



## 3425 Executive Pkwy

Toledo, Ohio 43606

### Property Highlights

- First-floor medical space available
- Complex professionally owned and locally managed
- First-floor suite near main entrance to the building
- Four (4) exam rooms, one (1) business office
- Large intake/reception area with 12-seat waiting area
- Break area with kitchenette
- Separate IT room
- First-floor restroom is in common area

### Offering Summary

|                |               |
|----------------|---------------|
| Lease Rate:    | \$11.50 SF/yr |
| Building Size: | 39,904 SF     |
| Available SF:  | 1,008 SF      |

### For More Information



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### Property Description

Prime commercial property offers many amenities. This location is perfect for medical practices seeking a professional and convenient workspace. The well-maintained exterior and ample parking make it welcoming for both employees and patients. This opportunity is for 1,008 SF first-floor medical office. Lease rate is \$11.50 SF/yr NNN.

### Location Description

Located on Executive Parkway in one of the busiest office/retail corridors of Secor Road and West Central Avenue. This space is minutes from the I-475 expressway and has immediate access to grocery, fast-casual and sit-down restaurants.

### Site Description

A two-story, brick office building with 1,008 SF of space available on the first floor. It is an excellent building with exterior monument signage and lobby signage. Total building size is 39,904 SF.

|            |                        |
|------------|------------------------|
| Lease Rate | \$11.50 SF/Yr<br>(NNN) |
|------------|------------------------|

### Location Information

|                  |                                    |
|------------------|------------------------------------|
| Street Address   | 3425 Executive Pkwy                |
| City, State, Zip | Toledo, OH 43606                   |
| County           | Lucas                              |
| Market           | Toledo                             |
| Sub-market       | West Toledo/Sylvania               |
| Cross-Streets    | Secor Road and West Central Avenue |

### Building Information

|                     |                                           |
|---------------------|-------------------------------------------|
| Building Size       | 39,904 SF                                 |
| Tenancy             | Multiple                                  |
| Number of Floors    | 2                                         |
| Year Built          | 1987                                      |
| Year Last Renovated | 2006                                      |
| Gross Leasable Area | 1,008 SF                                  |
| Construction Status | Existing                                  |
| Condition           | Excellent                                 |
| Roof                | Shingle/Pitched                           |
| Structure           | Frame/Brick                               |
| Free Standing       | Yes                                       |
| Number of Buildings | 1                                         |
| Floor Coverings     | Various                                   |
| Exterior Signage    | Yes, monument                             |
| Interior Signage    | Yes, in lobby                             |
| Restrooms           | One (1) in-suite, Four (4) in common area |

