

# FOR LEASE

# OFFICE



www.equitymillrealestate.com

**EQUITY MILL**  
REAL ESTATE



## 3829 Woodley Court Building B Toledo, Ohio 43606

- Professionally managed & maintained
- Close proximity to Mercy St. Anne's & The Toledo Clinic
- Public Transit & Franklin Park Mall nearby
- Close to I-475 Talmadge & Secor Rd exits

Suite	Size	Base Rent Rate
B7	1,824 SF	\$12.50 PSF
B8	2,927 SF	\$14.50 PSF

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

**Year Completed:** 1996 **Last Renovated-** 2023

**Building Size:** 10,487 Square Feet

**Zoning:** C-O (Office)

**Parcel:** 22-73411 & 22-73410

**Acreage:** 4.0 acres

**Parking Spaces:** 52

**Curb Cuts:** 1

**Construction Type:** Brick, Frame

**Restrooms:** 1-2 per suite

**Ceiling Height:** 9'0"

**Telecomm:** Buckeye Broadband

**Signage:** Monument (multiple)

**Floors:** Concrete; carpet and tile

**Roof:** Pitched, asphalt shingle

**Public Transportation:** TARTA

**Nearest Intersection:** Sylvania Avenue



For More Information Contact

**JEREMY MILLER**

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[jmiller@equitymillrealestate.com](mailto:jmiller@equitymillrealestate.com)

