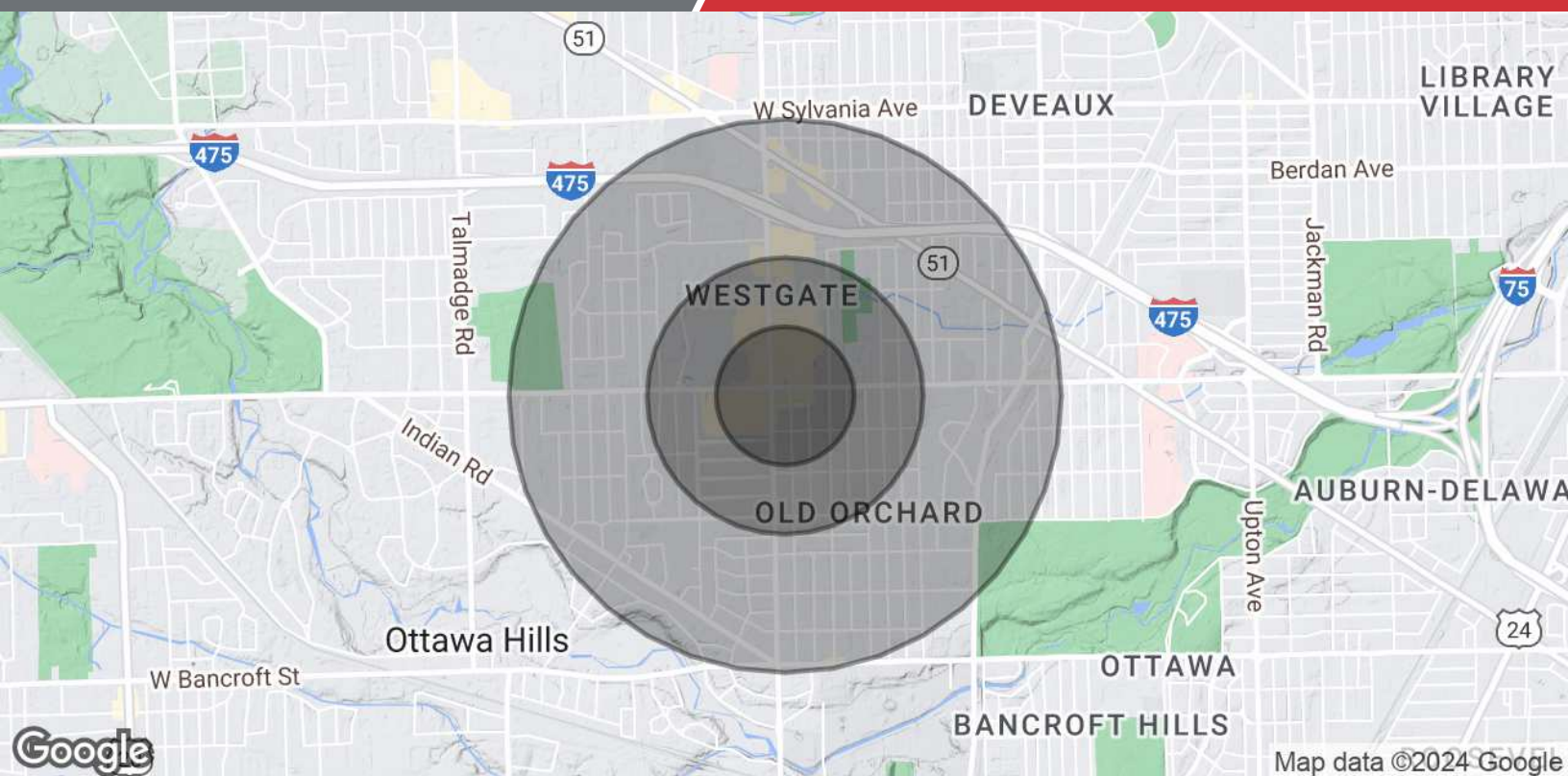












| Population           | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------|------------|-----------|-----------|
| Total Population     | 838        | 3,288     | 13,328    |
| Average Age          | 43.7       | 44.3      | 39.2      |
| Average Age (Male)   | 39.3       | 40.7      | 37.7      |
| 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  |
| Average House Value  | \$144,584  | \$141,959 | \$141,947 |

\* Demographic data derived from 2020 ACS - US Census