

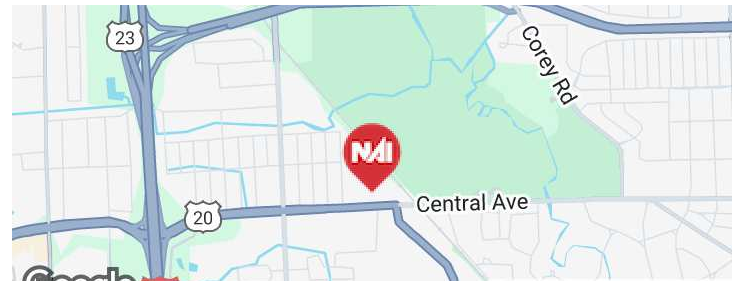


5550 W. Central Ave.

Toledo, Ohio 43615

Property Highlights

- Located in Sylvania Township with no city income tax
- Excellent visibility and signage along Central Avenue
- Direct access to major roadways and nearby amenities
- C-2 Highway & General Commercial zoning
- Updated suite with fresh paint and lighting
- Floor ready for tenant-selected finishes
- Private east-side entrance
- Well-suited for professional office users



Offering Summary

Building Size:	11,496 SF
Available SF:	1,970 SF

For More Information



Becky Beck

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Lease Rate	\$13.00 SF/Yr Gross
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Location Information

Street Address	5550 W. Central Avenue
City, State, Zip	Toledo, OH 43615
County	Lucas
Market	Toledo
Sub-market	Sylvania Twp.
Cross-Streets	Central Ave. and Reynolds Rd.
Township	Sylvania
Side of the Street	North
Road Type	Paved
Nearest Highway	US-23
Nearest Airport	Toledo Express and Detroit Metro

Building Information

Building Size	11,496 SF
Building Class	B
Ceiling Height	8 ft
Number of Floors	1
Year Built	1967
Condition	Good

Property Information

Property Type	Office
Zoning	C-2, Highway & General Commercial District
APN #	30-180-014
Amenities	1,970 SF suite with side lobby entrance, 2 in suite restrooms, 3 offices, and a bull pen area

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	58
Curb cuts	3
Street	4 lane with center turn lane