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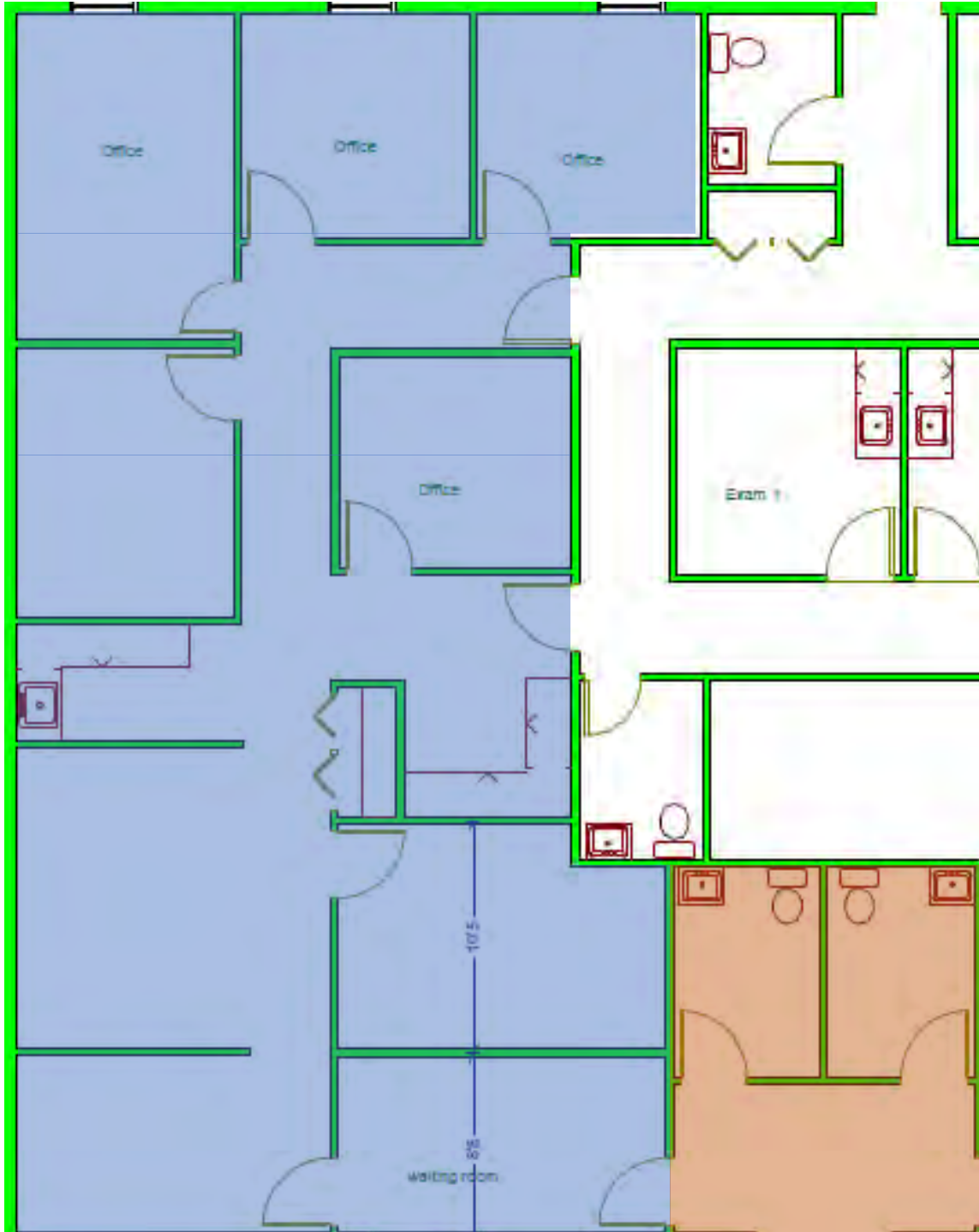
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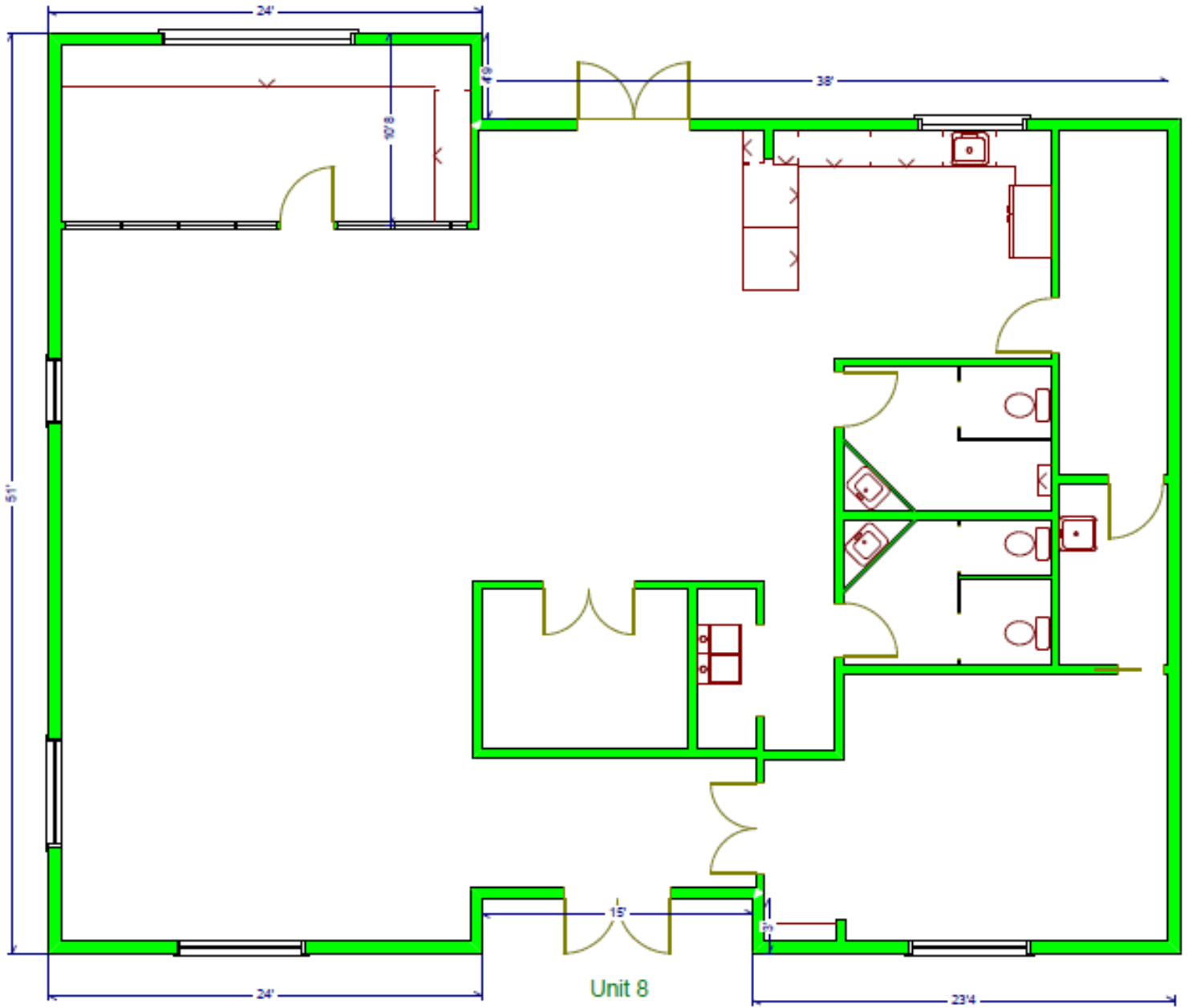
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3829 Woodley Rd.  
Building II



