

2725 CENTRAL AVENUE
TOLEDO, OH 43606

RETAIL SPACE FOR LEASE
9,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

KENWOOD SHOPPING CENTER



GENERAL INFORMATION

Lease Rate:	\$5,500 per month
Space Available:	9,500 square feet
Building Size:	31,810 square feet
Number of Stories:	1
Year Constructed:	1956
Condition:	Fair
Lot Dimensions:	295' x 378'
Acreage:	2.635
Closest Cross Street:	Alisdale Drive
County:	Lucas
Zoning:	CR
Parking:	125 spaces in common
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:	Block and steel joist
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile and carpet
Ceiling Height:	14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	600 amp
Restrooms:	2 with showers
Sprinklers	No
Signage:	Facia and pylon
Delivery Area:	Rear door

BUILDING INFORMATION

Current Tenant:	Available space is vacant
Occupancy Date:	Upon lease execution
Other Tenants:	Food Town and Furniture Palace
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant responsible for utilities, suite janitorial, and content, liability and plate glass insurance.	

2016 REAL ESTATE TAXES

TD:	09
Parcel:	08360
Assessor Number:	04-380-008
Total Annual Taxes:	\$36,536.74

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,570	\$47,454
3 MILE	112,846	\$42,924
5 MILE	252,297	\$40,586

TRAFFIC COUNTS (TWO-WAY)

Central Avenue – 13,360 vehicles per day (2010)

Comments:

- Former gym space with open floor plan. Would make an ideal urgent care/physical therapy suite.
- Great proximity to Toledo Hospital and University of Toledo.
- Grocery anchored center – Food Town. Owner is currently undertaking upgrades to parking and façade.
- Easy access.
- Good visibility.
- Strong demographics.
- Rear section is currently used for storage. Landlord will retain this space (2,000 sf) and lease the front section at a reduced rate.

