



Commercial Real Estate  
Brokers/Advisors  
Property Management  
Consultants



Four SeaGate  
Suite 608  
Toledo, Ohio 43604

## RETAIL BUILDING FOR LEASE

5009 SECOR ROAD  
TOLEDO, OH 43623



**LEASE RATE:** \$12.00 psf NNN – "as is"

### *General Information:*

**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 contact 419-249-7070**

**Rob Keleghan 419-249-6323 [rkeleghan@signatureassociates.com](mailto:rkeleghan@signatureassociates.com)**

**Megan Malczewski, CCIM 419-249-6314 or 419-215-1008 [mmalczewski@signatureassociates.com](mailto:mmalczewski@signatureassociates.com)**

**Robert P. Mack, CCIM, SIOR 419-249-6301 or 419-466-6225 [rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)**

[www.signatureassociates.com](http://www.signatureassociates.com)

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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 facade  
**Delivery Area:** No

### ***Traffic Counts as of 2009:***

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

### ***Real Estate Taxes as of 2015:***

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

### ***Lease Details:***

**Term:** Minimum of 3 years  
**Security Deposit:** 1 month's rent  
**Options:** Negotiable  
**Improvement Allowance:** Negotiable

Tenant responsible for triple net expenses. The following are estimates (2015):

CAM - \$1.50 per square foot  
Taxes - \$2.72 per square foot  
Management fee – 3% of the gross rent

### ***Building Information:***

**Current Tenant:** Family Video  
**Occupancy Date:** Negotiable

**Sign on Property:** No  
**Key Available:** No – call Listing Agents

### ***Remarks:***

- 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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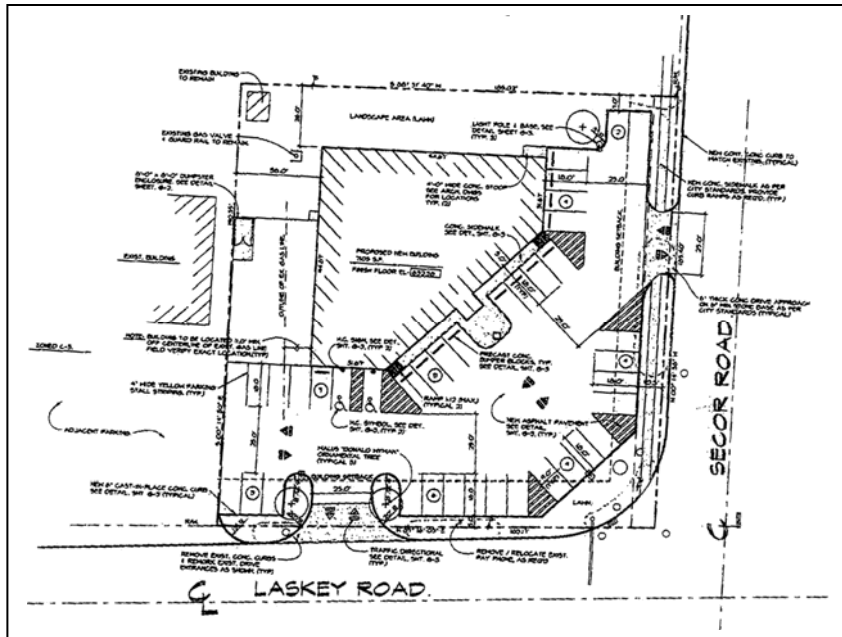
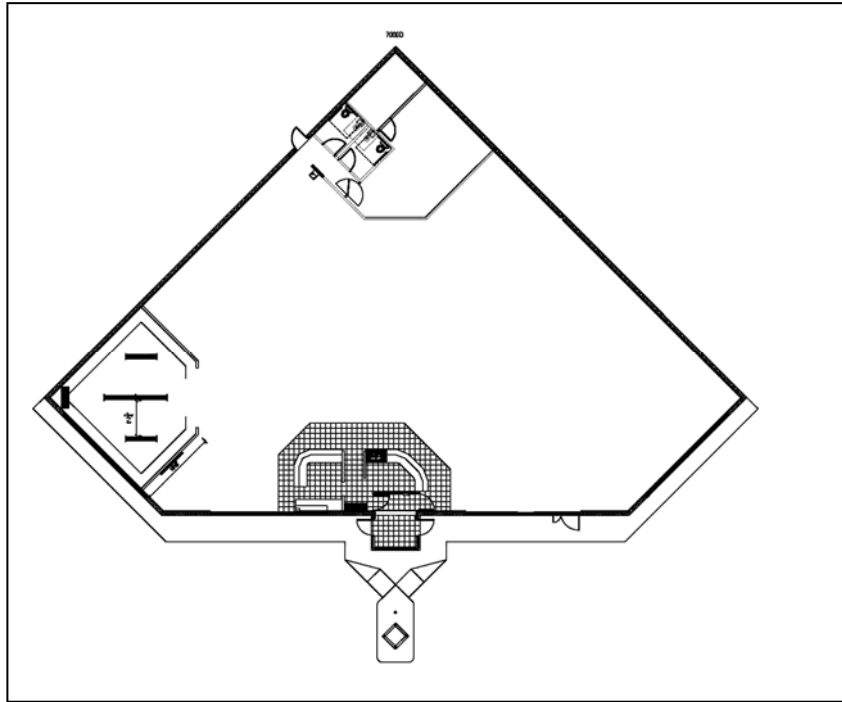


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### ***Demographics:***

1 mile radius:

Population – 14,726

Average HH Income – \$50,971

3 mile radius:

Population – 93,275

Average HH Income – \$61,720

5 mile radius:

Population – 205,093

Average HH Income – \$58,816

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