

FOR LEASE

OFFICE



1655 & 1657 Holland Rd.
Maumee, OH 43537

- Best Value in Arrowhead Park
- Close proximity to Ohio Turnpike, I-475, hotels, restaurants and shopping
- Monument signage
- Professionally managed & maintained
- Space can be renovated to Tenant's specifications.

Suite	Size	Base Rate
1655 A	1,324 Square Feet	\$14.50 PSF + utilities & janitorial
1655 D&E	5,858 Square Feet	\$14.50 PSF + utilities & janitorial

Price Includes base year for operating expenses including taxes, insurance and common area maintenance. Costs exceeding base year passed through to Tenant on pro-rata basis

Property Information

Year Completed: 1990; Last Renovated- 2019
Building Size: 29,544 SF per Lucas County Auditor
Zoning: C-M
Parcel: 36-40824
Acreage: 3.58 acres
Parking Spaces: 220
Curb Cuts: 1
Construction Type: Wood Frame/Brick/Dryvit

Tenant Mix: Healthcare & Professional
Ceiling Height: 9'0" - 9'6"
Telecomm/Fiber: AT&T and Buckeye Broadband
Signage: Monument Available
Air Conditioning: Central
Heat: Gas Forced Air
Type of Floor: Concrete
Public Transportation: TARTA Call a Ride

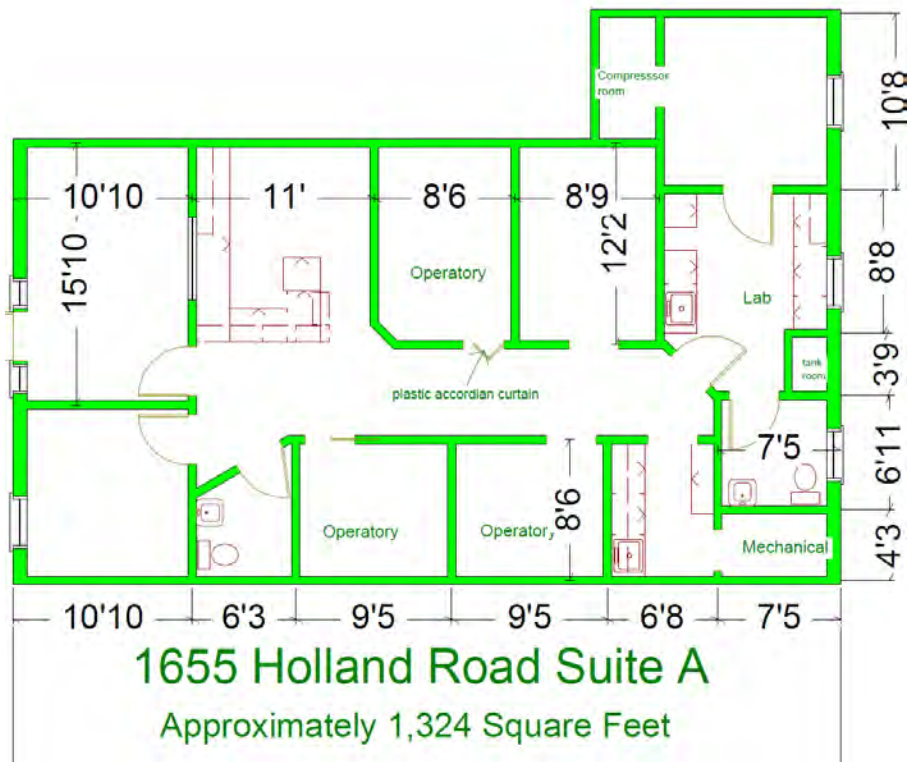
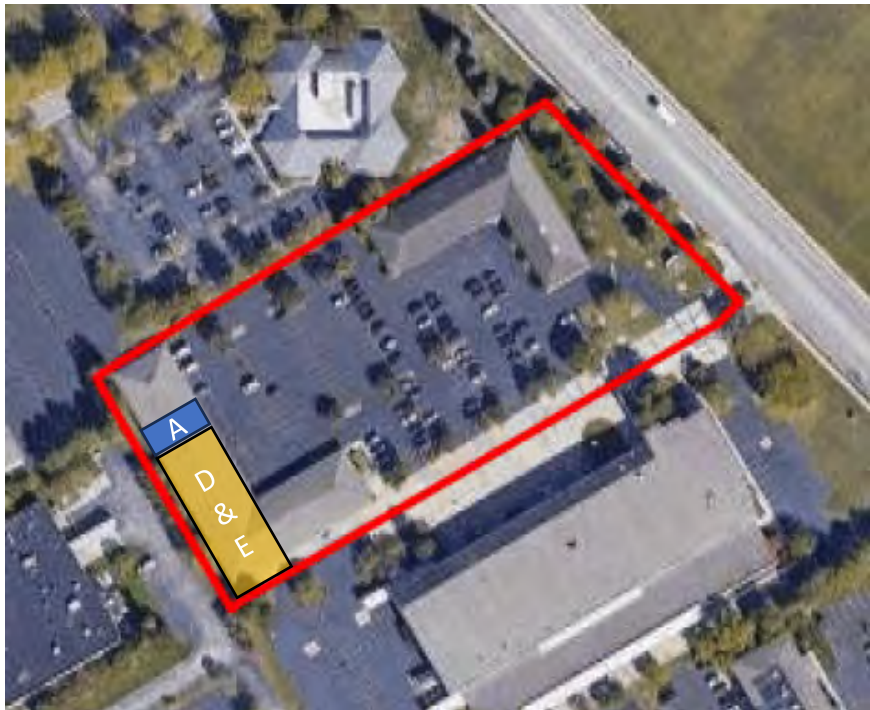
For more information: Jeremy Miller, Broker (419) 450-6854
 Email: jmiller@equitymillrealestate.com
www.equitymillrealestate.com



