

FOR LEASE | FINISH TO SUIT

OFFICE & MEDICAL



3130 Central Park West
Toledo, OH 43615

- Great Exposure; Over 36,000 vehicles per day
- Located at stoplight
- Less than ½ west of I-475/ US-23 (Central Avenue)
- No City Income Tax
- Building & Pylon Signage
- From 3,500 SF – 17,887 SF
- Designed to Tenant's specifications

Suite	Size	Rate
A (aquatic therapy)	3,500 SF – 9,701 SF	\$13.50 PSF NNN
New Construction	4,000 SF- 8,186 SF	\$18.50 PSF NNN
Largest Contiguous	17,887 SF	TBD

*Tenant responsible for their own separately metered utilities, janitorial and their pro-rata share of operating expenses, insurance and real estate taxes.

Property Information

Year Completed: 2006; Last Renovated: 2023

Building Size: 20,970 SF; Planned Expansion: 8,186 SF

Zoning: C-4

Parcel: 78-69267

Acreage: 2.659 acres

Parking Spaces: Per Code

Curb Cuts: 1 on Central; 1 on Central Park West

Construction Type: Wood Frame / Brick

Public Transportation: TARTA programs

Ceiling Height: To be determined

Restrooms: Per suite

Signage: Pylon; Suite Entry, Building Exterior

Floors: Concrete

Heating: Gas Forced Air

Air Conditioning: Central

Telecomm/Fiber: Buckeye or Frontier

For more information: Jeremy Miller, Broker (419) 450-6854

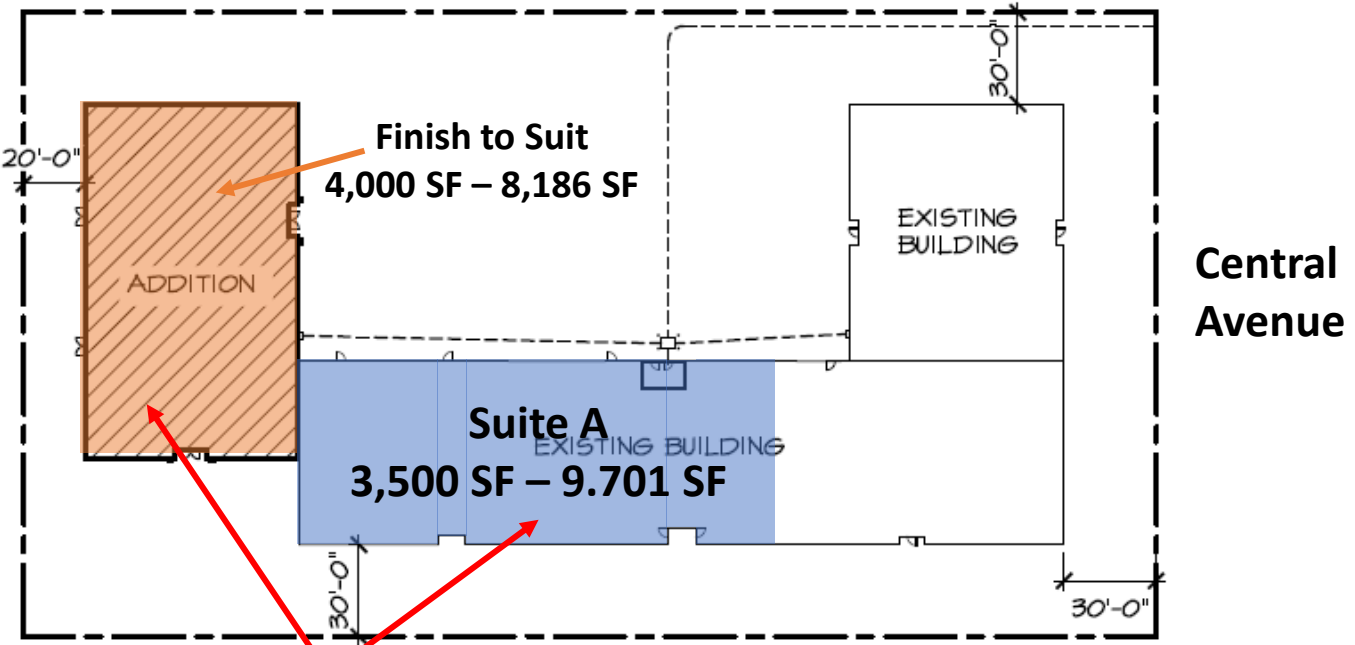
Email: jmiller@equitymillrealestate.com

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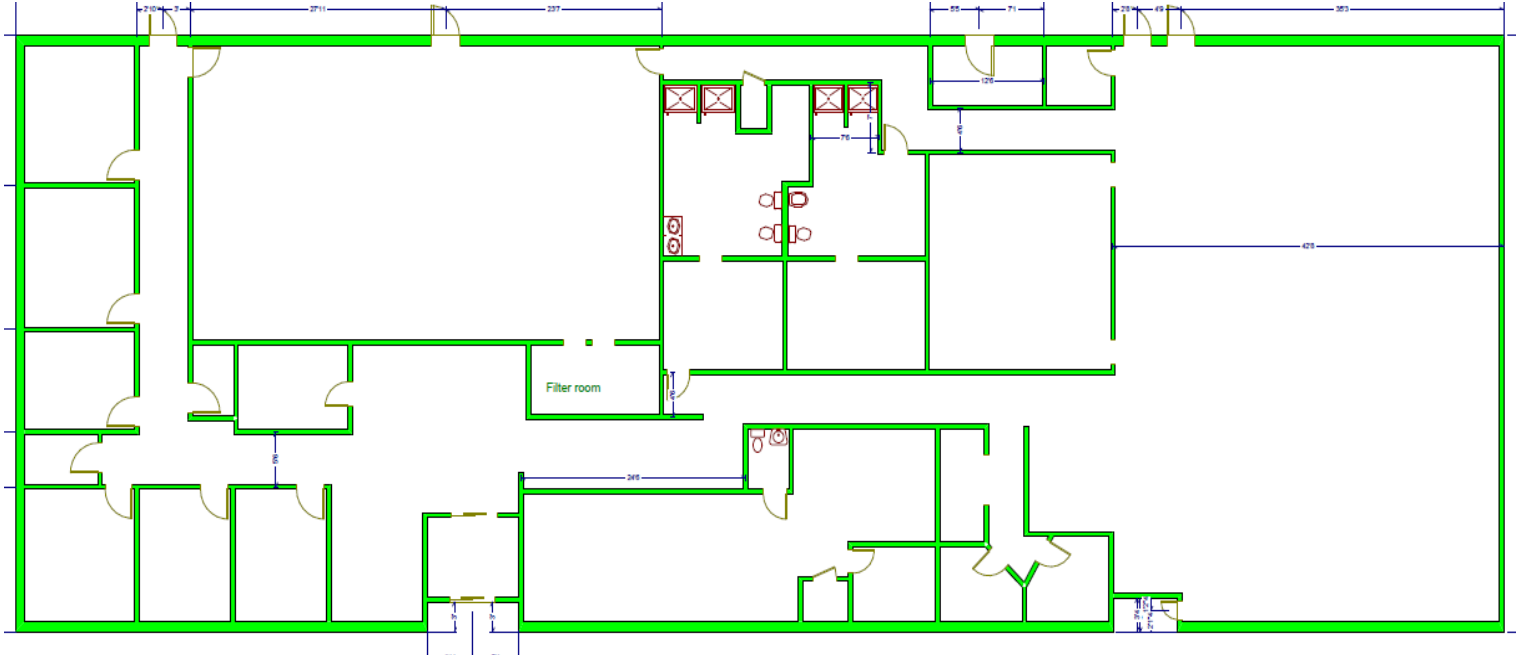