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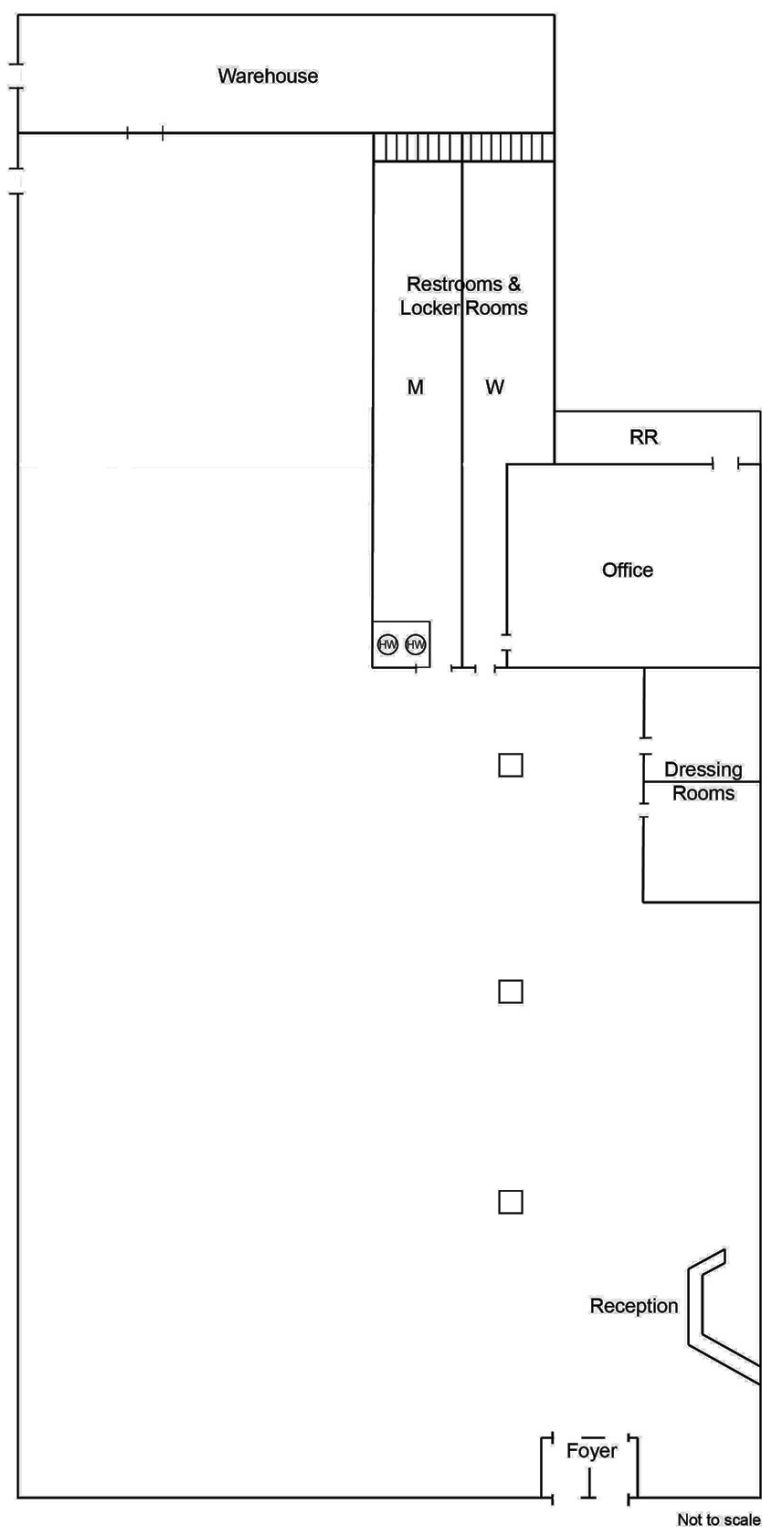
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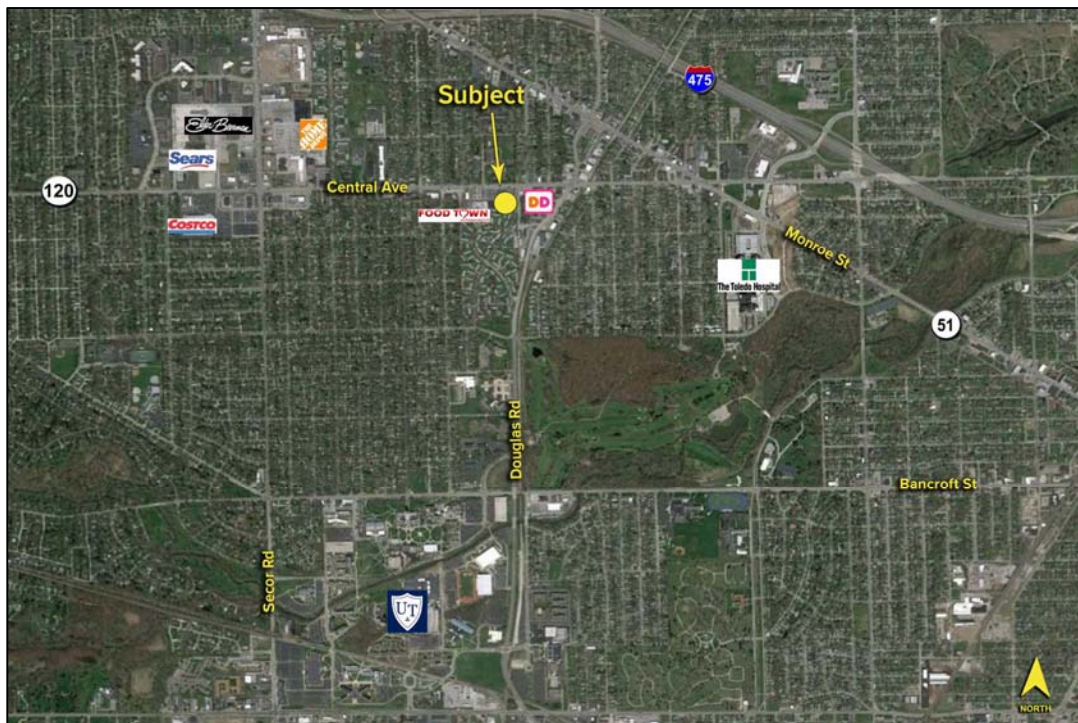
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