

5009 SECOR ROAD
TOLEDO, OHIO 43623

RETAIL BUILDING FOR LEASE
6,852 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$12.00 psf NNN "as is"
Building Size:	6,852 square feet per Lucas County AREIS
Number of Stories:	1
Year Constructed:	1996
Condition:	Excellent
Closest Cross Street:	Laskey Road
County:	Lucas
Zoning:	CR
Parking:	30 spaces
Curb Cuts:	2
Street:	4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel and block
Roof:	Standing seam metal
Floors:	Concrete
Floor Coverings:	Carpet
Ceiling Height:	10' 6"
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	220 amp
Security System:	Yes – with cameras
Restrooms:	2
Overhead Door:	No
Sprinklers	In utility room
Signage:	Pylon and façade
Delivery Area:	No

BUILDING INFORMATION

Current Tenant:	Family Video
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	No – Contact listing agents

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant responsible for triple net expenses.	
Est. 2015 Expenses:	
CAM - \$1.50/sf	
Taxes - \$2.72/sf	
Management fee – 3% of the gross rent	

2015 REAL ESTATE TAXES

TD:	23
Parcel:	36277
Assessor Number:	03-466-030
Total Taxes:	\$18,664.46

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,726	\$50,971
3 MILE	93,275	\$61,720
5 MILE	205,093	\$58,816

2009 TRAFFIC COUNTS (TWO-WAY)

Secor Road - 20,200 vehicles per day
Laskey Road - 15,100 vehicles per day

Comments:

- Great West Toledo location for retail, office or medical users.
- Signalized intersection.
- National retailers across the street including Taco Bell and Speedway.
- Very well maintained building.
- 1.5 miles to I-475.