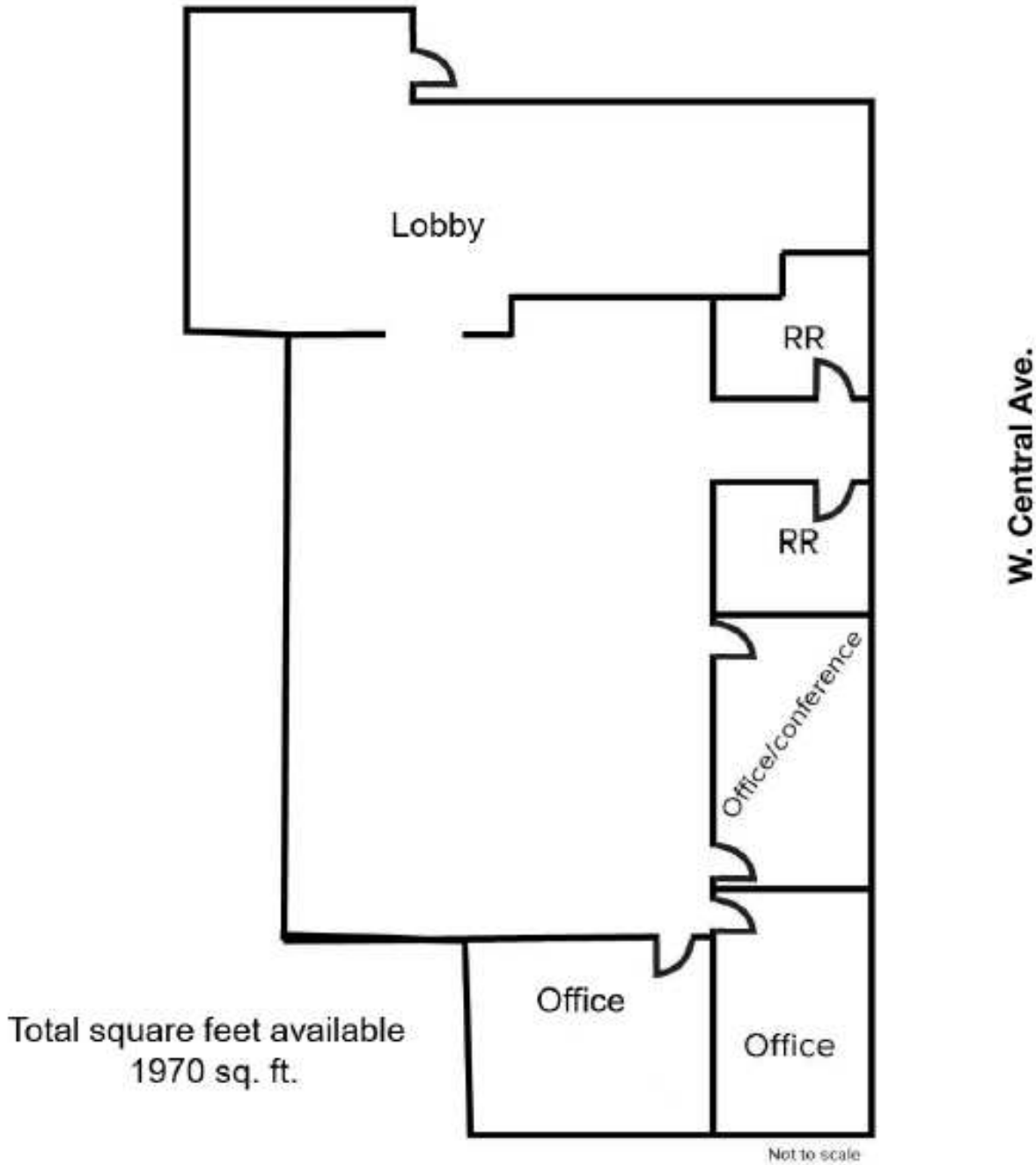
Utilities

Restrooms	2 in suite restrooms, single stall
Heating	Gas Forced Air

Lease Details

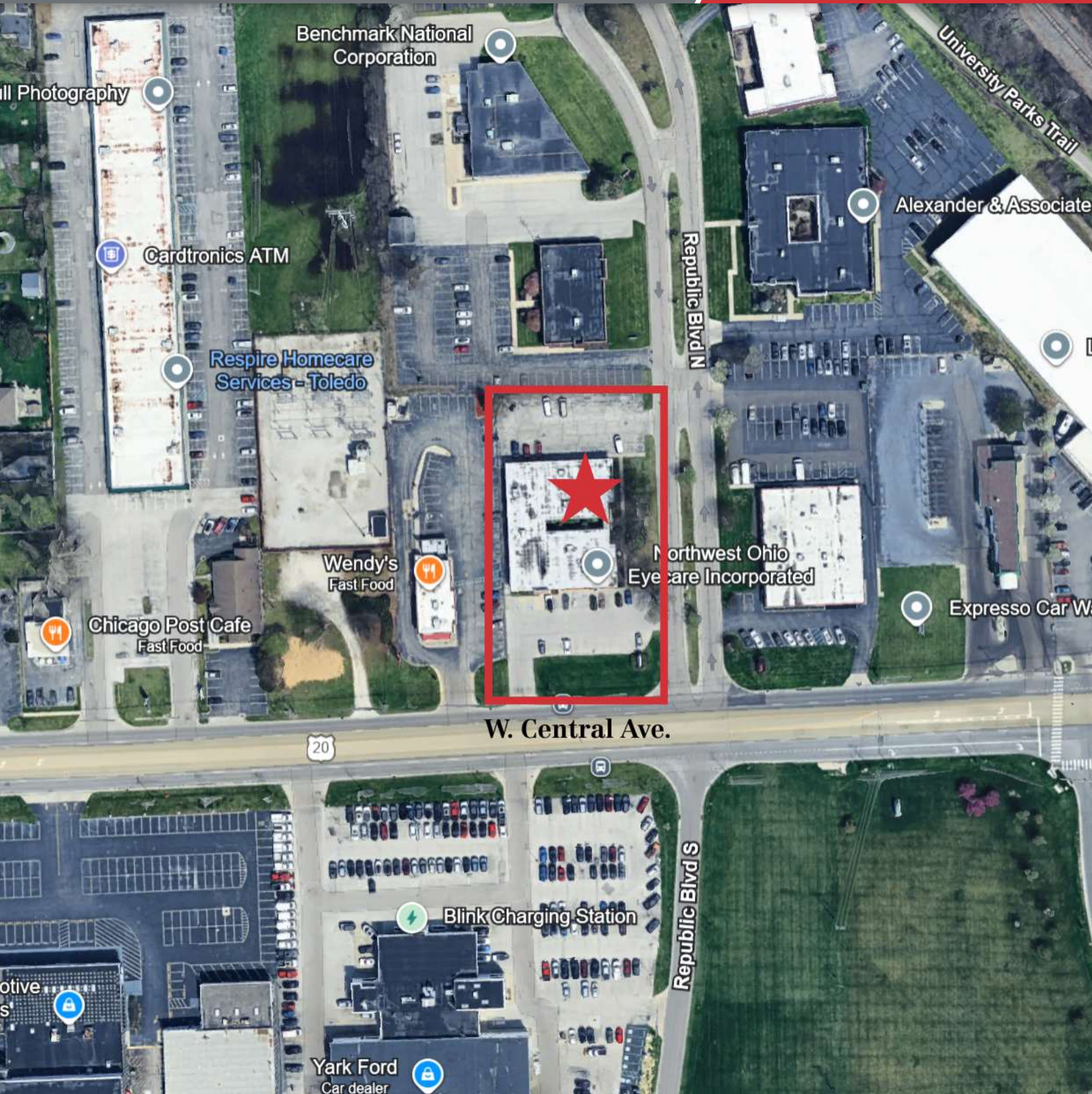
Lease Term	Negotiable
Security Deposit	1 month's rent
Floor Covering	Floor preped for new choice of carpet or LVT
Other Tenants	Kalniz, Iorio & Reardon Law Offices, Lisk & Associates, Northwest Ohio Eye Care, LLC, Mahaffey Donna M OD & Associates
Landlord	Pays all utilities
Tenant	Pays In Suite Janitorial as needed

