

# FORMER HOME FURNISHINGS STORE

3316 Navarre Avenue, Oregon, OH 43616

# RK



## Offering Summary

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	28,809 SF
Available SF:	9,417 SF
Lot Size:	2.4 Acres
Zoning:	C2 - General Commercial
Market:	Toledo
Submarket:	E. Toledo/Oregon
Traffic Count:	24,776

## Property Overview

- Home Furnishings is available for sublease subject to landlord approval
- 9,417 SF end cap
- Master lease expires 2/28/2025
- Space is approximately 97' wide x 97' deep
- Multi-tenant retail building redeveloped in 2012
- Pylon and building signage available
- Area retailers include: recently remodeled Kroger, Walmart Supercenter, Tractor Supply Company and Gordon Food Service
- Great proximity to I-280 and Mercy St. Charles Hospital

## Location Overview

- Located in primary retail corridor in Oregon, OH, with 24,776 vehicles per day passing the site

**Duke Wheeler, CRRP**

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

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Lease Rate	\$11.50 SF/Yr
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## Lease Details

Available SF	9,417 SF
Lease Type	NNN
Tenant Responsible For	Pro rata share of operating expenses

## Building Information

Building Size	28,809 SF
Tenancy	Multiple
Center Type	Street Retail
Condition	Excellent
Construction Status	Existing
Basement	No
Roof System	Rubber
Structural System	Block
Restrooms	Per Code
Occupancy %	67.2
Exterior Signage	Pylon and Building
Delivery Area	Rear
Climate Controlled	Yes
Heat System Description	Gas-Forced Air

## Property Details

Zoning	C2 - General Commercial
Acreage	2.4 Acres
Annual Real Estate Taxes	\$43,248
Annual Real Estate Taxes Per SF	\$1.50/SF
Parcel / APN Numbers	44-23074
# Parking Spaces	130

## Location Information

Building Name	Former Home Furnishings Store
City, State & Zip	Oregon, OH 43616
County	Lucas
Submarket	E. Toledo/Oregon
Cross Streets	Coy Road
Nearest Highway	I-280
Traffic Count	24,776

## Utilities

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Power Description	240 Amp, 3-phase
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Oregon

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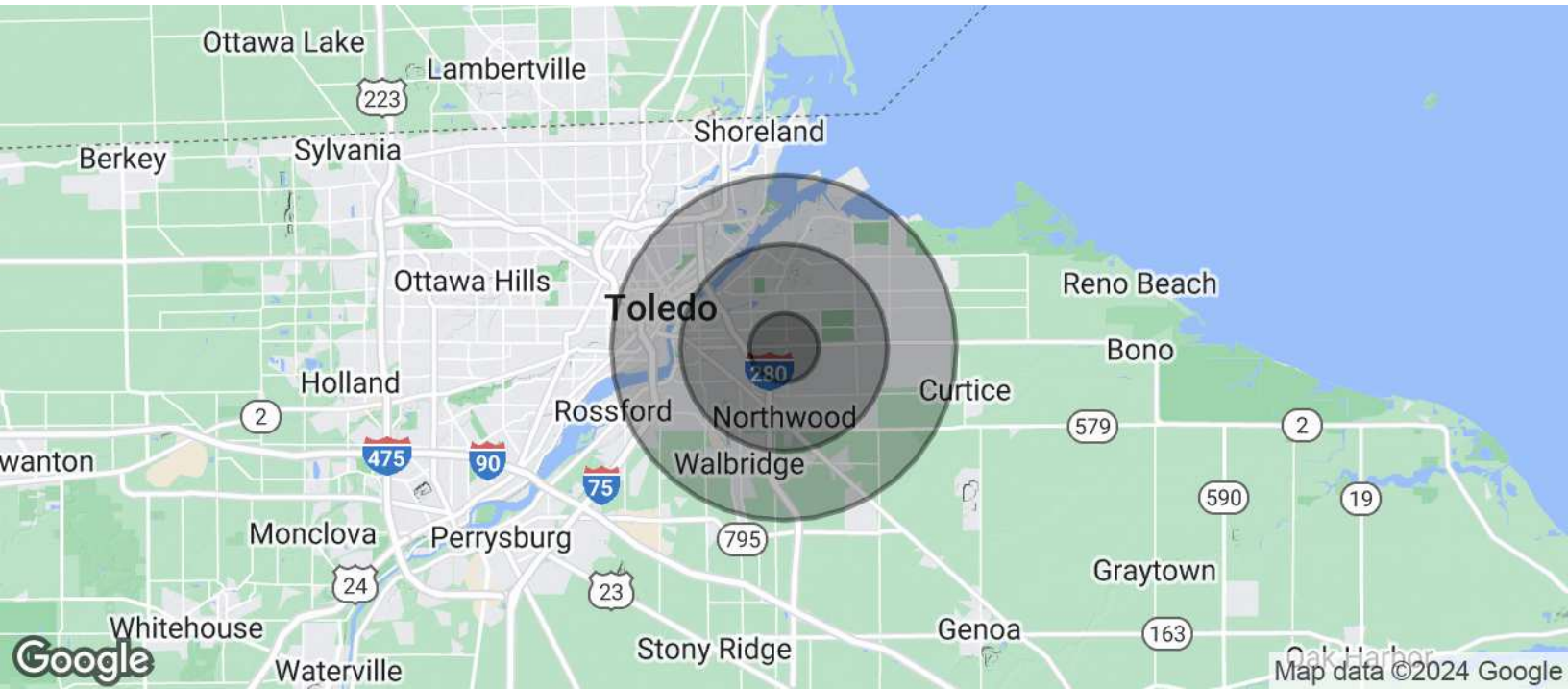
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	5,380	38,496	93,359
Average Age	40.8	37.8	35.8
Average Age (Male)	38.4	36.3	34.2
Average Age (Female)	43.6	39.8	37.5

