

330 W. CENTRAL AVENUE  
TOLEDO, OH 43610

RETAIL SPACE FOR SUBLEASE  
1,700 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$1,100 per month plus utilities for retail use or \$1,500 per month plus utilities for a restaurant
Building Size:	9,667 square feet
Space Available:	1,700 square feet
Number of Stories:	1
Year Constructed:	1958
Condition:	Good
Closest Cross Street:	Cherry Street
County:	Lucas
Zoning:	CR
Parking:	In common with shopping center
Curb Cuts:	4
Street:	4 lane, 2 way



For more information, please contact:

**GERMANO BRESSAN, CCIM**  
(419) 249 6309  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 330 W. Central Avenue, Toledo, OH 43610

## Retail Space For Lease

1,700  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Block, brick and wood
Structural System:	Steel joist
Roof:	Built up
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	10' 4"
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	1
Sprinklers:	No
Signage:	Facia and pole
Delivery Area:	In rear

### LEASE DETAILS

Term:	10 years
Security Deposit:	1 month's rent
Options:	No
Improvement Allowance:	No – "as is"
Tenant Responsible For:	All utilities

### BUILDING INFORMATION

Current Tenant:	Available space is vacant
Occupancy Date:	Upon sublease execution
Other Tenants:	Central Market and Jomary Beauty Supply
Sign on Property:	Window only
Key Available:	Yes

### Comments:

- Highly visible end cap with high traffic.
- Space is restricted for cell phone sales or repair.
- Perfect for a vape shop, pizza, hair/nail salon, restaurant or other retail sales.

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