



LEASE

Talmadge Crossings

4701 TALMADGE RD

Toledo, OH 43623

PRESENTED BY:

RAMI SEBAI

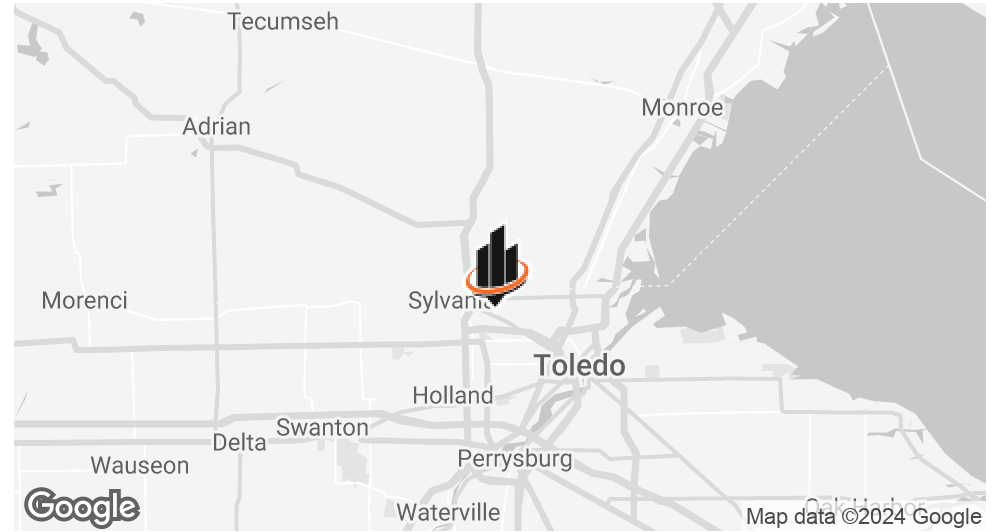
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OH #SAL.2021006201

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	60,850 SF
AVAILABLE SF:	3,000 SF
LOT SIZE:	7.16 Acres
NUMBER OF UNITS:	9
BUILT/RENOVATED:	1984/2021
ZONING:	10-CR

PROPERTY OVERVIEW

3,000 SF office space within 60,850 SF neighborhood retail center available for lease. Located in the area's major retail corridor, adjacent to the 1,293,000 SF Franklin Park Mall. Highly visible location situated on the signalized intersection of northwest corner of Monroe St. (20,308 VPD 23) and Talmadge Rd. (16,192 VPD 23). Regional Commercial zoning allows for variety of uses.

PROPERTY HIGHLIGHTS

- Easy access with three total curb cuts, one at signalized intersection on Talmadge Rd and two on Monroe St
- Ample parking with 186 parking spaces
- Fascia signage available
- Four restaurant out-lots located on property: Olive Garden, Chili's, Panda Express, and Cooper's Hawk
- Neighboring tenants include: Jed's, Home Buys, ubreakifix, Great Clips, KSI Kitchen & Bath, Foxi Nails, Relax Zone, and Kava Culture

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PROPERTY DETAILS

LEASE RATE	\$12.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Talmadge Crossings
STREET ADDRESS	4701 Talmadge Rd
CITY, STATE, ZIP	Toledo, OH 43623
COUNTY	Lucas

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Neighborhood Center
ZONING	10-CR
LOT SIZE	7.16 Acres
APN #	2400303

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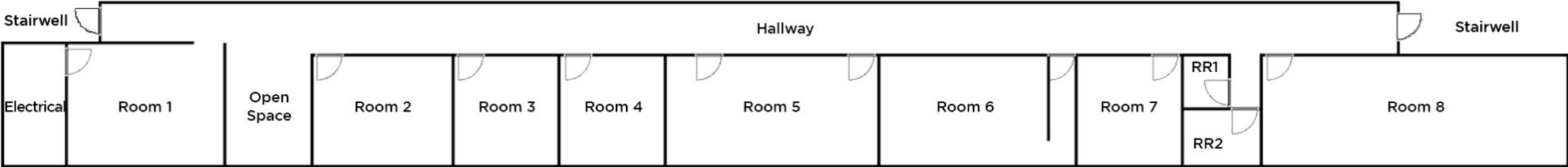
BUILDING INFORMATION