### Property Information

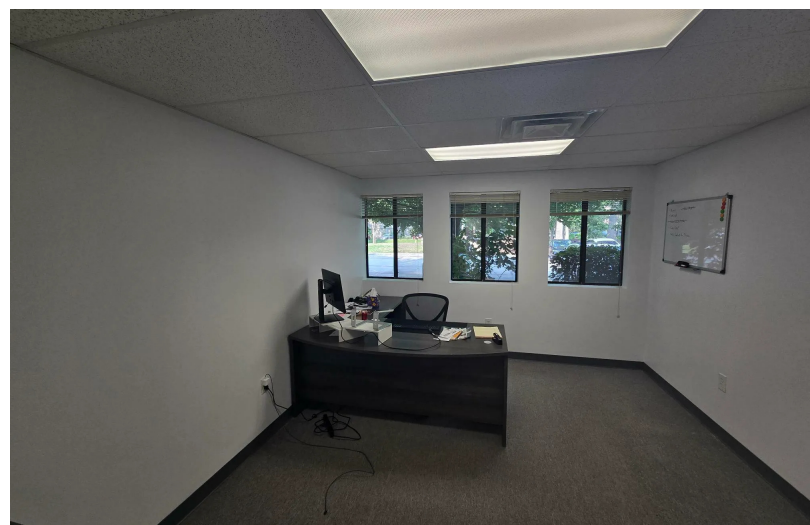
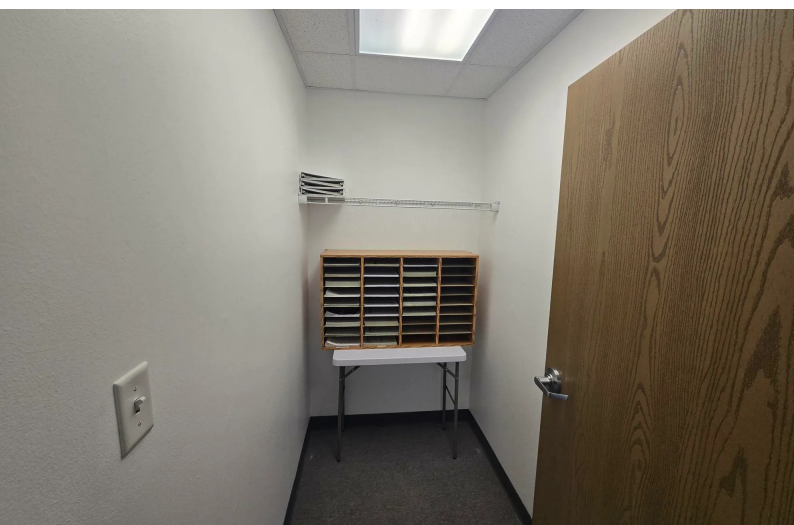
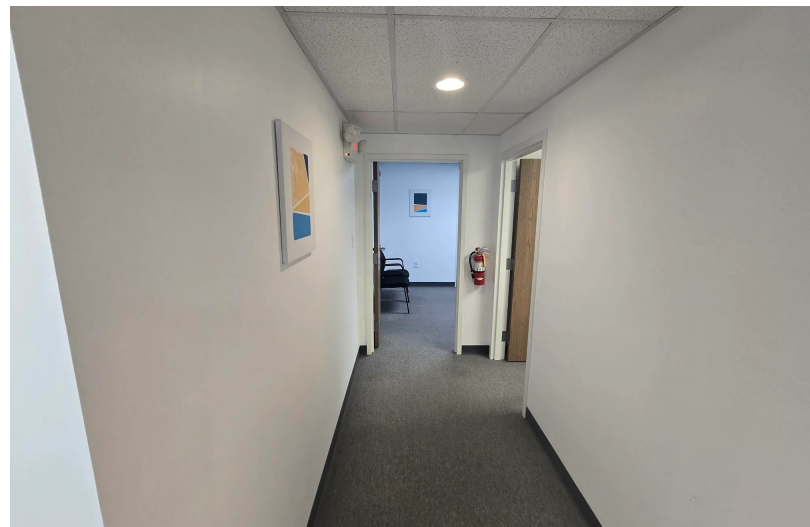
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|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type        | Office                                                                                                                                                                                              |
| Zoning               | 10-CO (Office Commercial)                                                                                                                                                                           |
| Lot Size             | 3.08 Acres                                                                                                                                                                                          |
| APN #                | 23-73967                                                                                                                                                                                            |
| Traffic Count        | 20,085 VPD                                                                                                                                                                                          |
| Traffic Count Street | Secor Road at West Central Avenue                                                                                                                                                                   |
| Amenities            | First-floor medical office space<br>Climate-controlled system<br>Gas-Forced Air<br>Exterior and Interior Signage<br>Close to retail, restaurants, and grocery stores<br>Minutes from Interstate 475 |

