



AVAILABLE FOR SALE & LEASE | OFFICE

6629 W. CENTRAL AVENUE | TOLEDO, OH 43617

26,112 SF OFFICE BUILDING

rkcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



6629 W. CENTRAL AVENUE

Offering Summary

Sale Price:
\$2,175,000

Lease Rate:
Negotiable

Available SF:
26,112 SF

Building Size:
26,112 SF

Year Built/Renovated:
1990/2021

Lot Size:
2.284 Acres

Lease Term:
Negotiable

Price / SF:
\$83.30

Property Overview

- Well maintained all-brick professional office building in Sylvania Township
- 2.284 Acres
- Building is 26,112 SF and could be single or multi-tenant (13,056 SF per floor)
- Numerous updates performed since 2021
- Elevator

Contact us for additional information!
rkgcommercial.com





6629 W. CENTRAL AVENUE

Property Details

Number Of Floors
2

Structural System
Wood

Parking Spaces
125

Property Type
Office

Acreage
2.284 Acres

Cross Streets
McCord

Roof
Asphalt Shingle

Annual Real Estate
Taxes/Annual Real Estate
Taxes Per SF
\$73,777.44 / \$2.82

Utilities
**Internet: Buckeye
Broadband
Power: Toledo Edison /
First Energy
Fuel: Columbia Gas
Water: DPU - Toledo**

Building Exterior
Brick

Parcel Nos.
7858920

Lobby Signage
Yes



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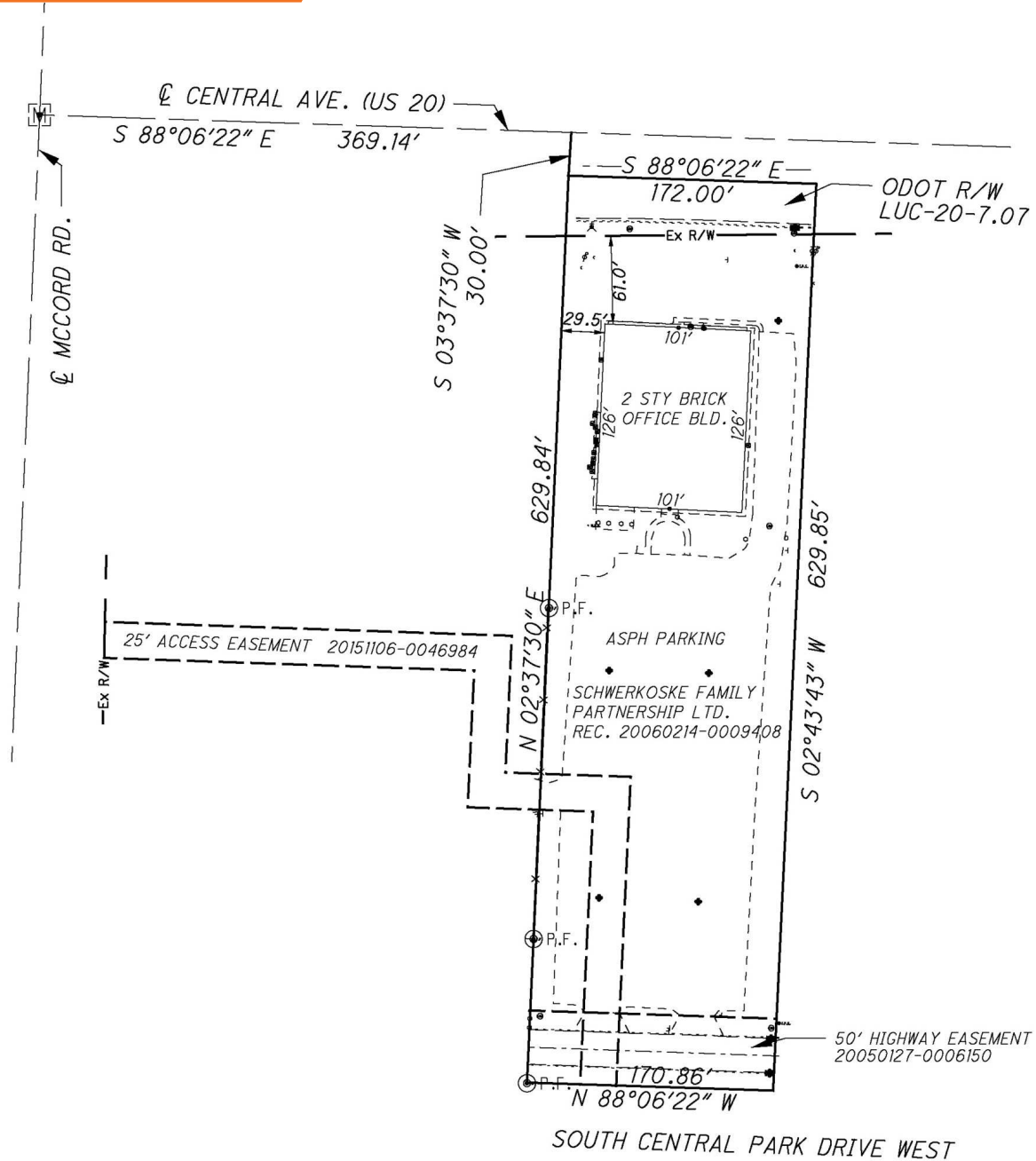


