



"Innovative Solutions at Work"

# OFFICE SPACE FOR LEASE

8245 FARNSWOTH RD., SUITE B, WATERVILLE, OH 43566



**LEASE RATE:** \$1,160 per month (Gross)

## OFFERING SUMMARY

**Available SF:** 1,300 SF

**Lot Size:** 0.74 Acres

**Year Built:** 1991

**Building Size:** 5,780

**Zoning:** C-1

**Traffic Count:** 3,000

## PROPERTY OVERVIEW

Recently renovated office space

Just west of Waterville-Monclova Rd. on Farnsworth Rd. (Waterville-Neapolis Rd.)

Less than a 4-minute drive from exit 63 off US 24, and 10 minutes from exit I-475

Less than 3 minutes from downtown Waterville

Tenants include Anthony Wayne Vision Services, Inc., and Waterville Township Police Department

## LEASE OVERVIEW

\$1,160/Month (Gross)

- Tenant responsible for utilities, janitorial, cable/phone/internet.

Minimum Term: 1 Year

Real Estate Tax: Included in lease price

Insurance/CAM: Included in lease price

## ALEX ADAMSHICK

419.265.0260

[aadamshick@millerdanberry.com](mailto:aadamshick@millerdanberry.com)

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)



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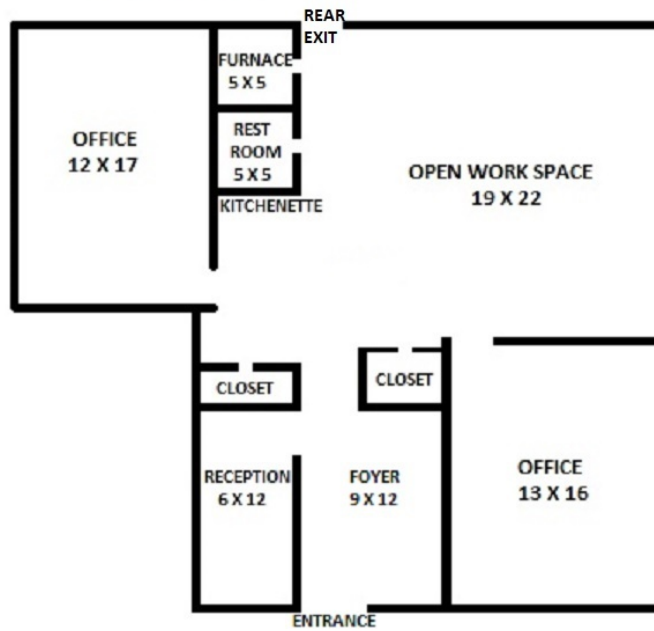
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ADDITIONAL PARKING



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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,595	27,193	150,685
Median age	42.9	40.5	39.5
Median age (male)	39.5	39.3	38.6
Median age (Female)	46.9	42.0	40.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	553	9,630	60,418
# of persons per HH	2.9	2.8	2.5
Average HH income	\$87,972	\$100,631	\$77,344
Average house value	\$204,892	\$218,872	\$193,475

\* Demographic data derived from 2010 US Census

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