### Parking & Transportation

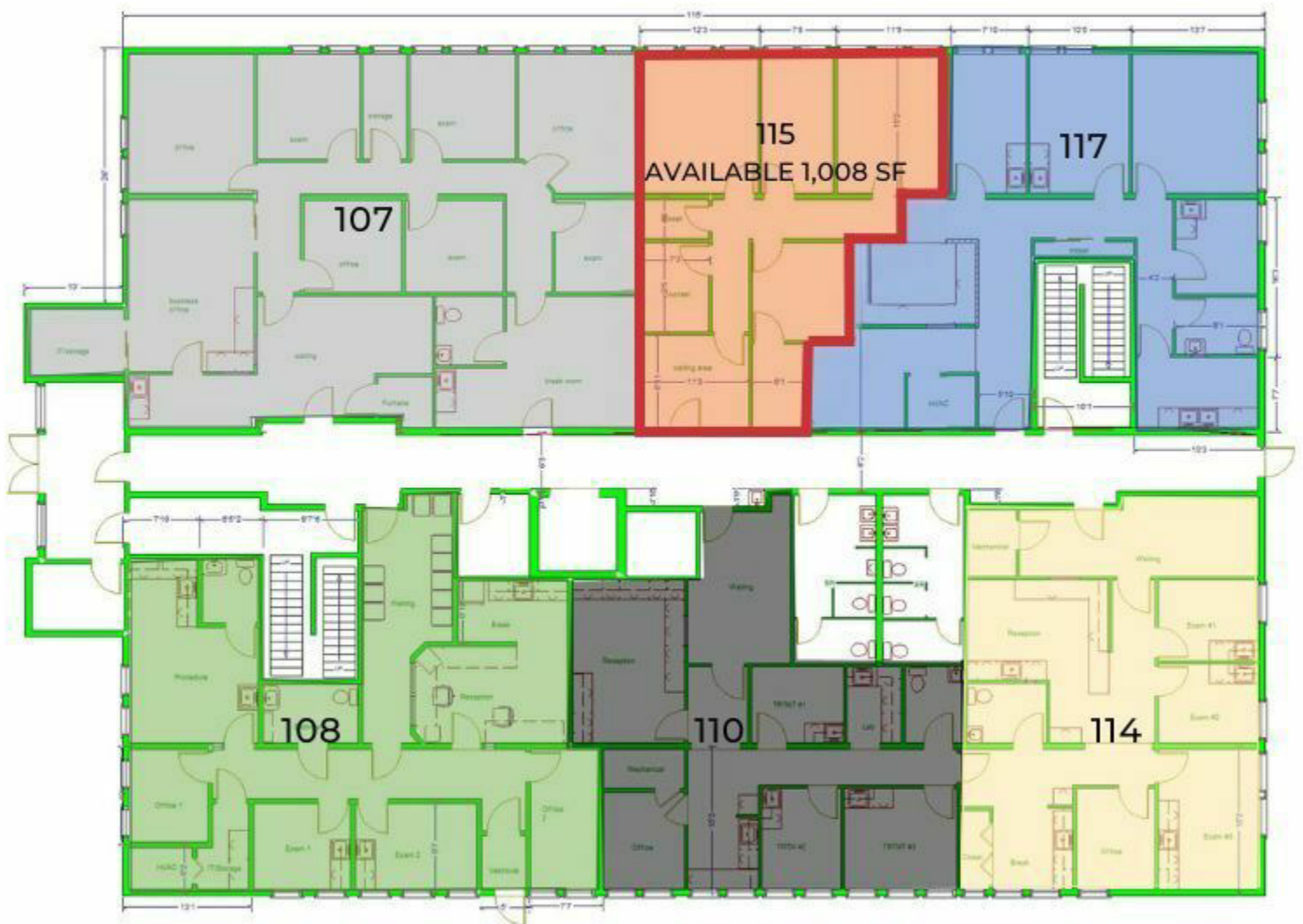
|                          |         |
|--------------------------|---------|
| Parking Type             | Surface |
| Number of Parking Spaces | 185     |