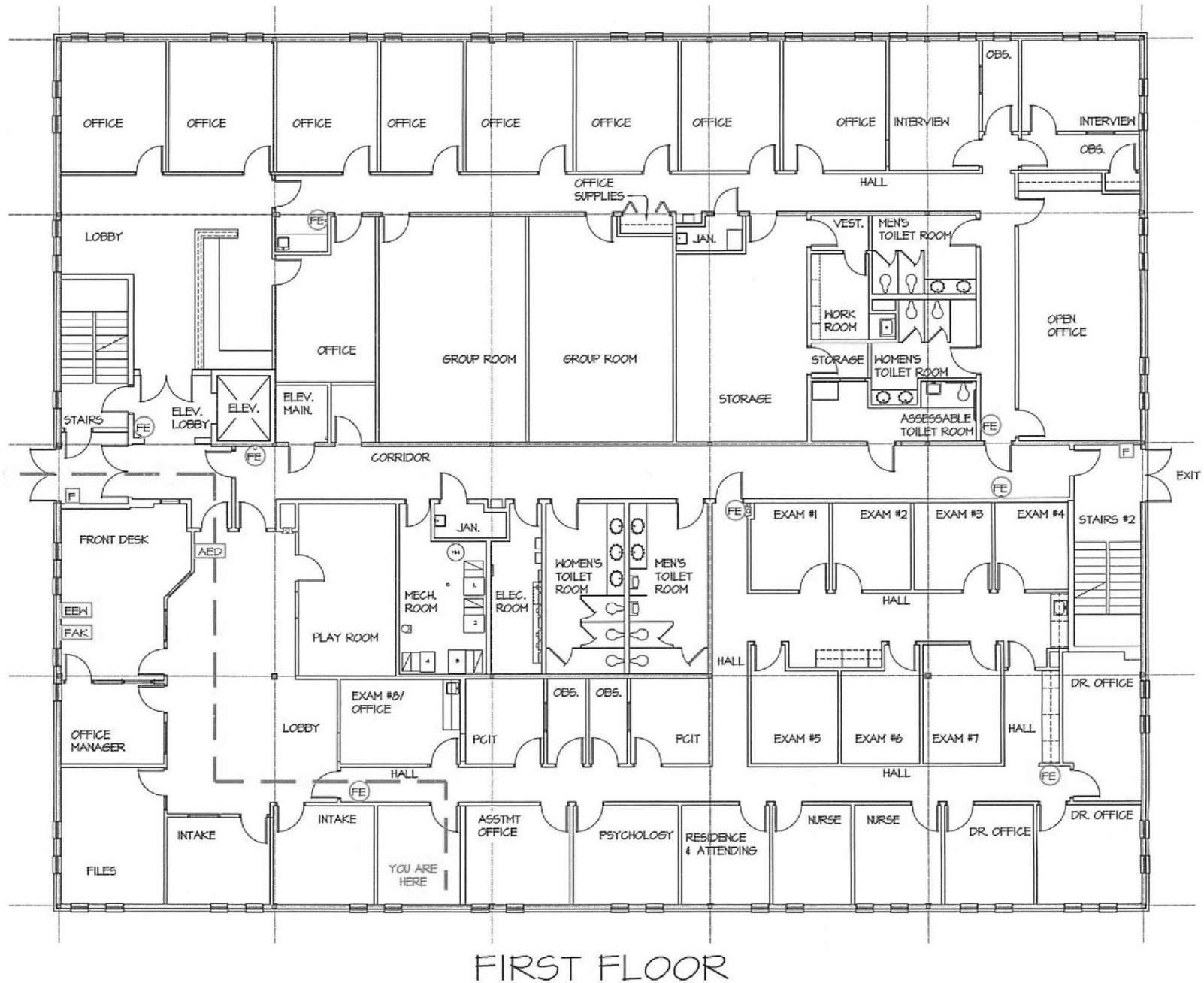
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