



"Innovative Solutions at Work"

OFFICE/RETAIL BUILDING FOR LEASE

4207-4209 MONROE ST., TOLEDO, OH 43606



LEASE RATE: \$750 - 825 per month (Gross)

OFFERING SUMMARY

Available SF: 1000 - 1,100 SF

Lot Size: 0.44 Acres

Year Built: 1941

Building Size: 12,952

Zoning: CR - Regional Commercial

Traffic Count: 17,000 on Monroe

PROPERTY OVERVIEW

- Highly visible West Toledo Office/Retail
- .2 miles west of Douglas Rd. next to Tiger Bakery
- Newly renovated exterior/facade
- Units can be combined
- Private parking
- Basement storage available
- Credit towards rent for leasehold improvement

LEASE OVERVIEW

- 4207 Monroe: \$825/Month
- 4209 Monroe: \$750/Month
- Tenant responsible for utilities
- Term: 1-3 Years
- Security Deposit: 1 months rent
- Improvement Allowance: Negotiable
- Options: Negotiable

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

ALEX ADAMSHICK

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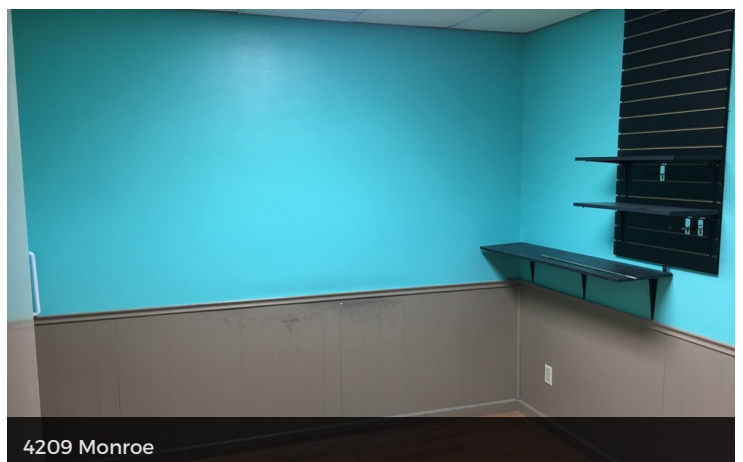
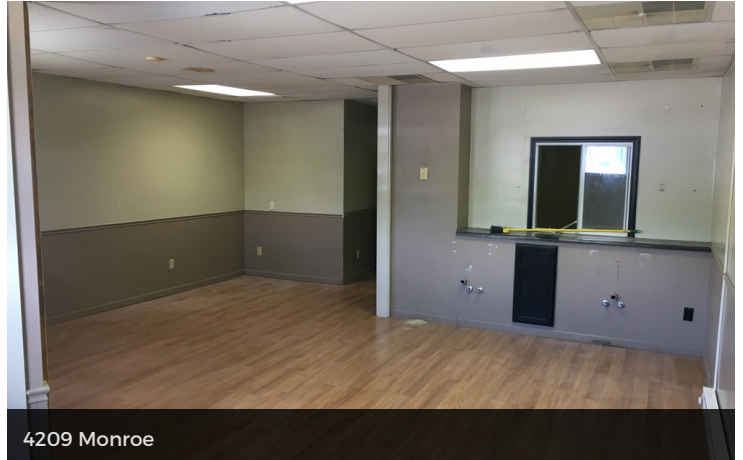
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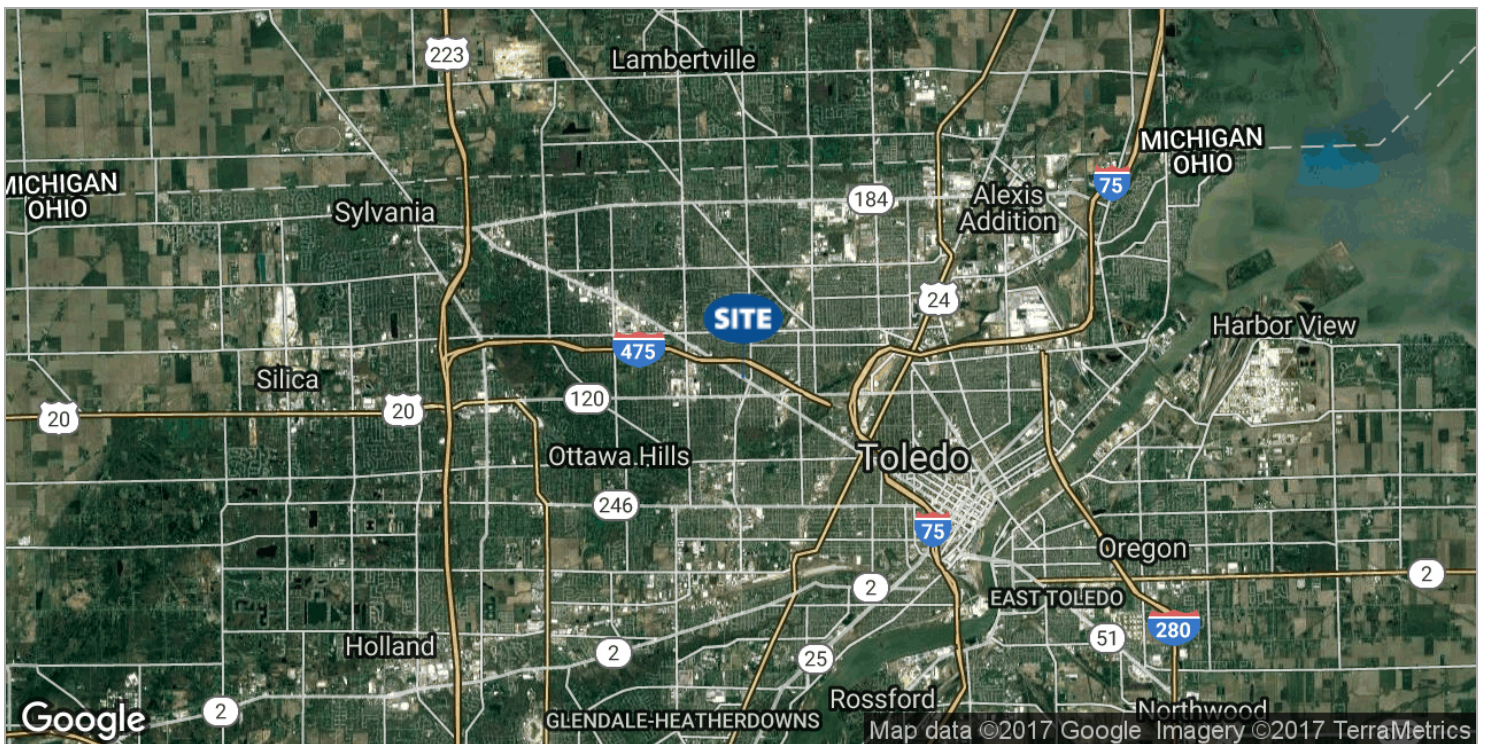
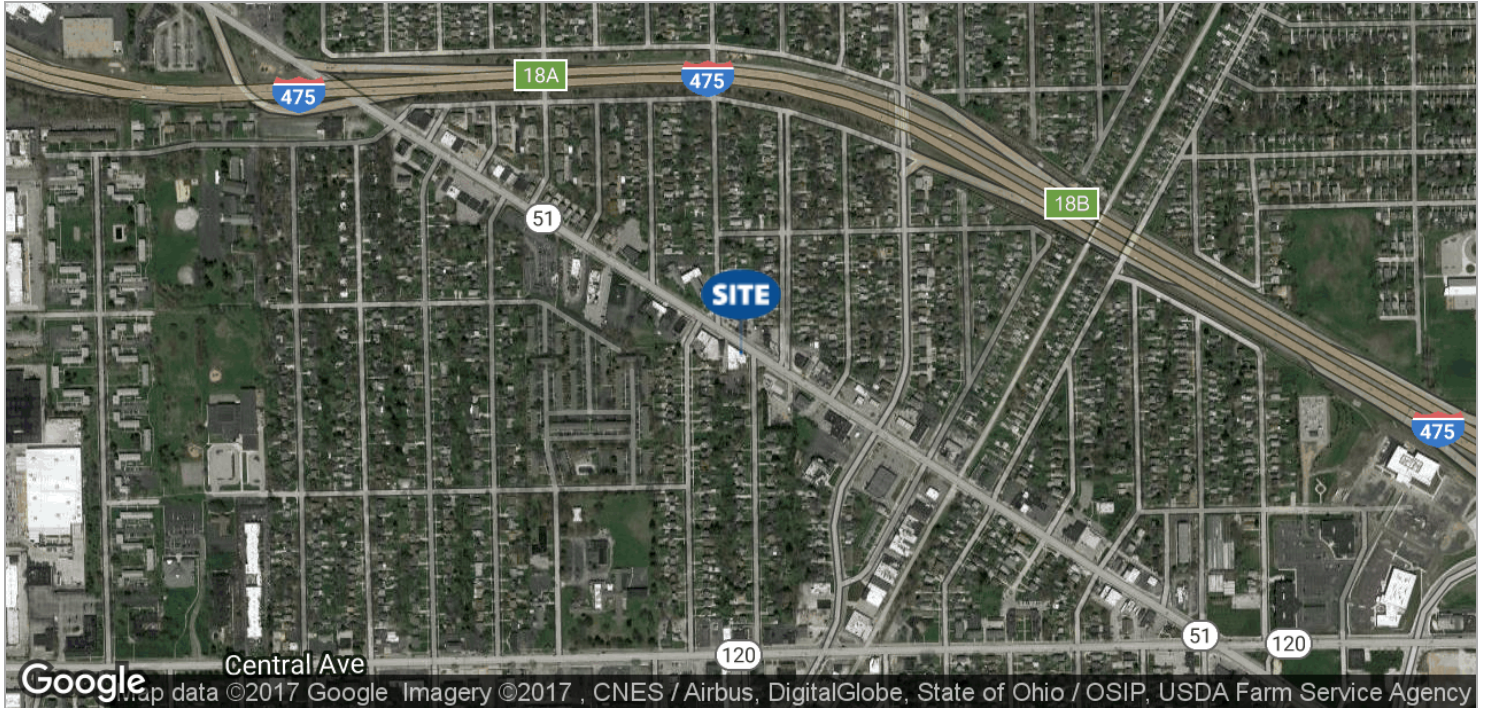