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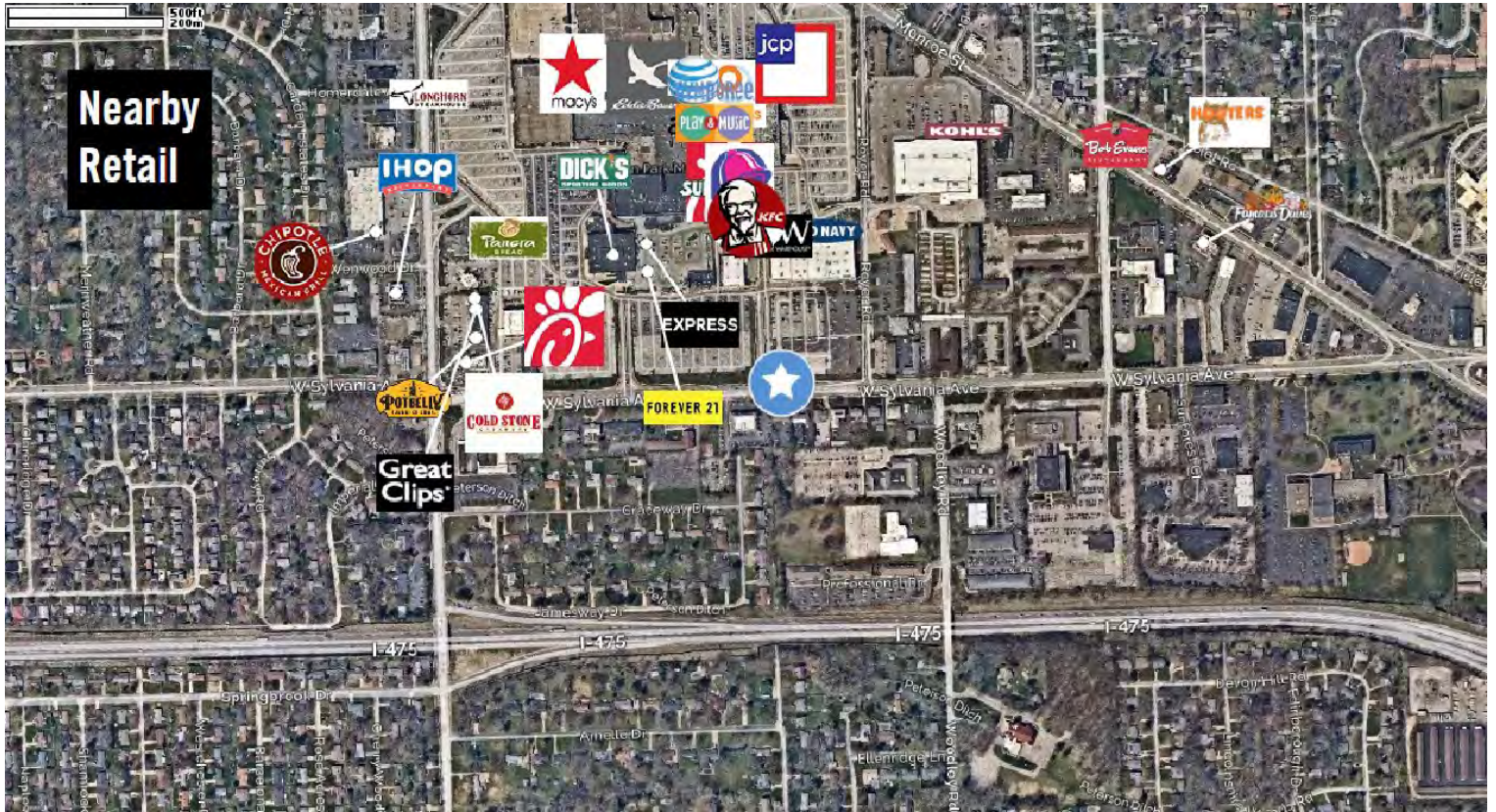
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## Location Facts & Demographics