FOR LEASE

**3130 CENTRAL PARK WEST DRIVE
SITEPLAN AND SUITE A FLOORPLAN**



Up to 17,887 SF Contiguous Central Park West



3130 Central Park West Suite A

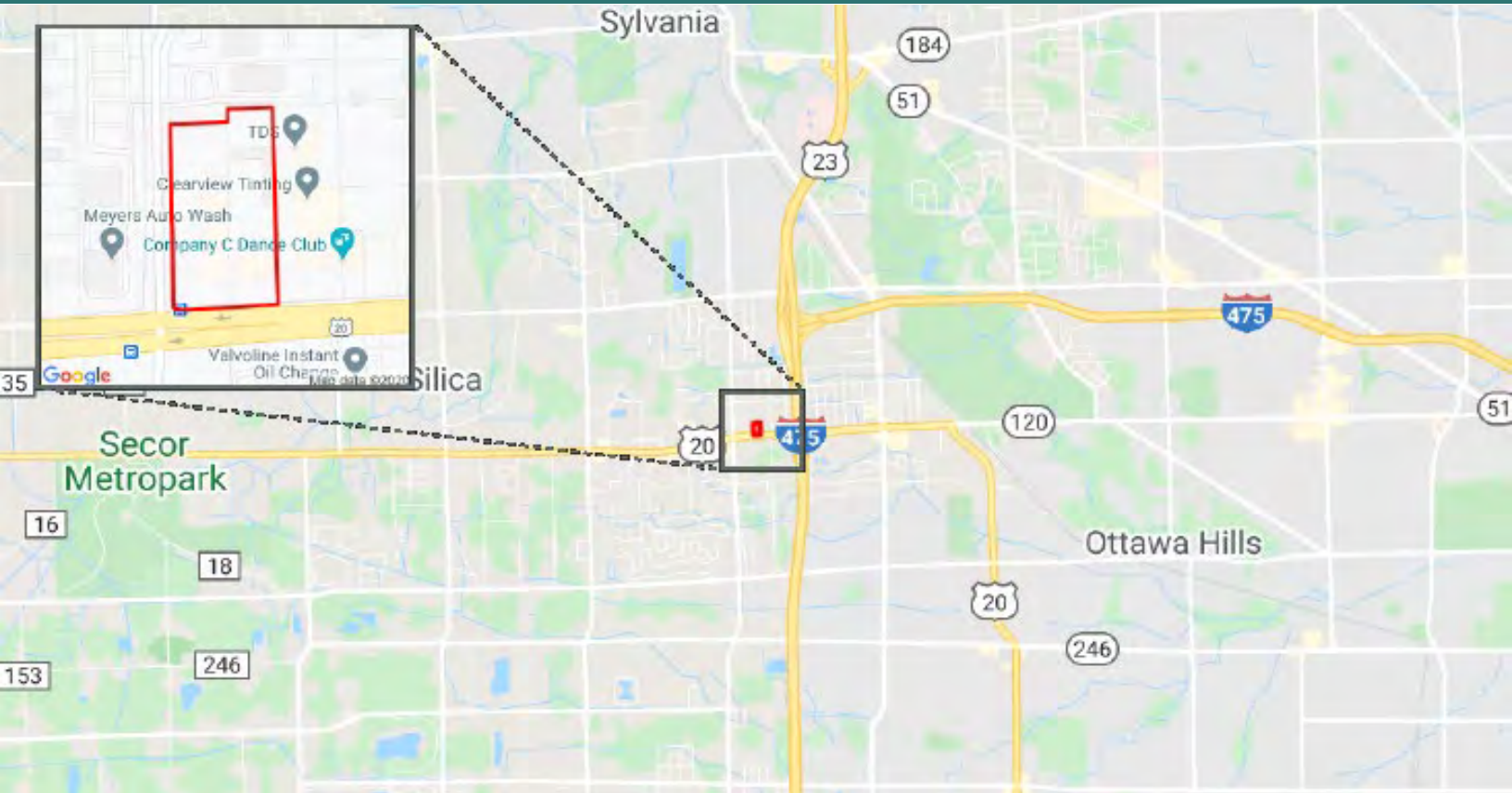
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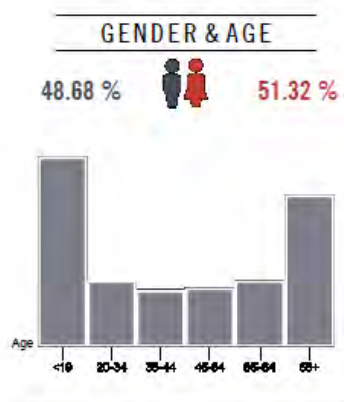
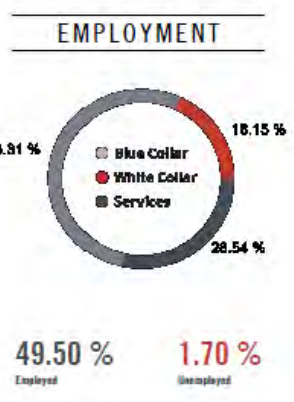
3130 CENTRAL PARK WEST DRIVE