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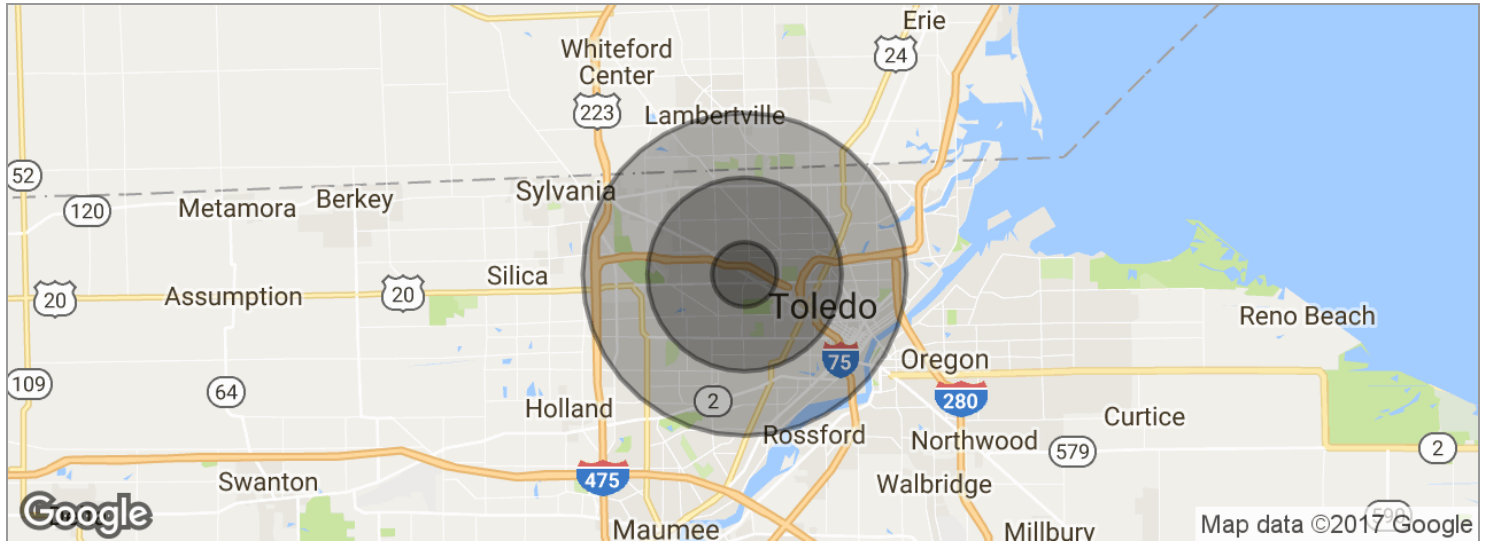
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,386	121,830	271,458
Median age	33.2	35.3	35.7
Median age (male)	31.2	33.2	33.9
Median age (Female)	35.0	37.1	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,164	49,466	110,700
# of persons per HH	2.3	2.5	2.5
Average HH income	\$52,903	\$51,650	\$51,416
Average house value	\$118,985	\$111,146	\$122,824

* Demographic data derived from 2010 US Census

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