BUILDING SIZE	60,850 SF
OCCUPANCY %	95.0%
TENANCY	Multiple
YEAR BUILT/RENOVATED	1984/2021
GROSS LEASABLE AREA	3,000 SF
ROOF	Metal
NUMBER OF BUILDINGS	1
PARKING	186 Shared Surface Spots
RESTROOMS	At Least 1 Per Suite/ADA 2 in Office Suite
ELEVATOR	No

NNN LEASE INFORMATION

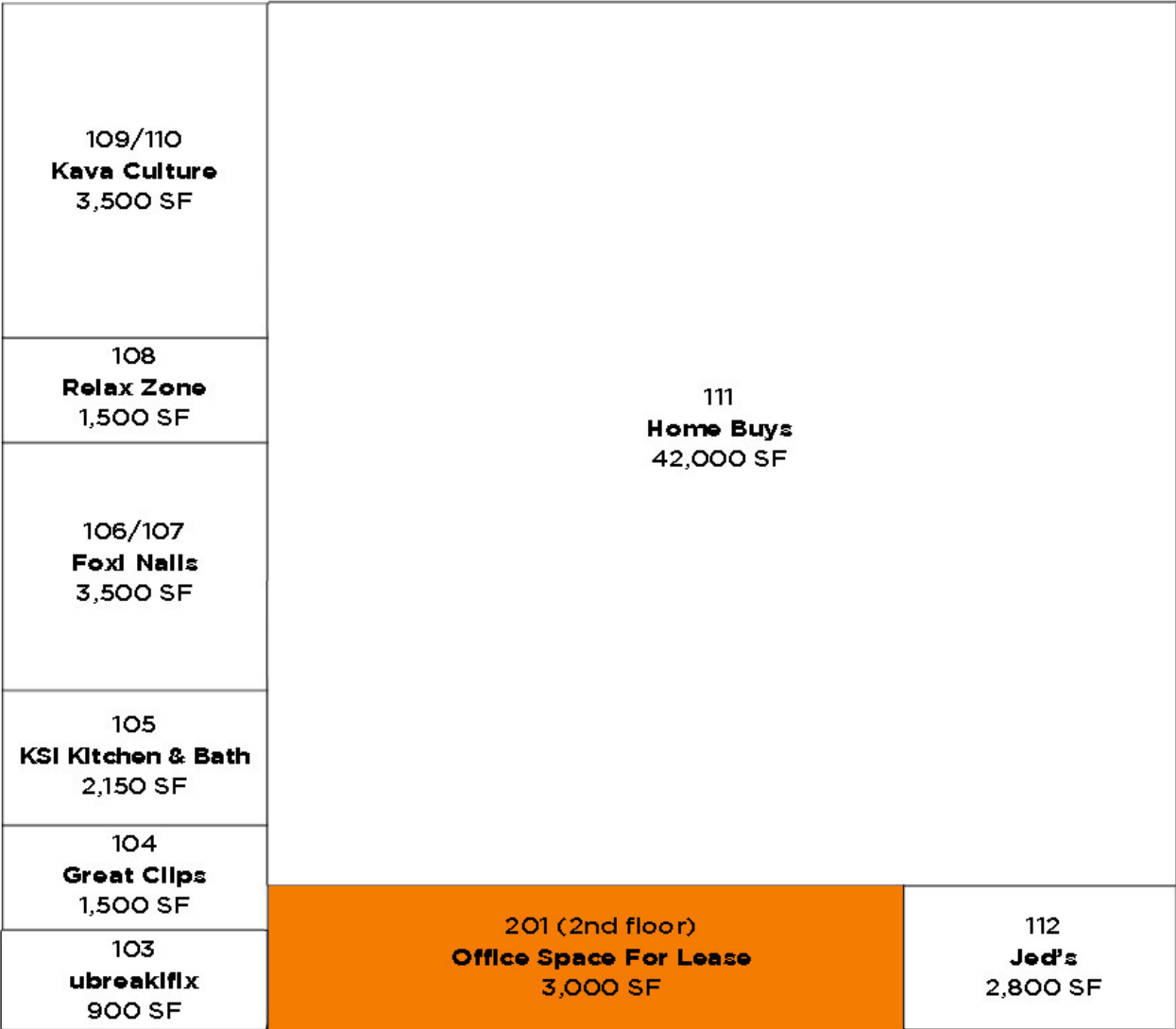
TENANT RESPONSIBILITY	Taxes, Insurance, CAM
APPROX. NNN CHARGES	\$4/SF
TENANT ALLOWANCE	Available
TERM	Negotiable