Republic Boulevard



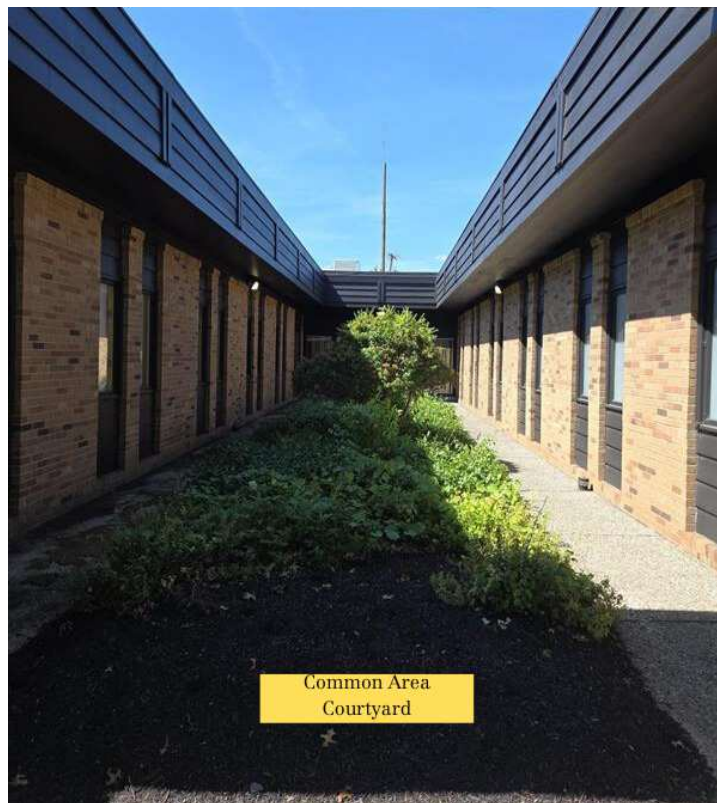




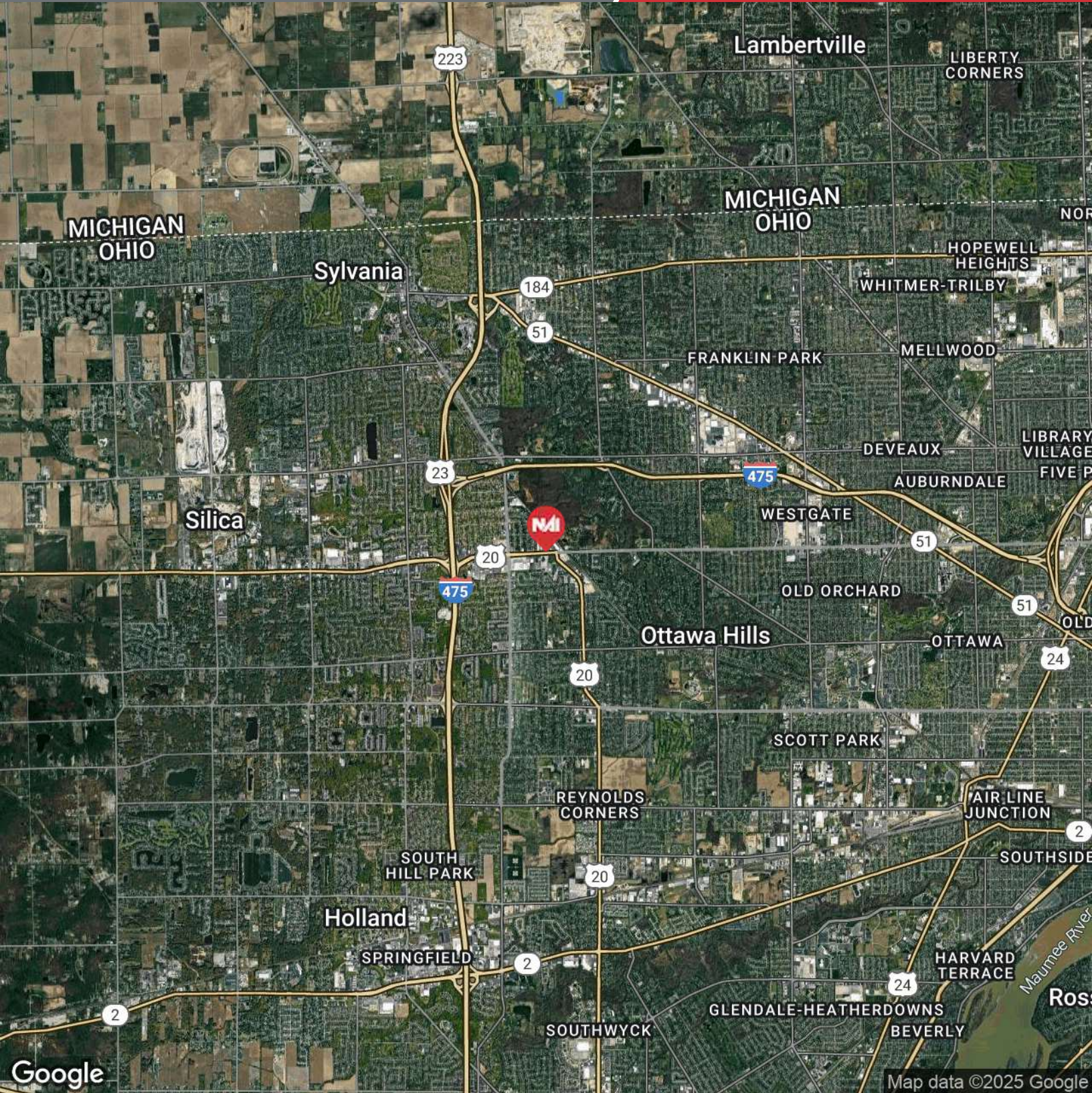




Private Side Entrance
off Republic Blvd.