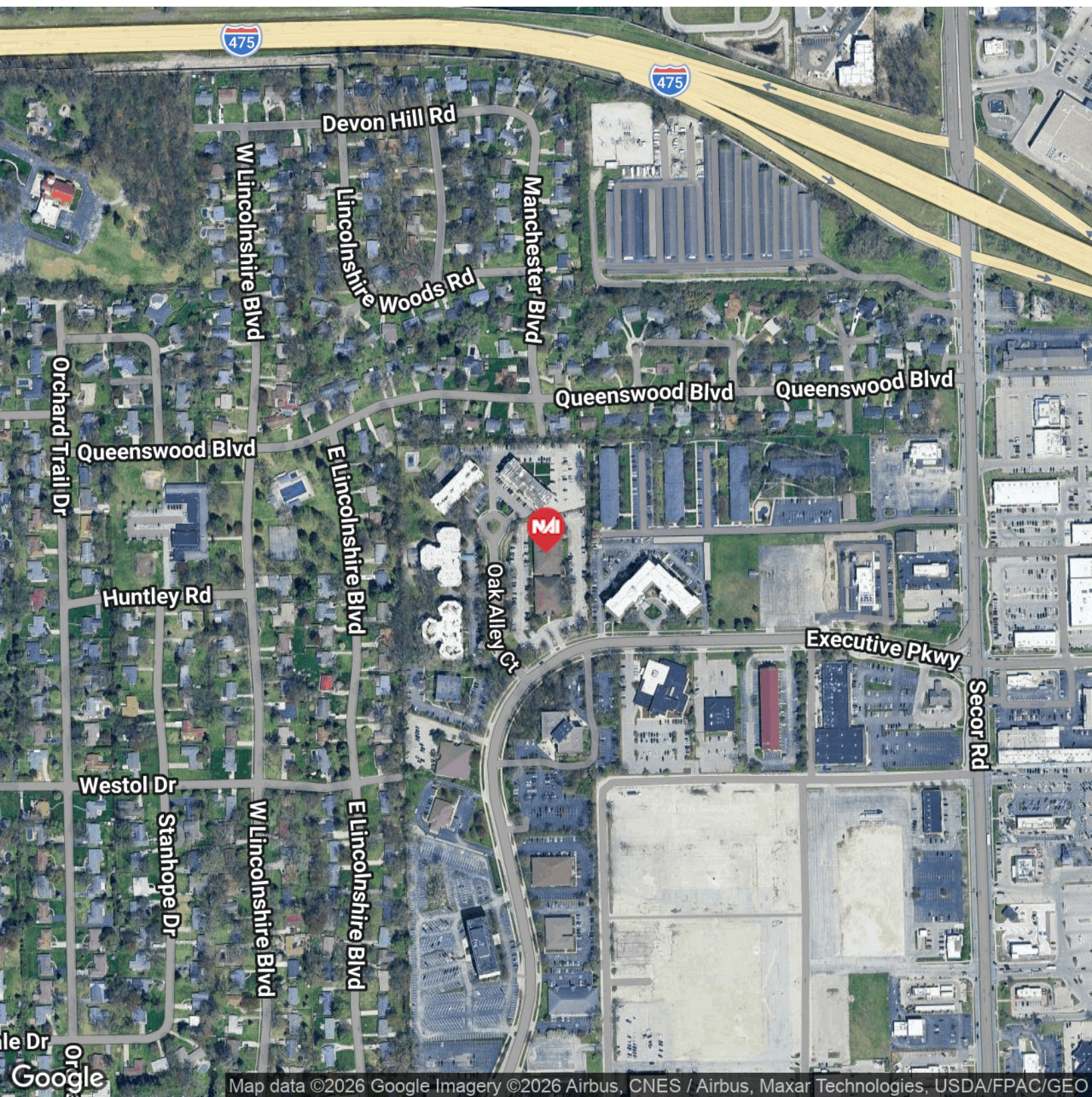
### Utilities

|          |                   |
|----------|-------------------|
| Internet | Buckeye Broadband |
| Power    | Toledo Edison     |
| Gas      | Columbia Gas      |
| Water    | City of Toledo    |