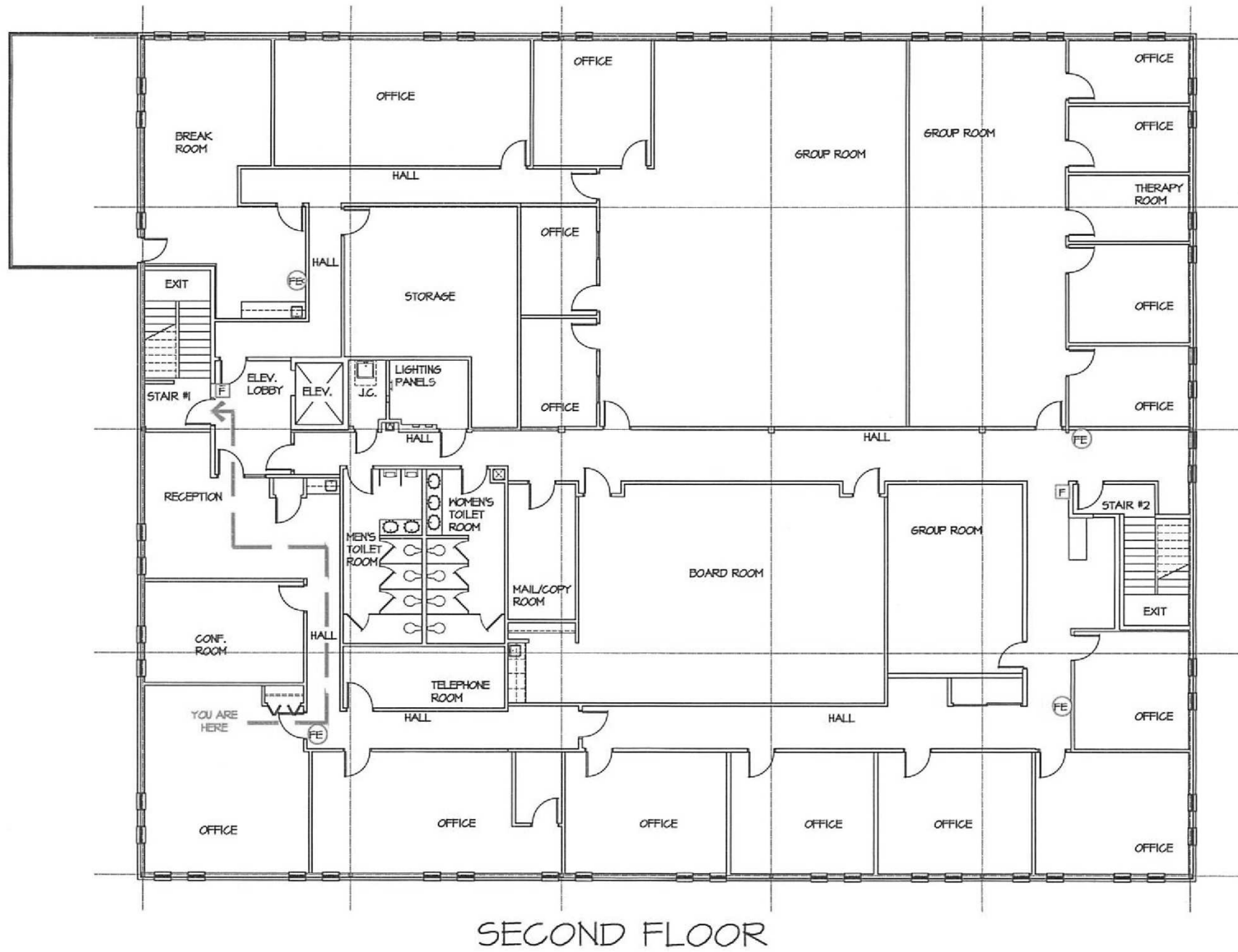


