



FOR LEASE

3139 N. King Road, Toledo, OH 43617

6,119 SF RETAIL PROPERTY

rkgcommercial.com

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



3139 N. KING ROAD

OFFERING SUMMARY

Lease Rate
\$18 SF/YR NNN

Property Type
Retail

Year Built
2009

Building Size
6,119 SF

Size (Ac)
0.84

Zoning
**C2 - Highway and
General Commercial**

Property Overview:

- Available for lease at the high-traffic intersection of King Rd and Central Ave, featuring excellent visibility, pylon signage, and multiple access points in affluent Sylvania Township
- Located in a thriving retail corridor with strong demographics
- Property highlights include: modern construction, well-maintained grounds, and ample parking
- Property benefits from a Grade Level Overhead Door (8'Wx9'H) and a Pylon Sign

Contact us for additional information!
<https://www.rkgcommercial.com/>

LEASE RATE \$18 SF/YR NNN

LOCATION INFORMATION

STREET ADDRESS 3139 N. King Road
CITY, STATE, ZIP Toledo, OH, 43617
COUNTY Lucas
MUNICIPALITY Sylvania Township
SUBMARKET West Toledo/Sylvania
CROSS STREETS Central Ave.

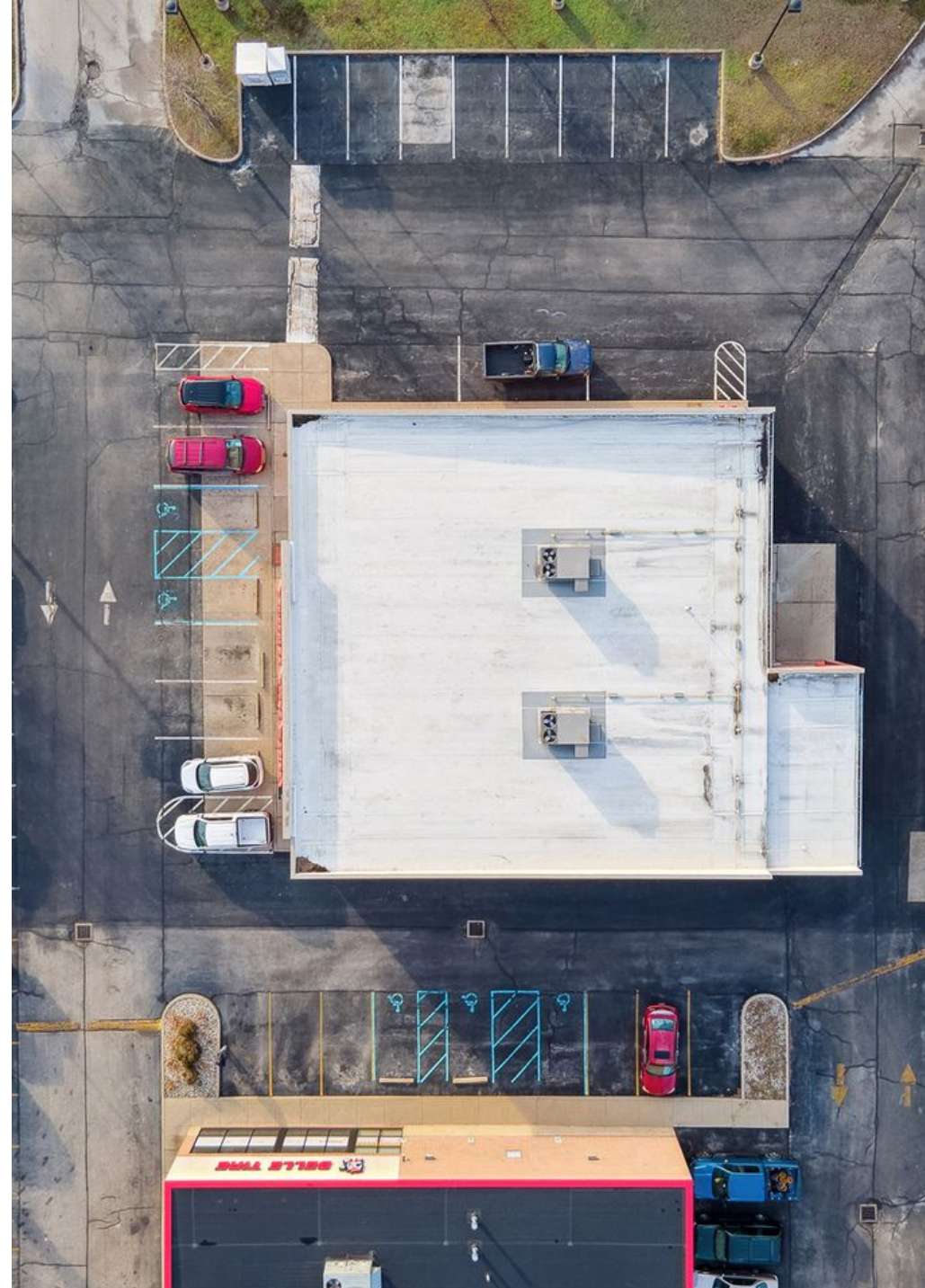
PROPERTY INFORMATION

PROPERTY TYPE Retail
ZONING C2 - Highway and General Commercial
LOT SIZE 0.84 Acre
APN # 7862106
ANNUAL REAL ESTATE TAXES \$39,275
ANNUAL RE TAXES PER SF \$6.41
OF PARKING SPACES 30 +/-

BUILDING INFORMATION

BUILDING SIZE 6,119 SF
AVAILABLE SF 6,119 SF
OF FLOORS 1
YEAR BUILT 2009
CLIMATE CONTROLLED Yes
RESTROOMS 2
ROOF SYSTEM Flat
SECURITY Yes
STRUCTURAL SYSTEM Steel and Block
BUILDING EXTERIOR Brick
DELIVERY AREA Rear
EXTERIOR SIGNAGE Building and Pylon