Demographics are determined by a 10-minute drive from 4041 W Sylvania Ave, Toledo, OH 43623

CITY, STATE

**Toledo, OH**

POPULATION

**79,167**

AVG. HHSIZE

**2.30**

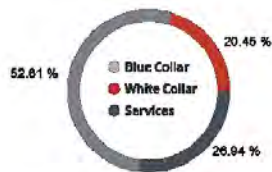
MEDIAN HH INCOME

**\$46,219**

HOME OWNERSHIP

Renters: **12,080**  
Owners: **22,348**

EMPLOYMENT



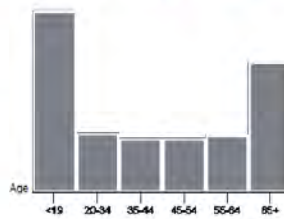
Employed: **47.77%**  
Unemployed: **2.45%**

EDUCATION

High School Grad: **27.09%**  
Some College: **22.77%**  
Associates: **7.29%**  
Bachelors: **31.84%**

GENDER & AGE

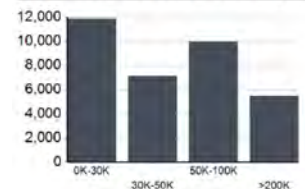
47.98% 52.02%



RACE & ETHNICITY

White: **87.56%**  
Asian: **1.12%**  
Native American: **0.02%**  
Pacific Islanders: **0.07%**  
African-American: **6.21%**  
Hispanic: **2.43%**  
Two or More Races: **2.59%**

INCOME BY HOUSEHOLD



HH SPENDING



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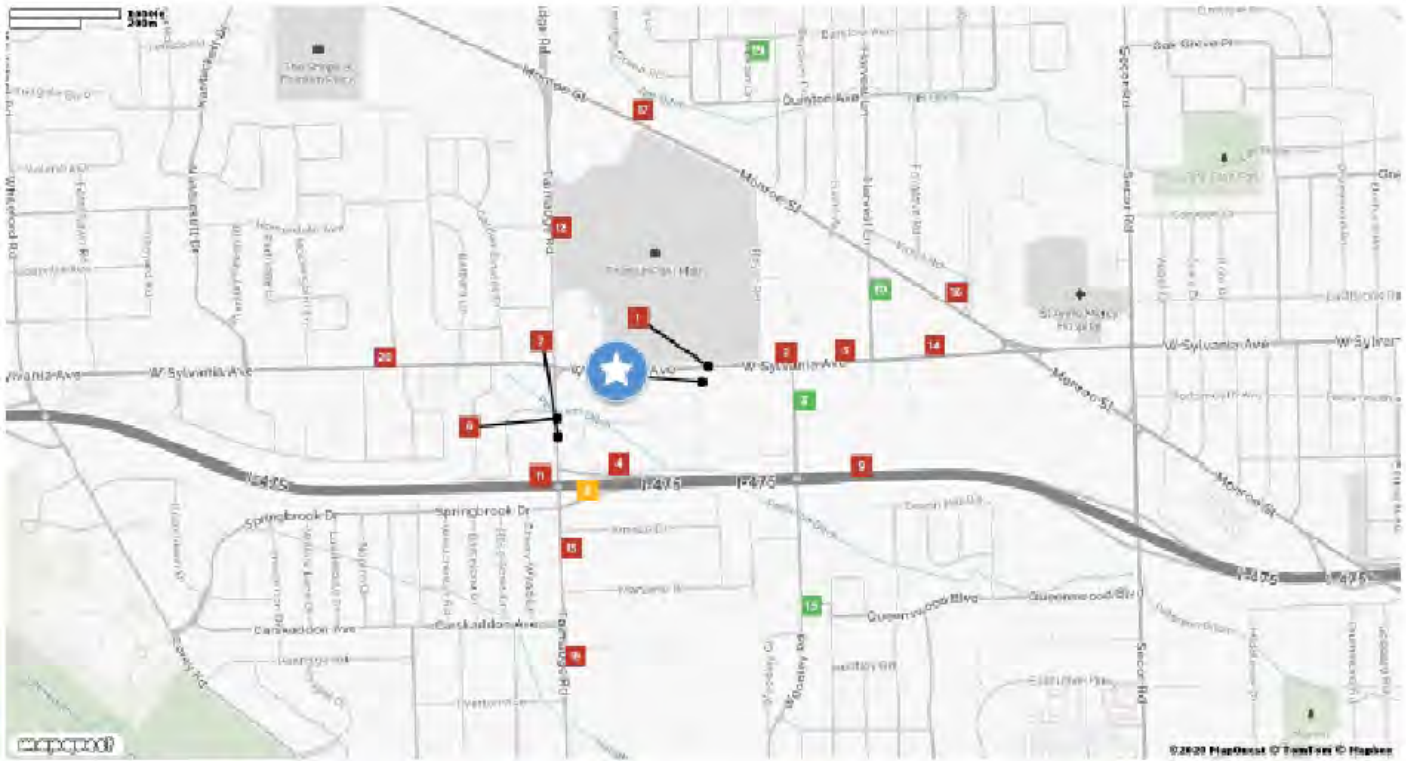
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## Traffic Counts