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,293	15,512	37,289
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$55,340	\$49,297	\$42,322
Average House Value	\$156,758	\$136,870	\$129,011

\* Demographic data derived from 2020 ACS - US Census

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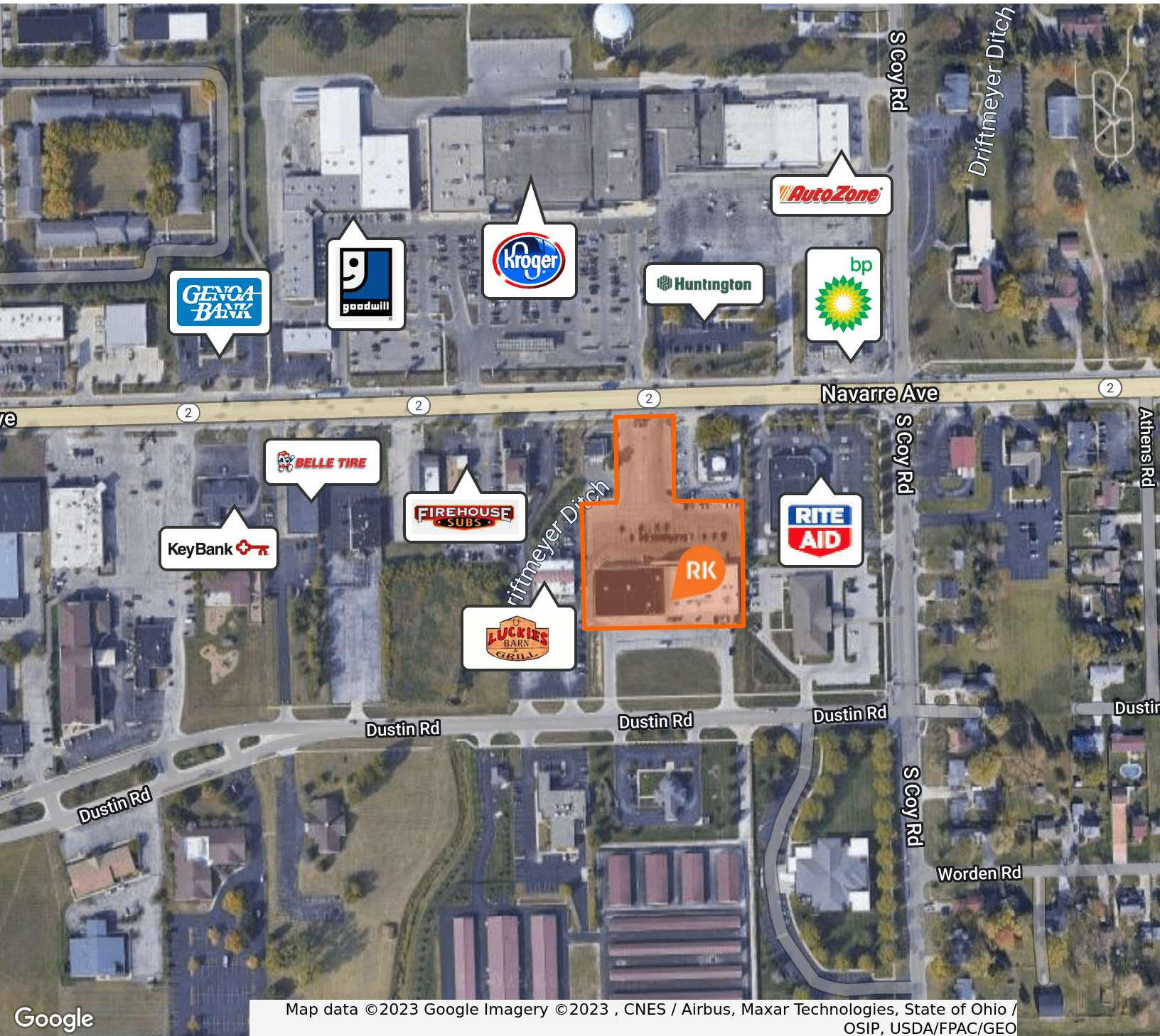
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