OFFICE SUITE FLOOR PLAN



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SITE PLAN



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EXTERIOR PHOTOS



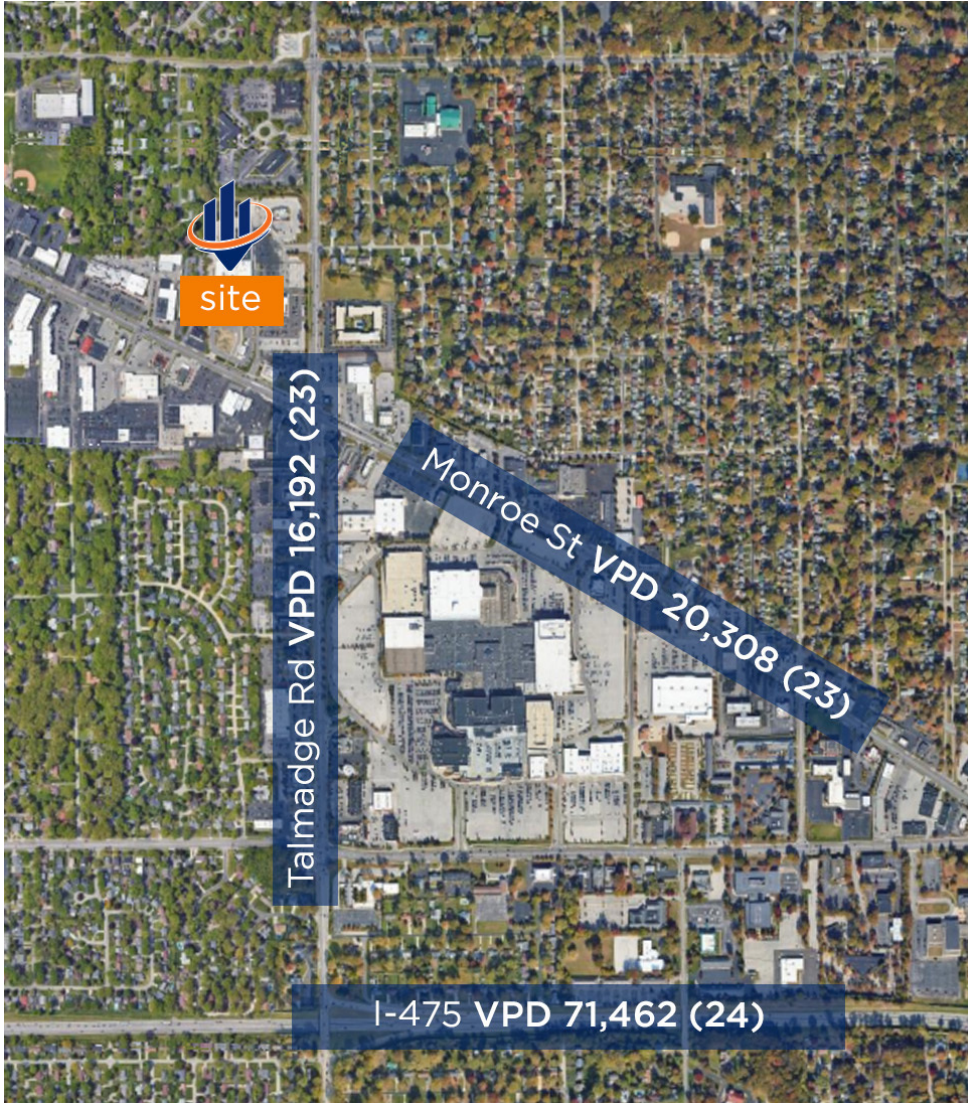
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VPD & INTERSECTION MAP