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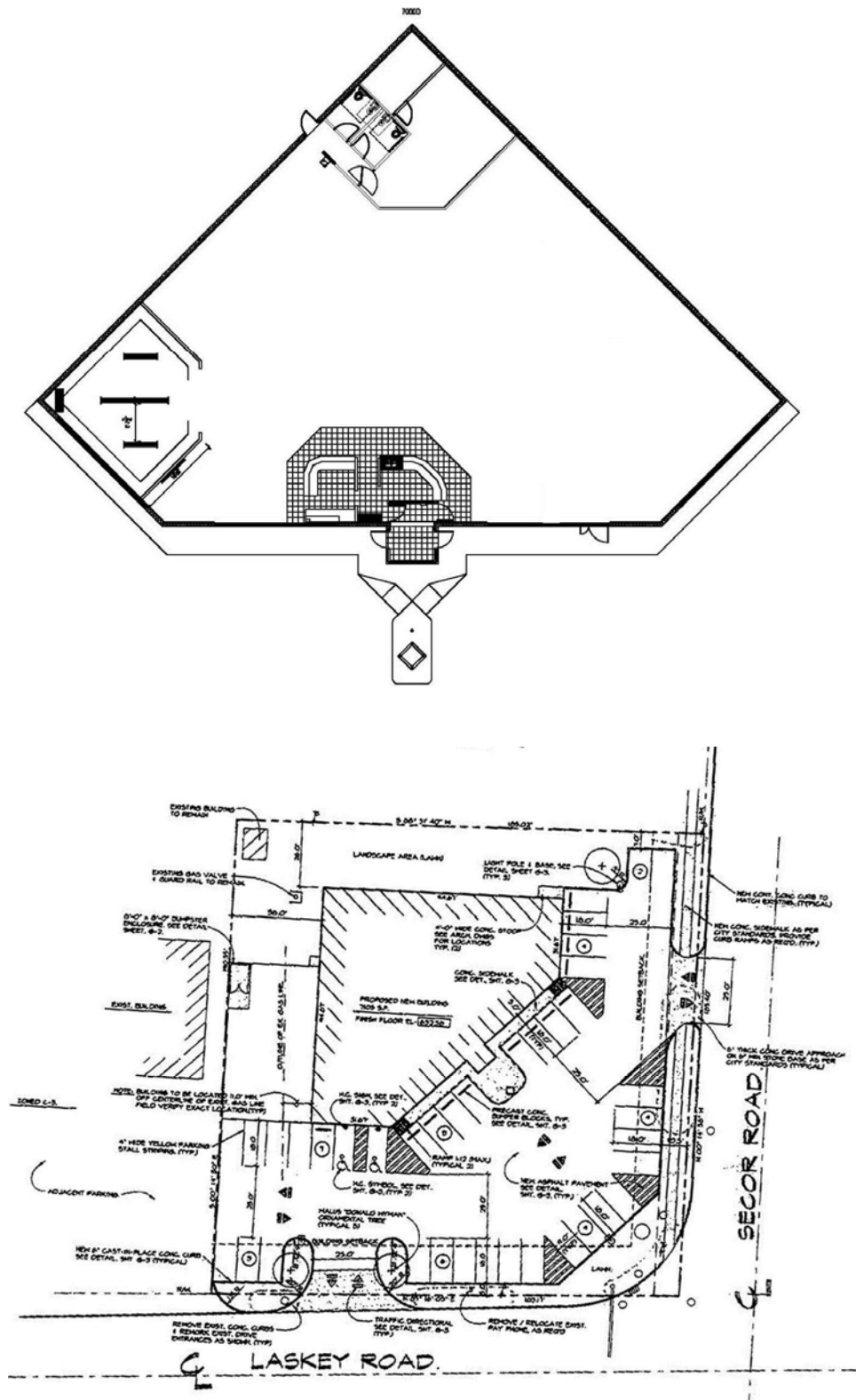
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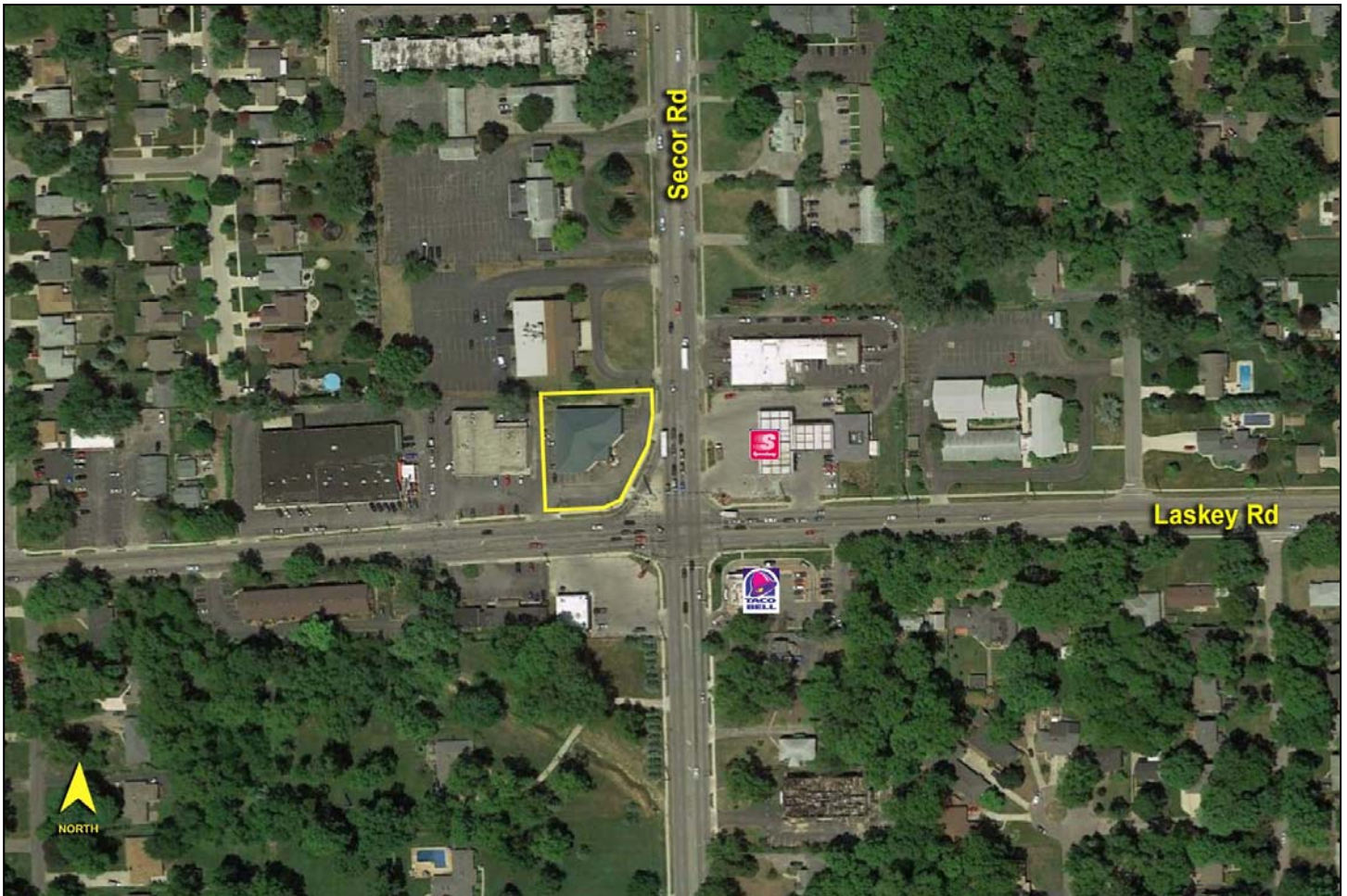
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