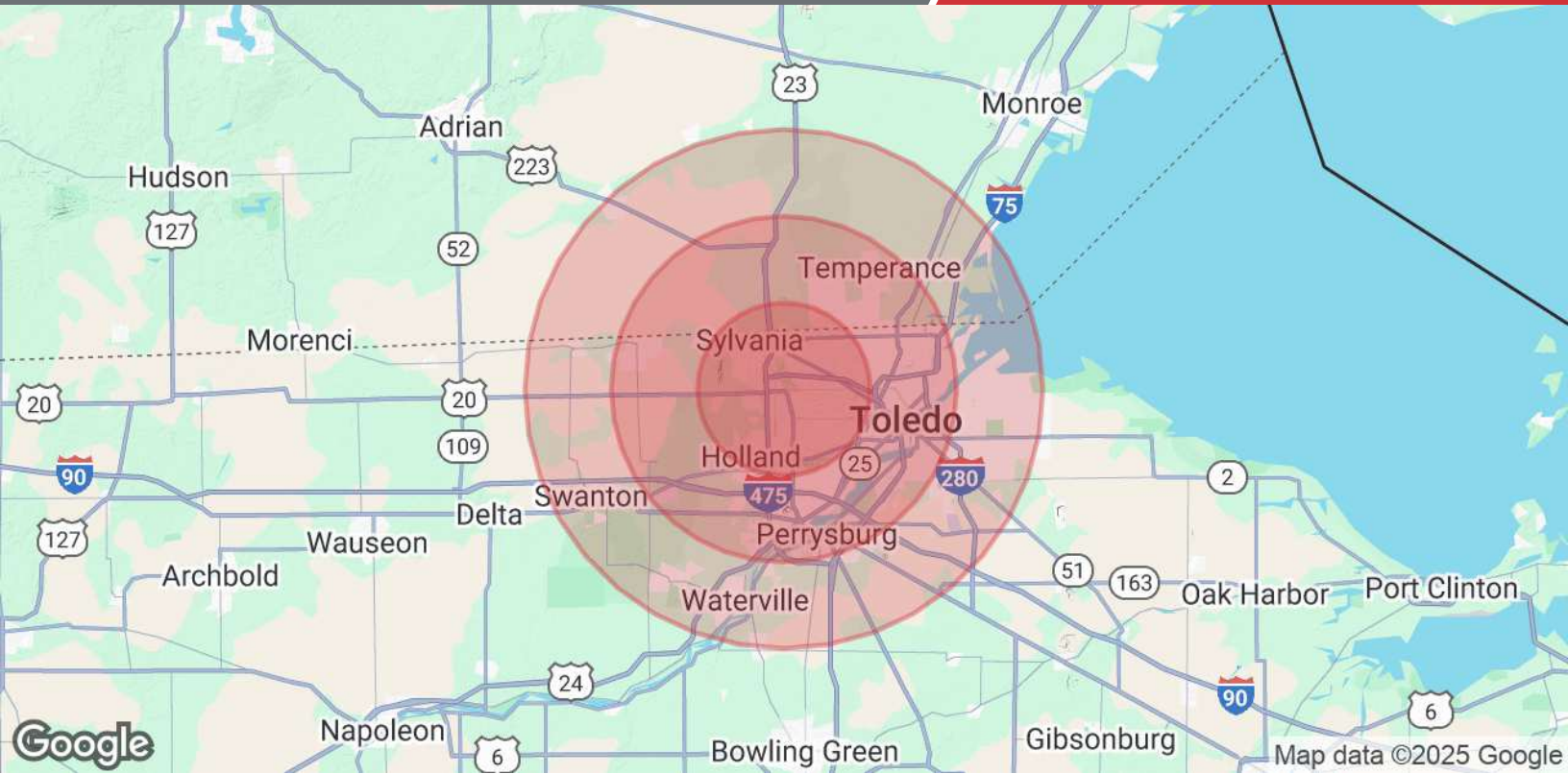


Common Area
Courtyard



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Population	5 Miles	10 Miles	15 Miles
Total Population	185,690	437,663	536,719
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	79,968	186,278	227,049
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$90,867	\$85,663	\$88,570
Average House Value	\$206,953	\$195,277	\$205,645

Demographics data derived from AlphaMap