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RETAILER MAP



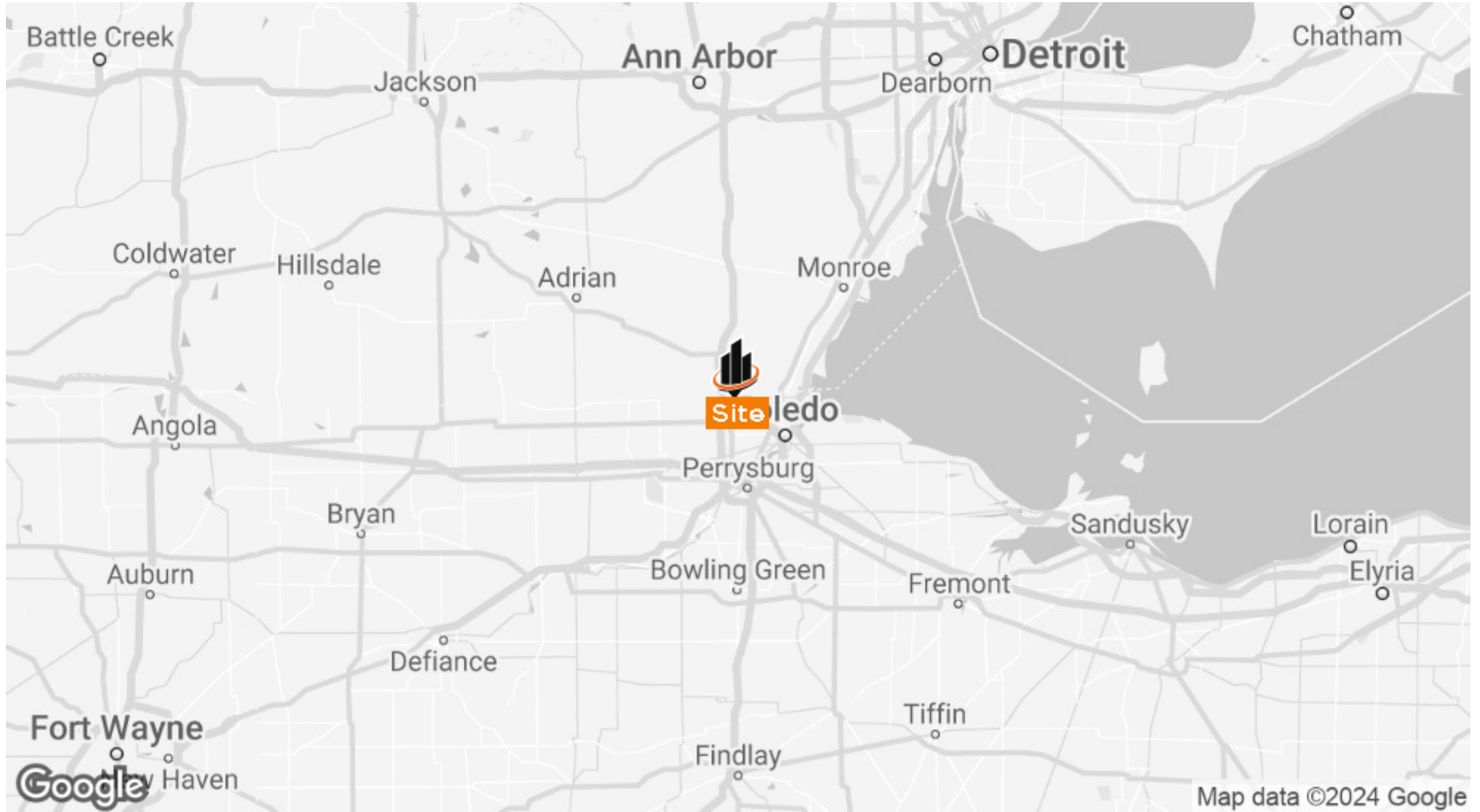
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