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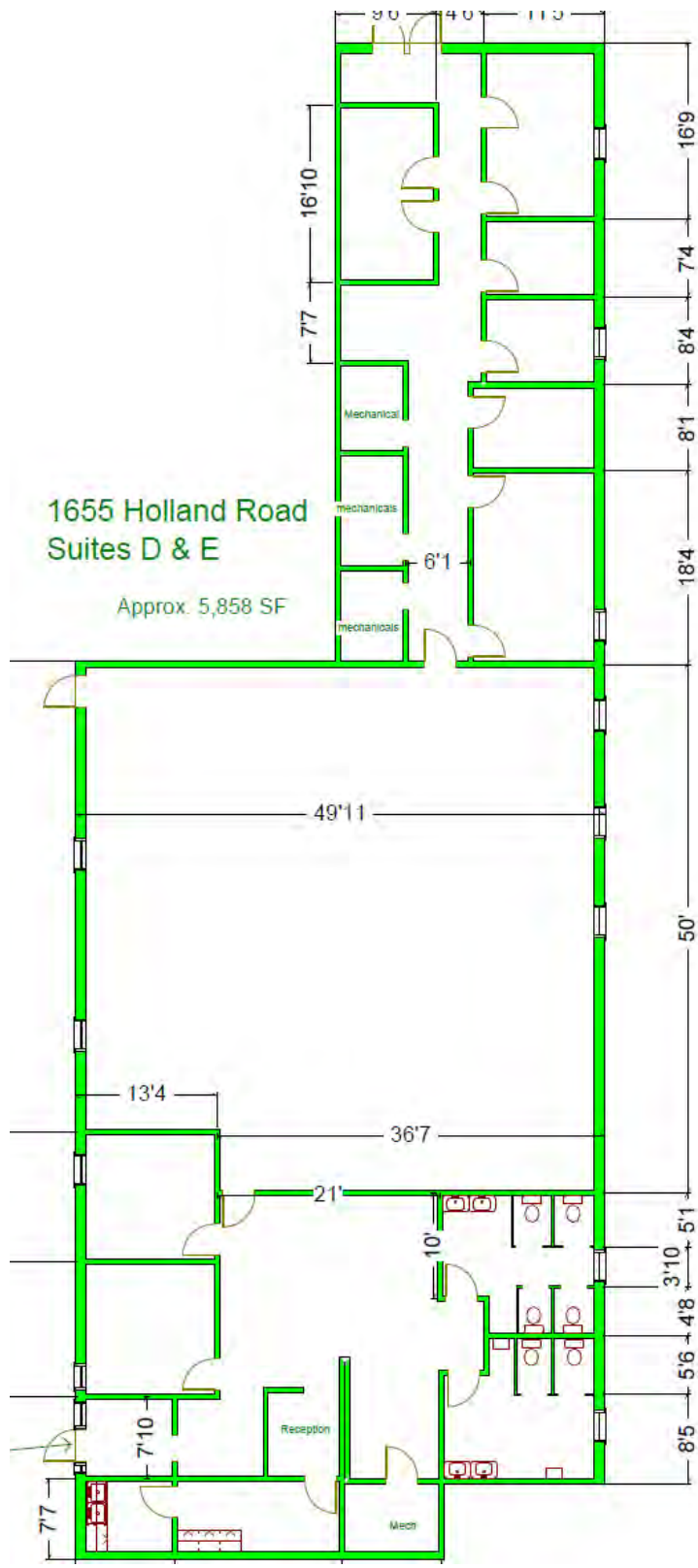
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1655 HOLLAND RD. SUITES D & E