3139 N. King Road



Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkcommercial.com

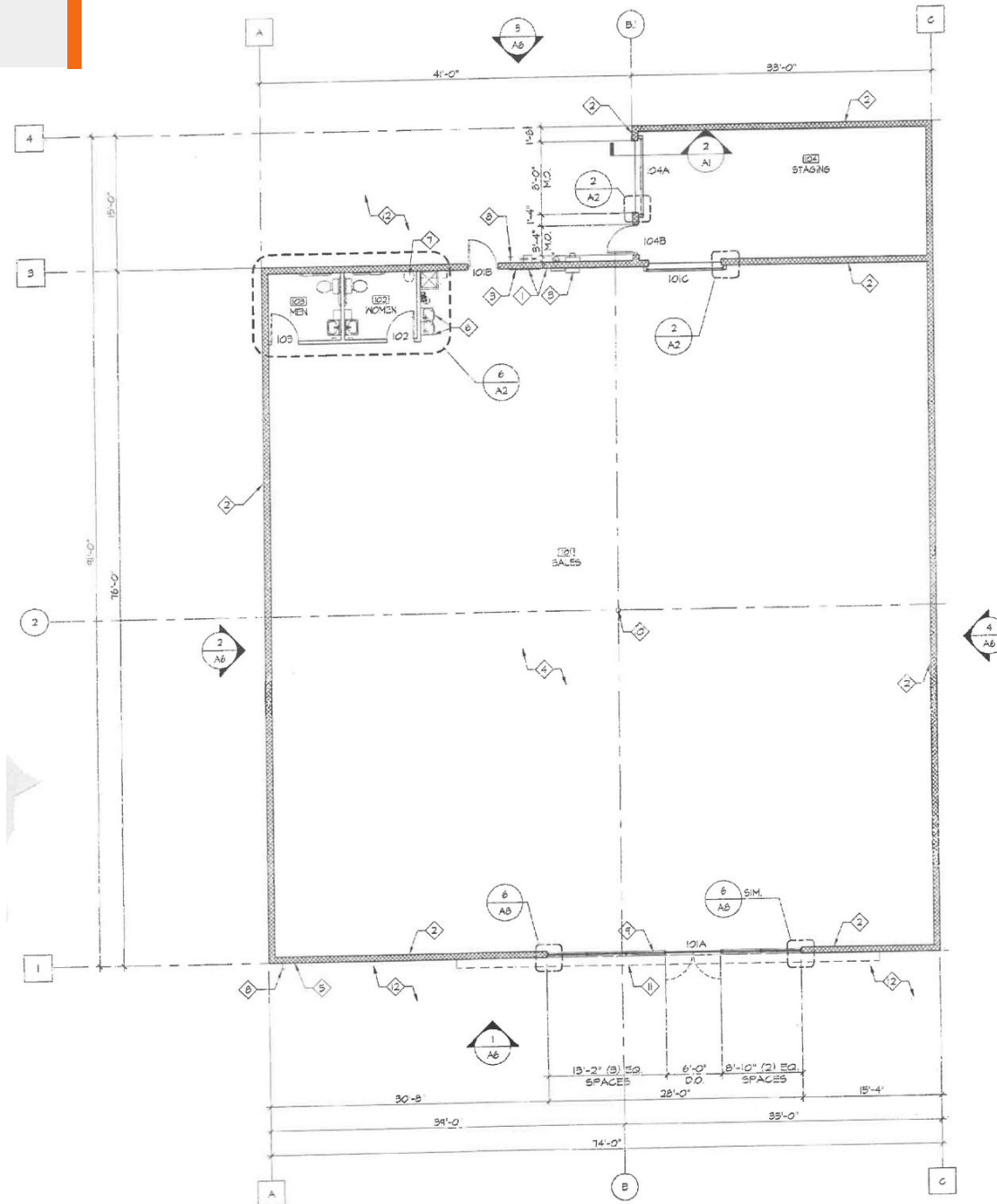
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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 3139 King Road - 1 mi., 3139 King Road - 3 mi., 3139 King Road - 5 mi.

	3139 King Road - 1 mi.	3139 King Road - 3 mi.	3139 King Road - 5 mi.
Population			
2010 Census	5,323	48,460	109,948
2020 Census	5,441	48,820	114,547
2026 Estimate	5,679	49,045	114,408
2031 Projection	5,800	48,973	113,897
Population Growth			
Percent Change: 2010 to 2020	2.22	0.74	4.18
Percent Change: 2020 to 2026	4.37	0.46	-0.12
Percent Change: 2026 to 2031	2.13	-0.15	-0.45
	3139 King Road - 1 mi.	3139 King Road - 3 mi.	3139 King Road - 5 mi.
Households			
2010 Census	1,999	19,655	45,561
2020 Census	2,030	20,359	48,114
2026 Estimate	2,230	20,929	48,656
2031 Projection	2,319	21,087	48,683
Household Growth			
Percent Change: 2010 to 2020	1.55	3.58	5.60
Percent Change: 2020 to 2026	9.85	2.80	1.13
Percent Change: 2026 to 2031	3.99	0.76	0.06
	3139 King Road - 1 mi.	3139 King Road - 3 mi.	3139 King Road - 5 mi.
Family Households			
2010 Census	1,510	13,061	29,272
2020 Census	1,475	13,007	30,157
2026 Estimate	1,607	13,370	30,508
2031 Projection	1,663	13,462	30,516
Family Household Growth			
Percent Change: 2010 to 2020	-2.32	-0.41	3.02
Percent Change: 2020 to 2026	8.95	2.79	1.16
Percent Change: 2026 to 2031	3.48	0.69	0.03

Benchmark: USA

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Location Benefits

Sylvania, Ohio, founded in 1833, is a thriving northwest Toledo community that blends suburban charm with metro connectivity. Home to top schools and ProMedica Flower Hospital, it benefits from major employers in automotive and manufacturing. The median home price exceeds Toledo's, reflecting economic strength. Just south of Michigan and 20 minutes from downtown, its location draws investors and new residents.

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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