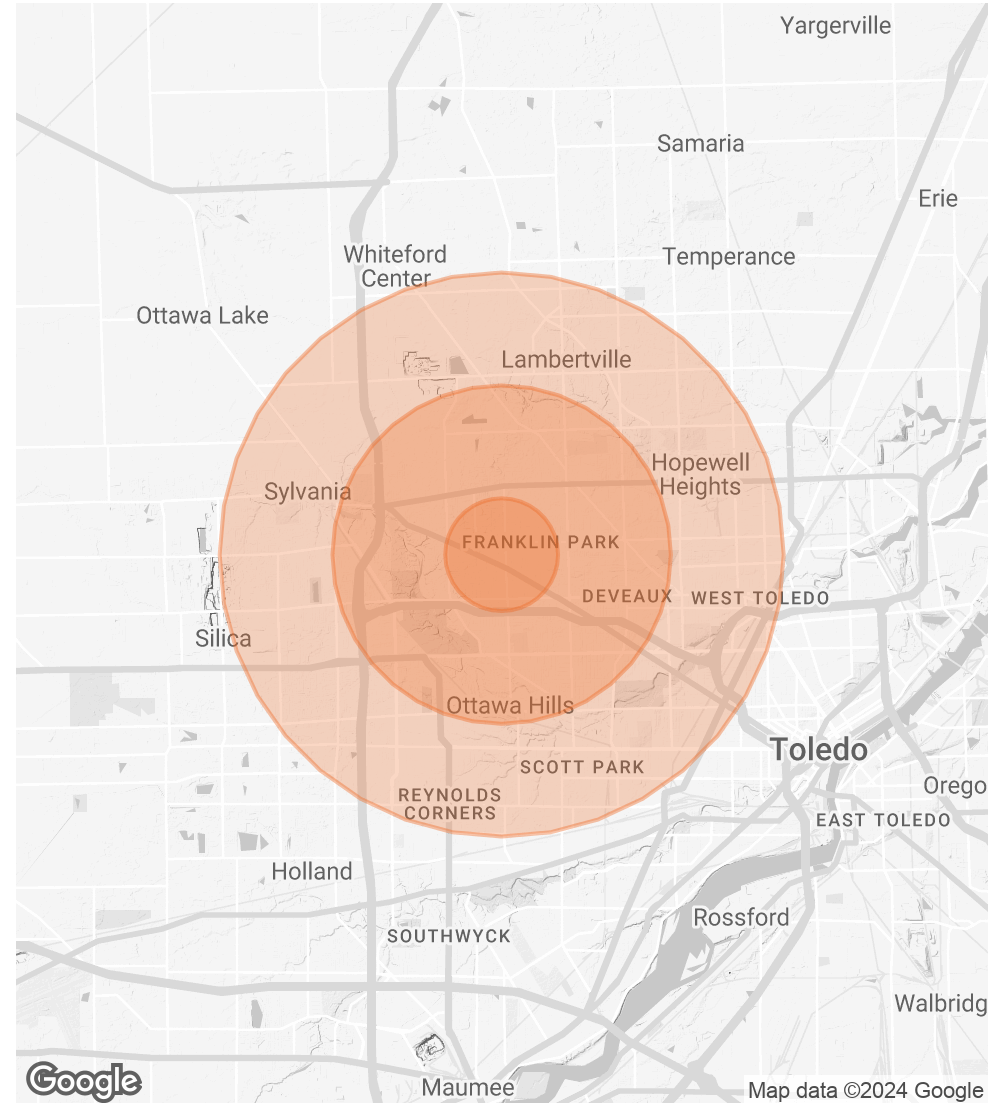
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,671	79,168	199,362
AVERAGE AGE	44.7	40.8	39.2
AVERAGE AGE (MALE)	42.3	38.6	37.6
AVERAGE AGE (FEMALE)	45.9	42.4	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,815	37,473	92,248
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$69,603	\$70,830	\$67,472
AVERAGE HOUSE VALUE	\$154,086	\$145,990	\$129,502

2020 American Community Survey (ACS)



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