Location Facts & Demographics

Demographics are determined by a 10-minute drive from 3130 Central Park W, Toledo, OH 43617

CITY, STATE	Toledo, OH
POPULATION	52,966
AVG. HH SIZE	2.38
MEDIAN HH INCOME	\$63,513
HOME OWNERSHIP	
Renters:	6,645
Owners:	15,290



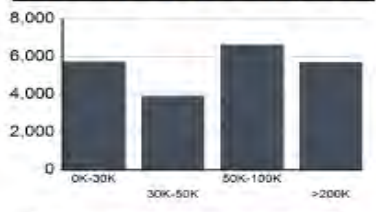
EDUCATION

High School Grad:	26.21 %
Some College:	21.81 %
Associates:	8.04 %
Bachelors:	37.70 %

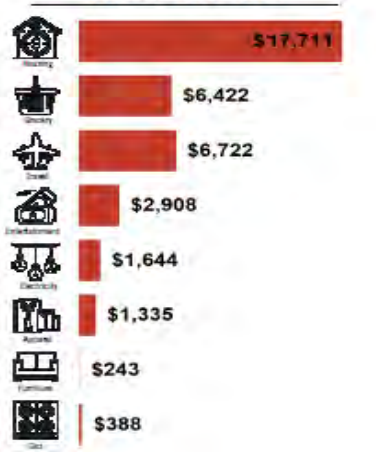
RACE & ETHNICITY

White:	89.06 %
Asian:	2.57 %
Native American:	0.03 %
Pacific Islanders:	0.01 %
African-American:	4.48 %
Hispanic:	1.86 %
Two or More Races:	1.99 %