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1655 HOLLAND RD. SUITE A



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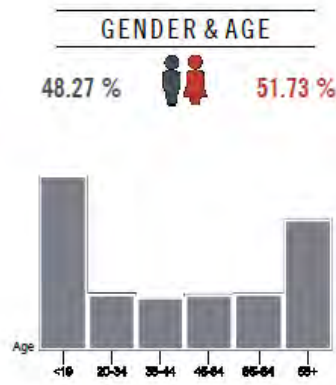
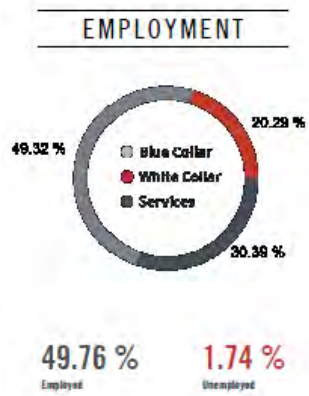
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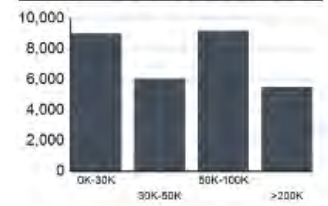
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1655 Holland Rd, Maumee, OH 43537

CITY, STATE	Maumee, OH
POPULATION	68,865
AVG. HHSIZE	2.31
MEDIAN HH INCOME	\$56,749
HOME OWNERSHIP	
Renters:	11,016
Owners:	18,737



INCOME BY HOUSEHOLD



HH SPENDING



EDUCATION

High School Grad:	28.65 %
Some College:	23.62 %
Associates:	8.65 %
Bachelors:	31.63 %

RACE & ETHNICITY

White:	77.27 %
Asian:	1.60 %
Native American:	0.00 %
Pacific Islanders:	0.01 %
African-American:	12.83 %
Hispanic:	4.18 %
Two or More Races:	4.11 %

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Traffic Counts



Perryburg Holland Rd 1 Hickory Pointe Rd Year: 2018 16,201 Year: 1995 16,250	Holland Road 2 Holland Rd Year: 2019 3,280 Year: 2017 11,785 Year: 2016 11,475	Not Available 3 Year: 2005 1,700 Year: 1995 2,450	Heatherdowns Boulevard 4 Heatherwyck Ct Year: 2019 17,685 Year: 2017 17,405 Year: 2002 27,800	Not Available 5 Year: 1995 2,700
I-80 6 S Reynolds Rd Year: 2005 5,000 Year: 1995 6,000	Not Available 7 Year: 2005 1,600	West Dussel Drive 8 Tollgate Dr Year: 2019 18,603	I-80 9 S Reynolds Rd Year: 1995 6,200	West Dussel Drive 10 Osage Dr Year: 2019 21,992 Year: 2017 20,603 Year: 2016 18,293
Manley Rd 11 Deer Park Ct Year: 1995 3,200	Dussel Dr 12 Tollgate Dr Year: 2017 18,419 Year: 2016 18,419 Year: 2015 18,040	S Reynolds Rd 13 I-80 Year: 2019 2,648 Year: 2017 2,709 Year: 2016 2,661	S Reynolds Rd 14 I-80 Year: 2019 2,681 Year: 2017 2,578 Year: 2016 2,532	Holland Road 15 Dussel Dr Year: 2019 16,314 Year: 2017 16,056 Year: 2016 15,634
Reynolds Road 16 Conant St Year: 2019 26,367 Year: 2003 24,000	Arrowhead Road 17 Dussel Dr Year: 2019 6,407 Year: 2018 6,312 Year: 2017 6,237	S Reynolds Rd 18 I-80 Year: 2018 27,458 Year: 1995 30,950	Garden Road 19 Manley Rd Year: 2019 12,782 Year: 2018 12,593 Year: 2017 12,444	Conant St 20 Year: 2019 2,092 Year: 2017 2,151 Year: 2016 2,113

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