<b>West Sylvania Avenue</b> <span style="background-color: red; color: white; padding: 2px;">1</span>	<b>West Sylvania Avenue</b> <span style="background-color: red; color: white; padding: 2px;">2</span>	<b>Woodley Rd</b> <span style="background-color: green; color: white; padding: 2px;">3</span>	<b>Graceway Dr</b> <span style="background-color: red; color: white; padding: 2px;">4</span>	<b>Sylvania Ave</b> <span style="background-color: red; color: white; padding: 2px;">5</span>
Royer Rd	Royer Rd	Sylvania Ave	Year: 2019 10,753	Harvest Ln
Year: 2019 19,609	Year: 2019 19,113	Year: 2003 5,000	Year: 2017 9,981	Year: 2013 18,462
Year: 2017 19,414	Year: 2017 18,921	Year: 1995 5,000	Year: 2004 12,400	
Year: 2004 26,800				
<b>Talmadge Road</b> <span style="background-color: red; color: white; padding: 2px;">6</span>	<b>Talmadge Rd</b> <span style="background-color: red; color: white; padding: 2px;">7</span>	<b>Talmadge Rd</b> <span style="background-color: orange; color: white; padding: 2px;">8</span>	<b>I- 475</b> <span style="background-color: red; color: white; padding: 2px;">9</span>	<b>Harvest Lane</b> <span style="background-color: green; color: white; padding: 2px;">10</span>
Graceway Dr	Graceway Dr	Talmadge Rd	Woodley Rd	Monroe St
Year: 2019 22,625	Year: 2017 22,401	Year: 2019 9,572	Year: 2017 71,067	Year: 2019 2,516
Year: 2018 22,401	Year: 1995 42,250	Year: 2017 8,874	Year: 2004 51,100	Year: 2017 2,450
		Year: 2004 11,400	Year: 2004 41,200	Year: 2003 5,600
<b>Talmadge Rd</b> <span style="background-color: red; color: white; padding: 2px;">11</span>	<b>Talmadge Road</b> <span style="background-color: red; color: white; padding: 2px;">12</span>	<b>Talmadge Rd</b> <span style="background-color: red; color: white; padding: 2px;">13</span>	<b>Sylvania Ave</b> <span style="background-color: red; color: white; padding: 2px;">14</span>	<b>Woodley Road</b> <span style="background-color: green; color: white; padding: 2px;">15</span>
Year: 2019 52,178	Year: 2019 12,054	Year: 2011 15,150	Sunforest Ct	Queenswood Blvd
Year: 2004 28,900	Year: 2017 11,995		Year: 2015 16,425	Year: 2019 2,468
Year: 2003 58,920	Year: 2004 35,000		Year: 1995 20,300	Year: 2018 3,228
				Year: 2017 3,482
<b>Monroe St</b> <span style="background-color: red; color: white; padding: 2px;">16</span>	<b>Monroe Street</b> <span style="background-color: red; color: white; padding: 2px;">17</span>	<b>Talmadge Rd</b> <span style="background-color: red; color: white; padding: 2px;">18</span>	<b>McKain Drive</b> <span style="background-color: green; color: white; padding: 2px;">15</span>	<b>Sylvania Ave</b> <span style="background-color: red; color: white; padding: 2px;">20</span>
Willis Blvd	Talmadge Rd	Talwood Ln	Barstow Ave	Clarendon Dr
Year: 1995 19,250	Year: 2019 20,938	Year: 2003 20,800	Year: 2019 42	Year: 2003 27,200
Year: 1994 19,250	Year: 1995 19,250	Year: 1995 33,400	Year: 2018 46	Year: 1995 30,350



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