INCOME BY HOUSEHOLD



HH SPENDING

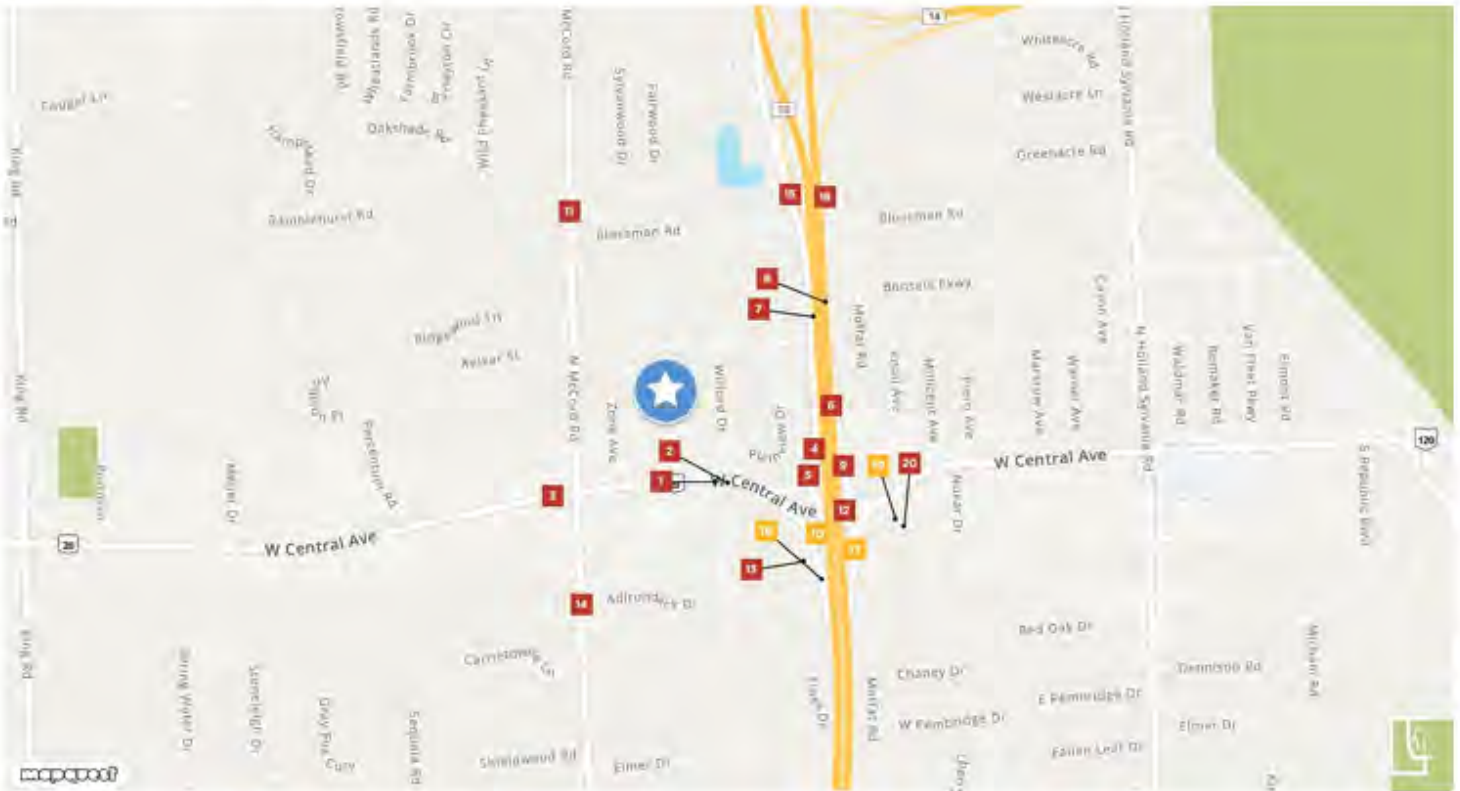


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Traffic Counts



W Central Ave 1 Wilford Dr Year: 2017 35,594 Year: 2003 30,100 Year: 2003 30,070	West Central Avenue 2 Wilford Dr Year: 2021 43,423 Year: 2020 39,511 Year: 2019 45,104	W Central Ave 3 N McCord Rd Year: 1994 36,580	RAMP FROM IR475-23 SB 4 W Central Ave Year: 2021 12,494 Year: 2020 10,998 Year: 2019 13,429	W Central Ave 5 I- 475 Year: 1995 36,600 Year: 1994 29,260
I 475;US 23 6 Goodhue Dr Year: 2021 91,766 Year: 2020 80,780 Year: 2019 84,775	I- 475 7 Blossman Rd Year: 2017 93,552 Year: 2004 45,000 Year: 2003 91,020	I- 475 8 Blossman Rd Year: 2004 45,600	RAMP FROM US20-120 TO 9 W Central Ave Year: 2021 11,527 Year: 2020 10,147 Year: 2019 12,389	I- 475 10 W Central Ave Year: 2004 8,600
North McCord Road 11 University Parks Trl Year: 2021 16,786 Year: 2020 16,017 Year: 2019 17,297	I- 475 12 W Central Ave Year: 2004 10,600 Year: 1994 68,780	13 Year: 2004 10,900 Year: 1995 7,550	North McCord Road 14 Carnietowne Ln Year: 2021 17,286 Year: 2020 16,494 Year: 2019 17,812	I- 475 15 University Parks Trl Year: 1995 34,750
RAMP FROM US20-120 TO 16 Triple Crown Ln Year: 2021 8,464 Year: 2020 7,451 Year: 2019 9,098	RAMP FROM IR475-23 NB 17 Triple Crown Ln Year: 2021 9,461 Year: 2020 8,328 Year: 2019 10,169	University Parks Trl 18 I- 475 Year: 1995 34,050 Year: 1994 42,870	Moffat Rd 19 W Central Ave Year: 2004 8,700 Year: 1995 12,100	Moffat Rd 20 W Central Ave Year: 1995 10,450

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