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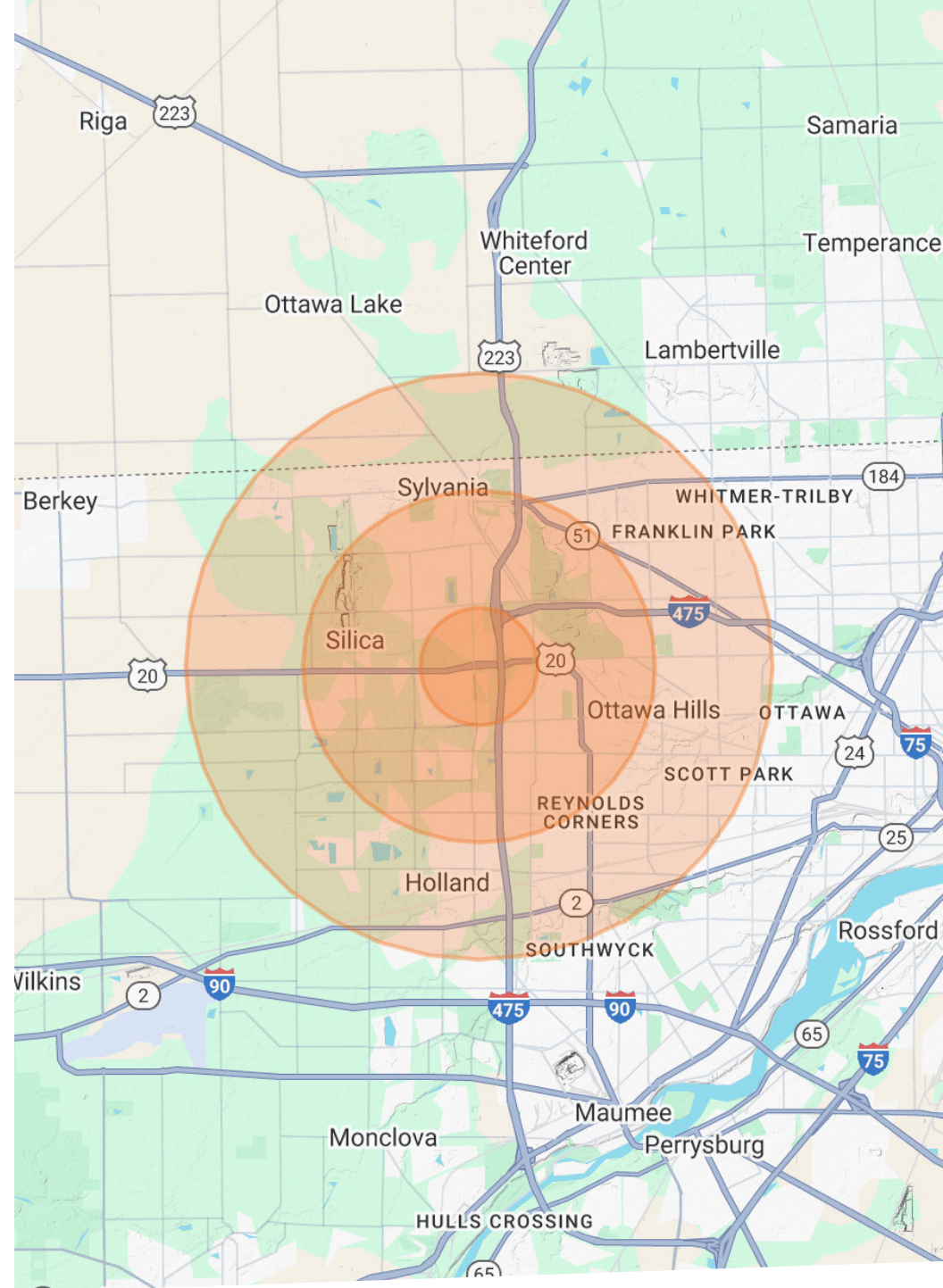
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,928	62,938	142,199
Average Age	41.1	39.4	39.5
Average Age (Male)	37.4	37.2	37.8
Average Age (Female)	42.4	40.9	41.0