# 3425 Executive Parkway: 1st Floor

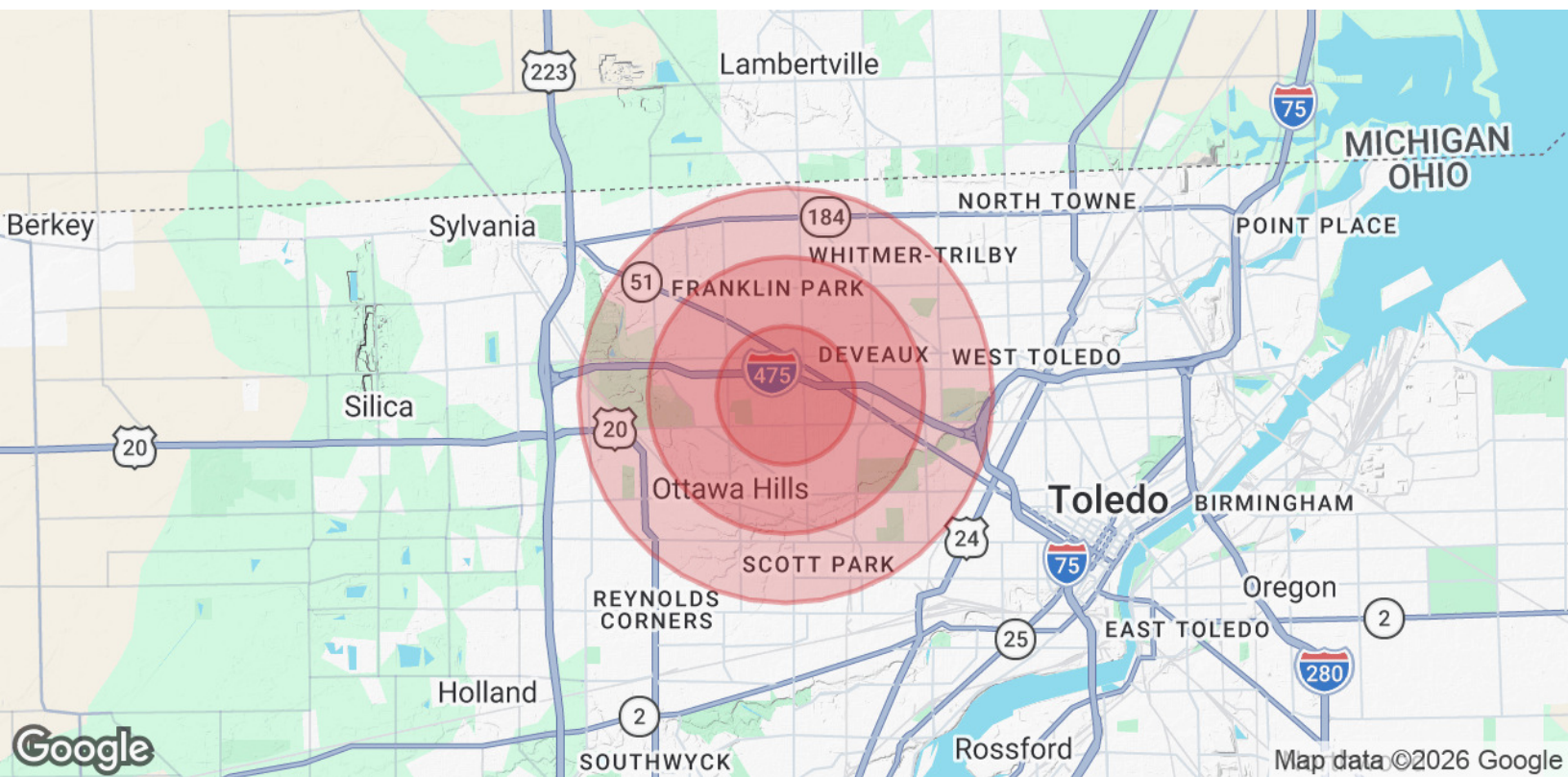




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| Population           | 1 Mile    | 2 Miles   | 3 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 9,952     | 49,219    | 103,657   |
| Average Age          | 44        | 40        | 39        |
| Average Age (Male)   | 42        | 38        | 38        |
| Average Age (Female) | 46        | 41        | 41        |
| Households & Income  | 1 Mile    | 2 Miles   | 3 Miles   |
| Total Households     | 4,965     | 21,262    | 44,844    |
| # of Persons per HH  | 2         | 2.3       | 2.3       |
| Average HH Income    | \$87,125  | \$91,447  | \$80,567  |
| Average House Value  | \$226,455 | \$203,663 | \$182,076 |

2020 American Community Survey (ACS)