HOUSEHOLDS & INCOME

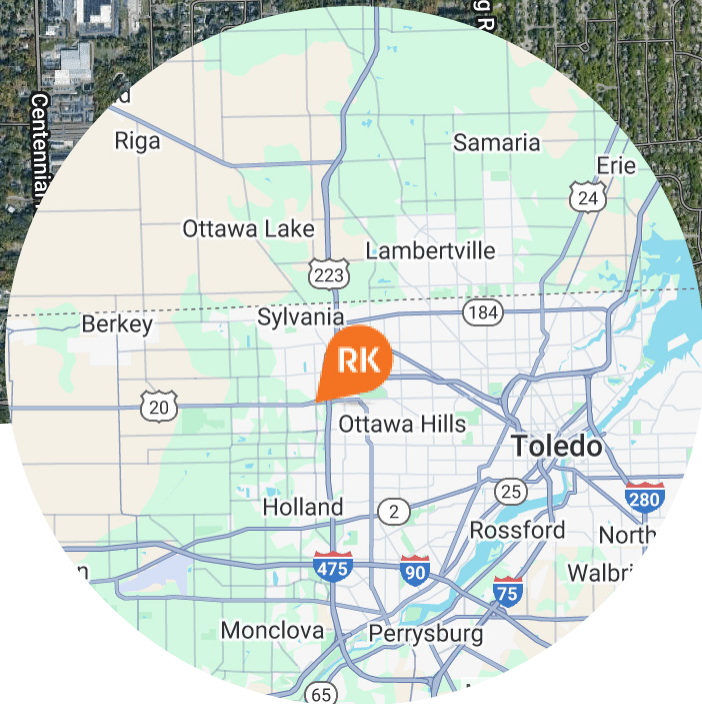
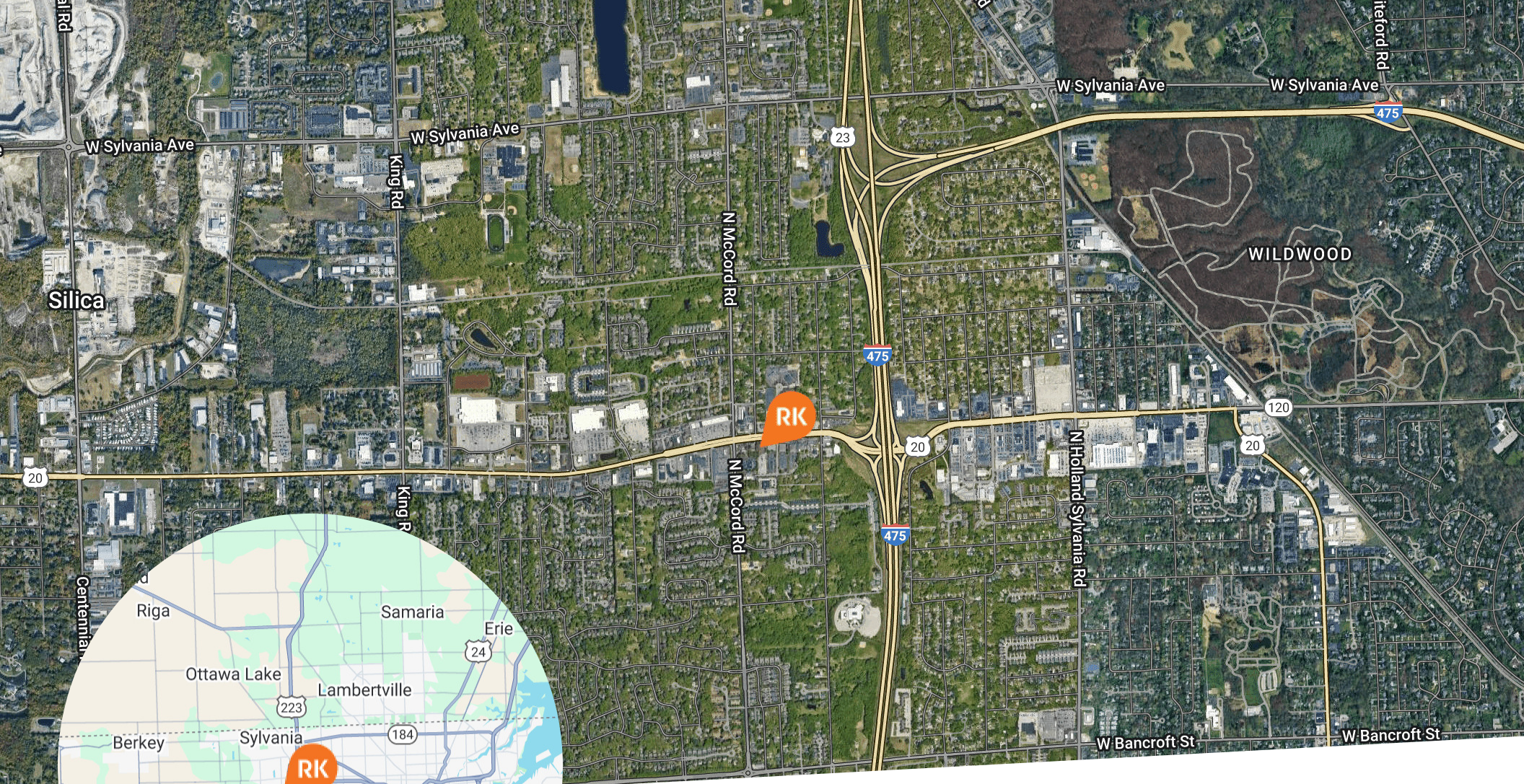
	1 MILE	3 MILES	5 MILES
Total Households	2,894	25,552	58,435
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$92,312	\$81,637	\$77,060
Average House Value	\$135,739	\$183,606	\$190,696

2020 American Community Survey (ACS)



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Location Benefits

- Located in Sylvania Township on the South side of W. Central Ave.
- Approx. 1/4 mile west of US 23 / I-475 expressway (Exit 13)
- Property accessible via McCord Rd. via cross-access easement



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RK



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK