



1361 CONANT

MAUMEE, OHIO 43537

42,748 SF FORMER FITNESS CENTER FOR SALE OR LEASE

PROPERTY FEATURES

42,748 SF on 4.5 acres, constructed in 2009

- Signalized entrance to the property; multiple curb cuts
- Two Floors: 26,754 SF 1st Floor; 15,574 SF 2nd Floor
- Multiple locker rooms, rest rooms, and swimming pool
- 328 Parking Spaces (7.6/1,000)
- Impressive 26' Building Elevation
- Modern, dramatic design with two levels, large open areas, and significant natural light
- Zoned C-2 General Commercial City of Maumee
- Close proximity to all major freeways: I-475, I-75 and US 80/90
- 21 Hotels, 1,932 rooms within three miles

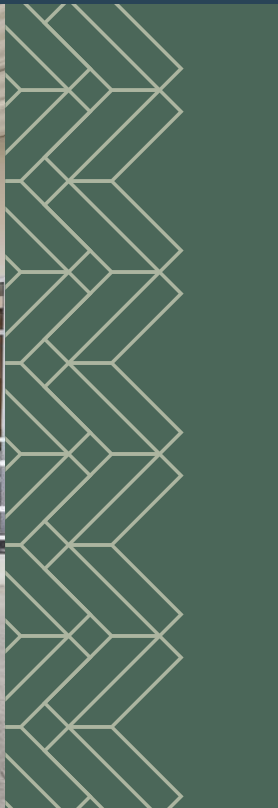
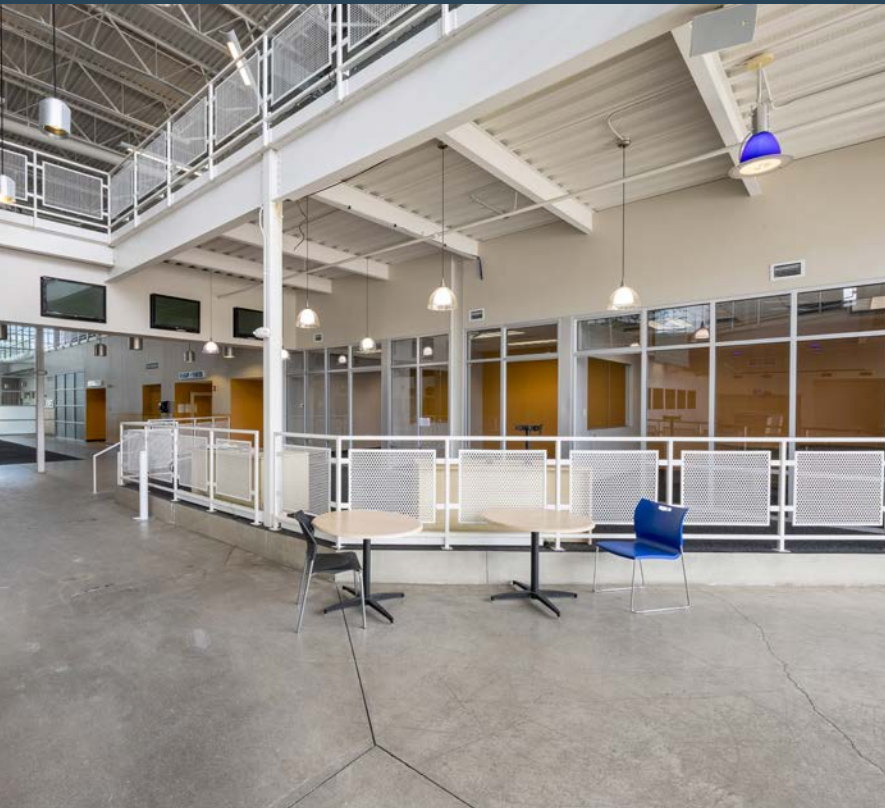
- Sale Price \$6,000,000

- Lease Rate \$8.00 PSF, NNN



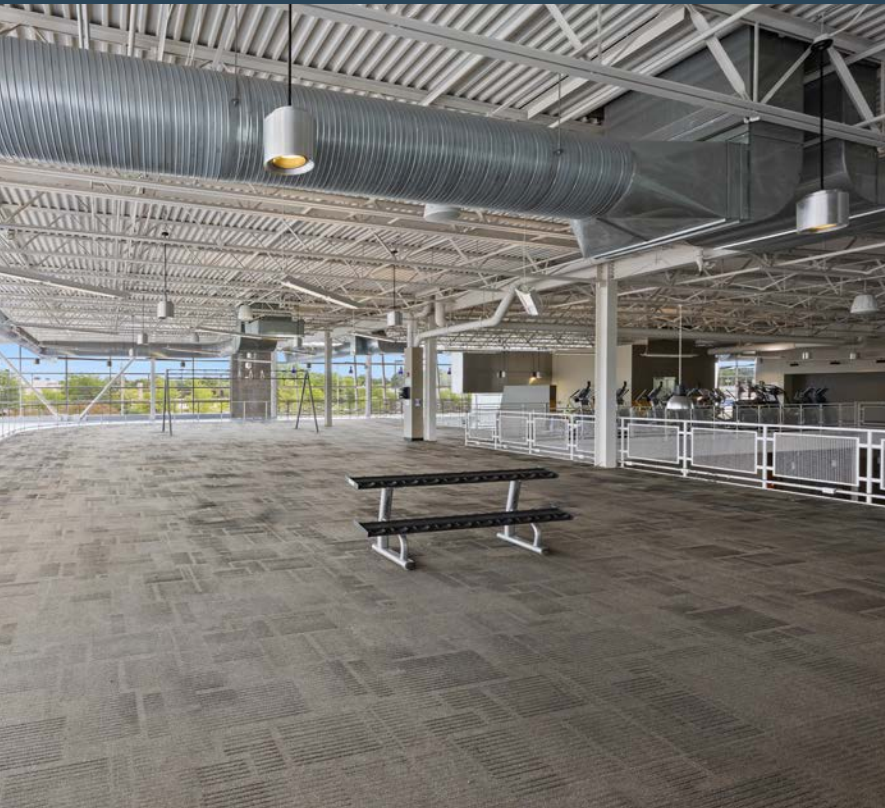


1st Floor Interior





2nd Floor Interior



AERIAL VIEW



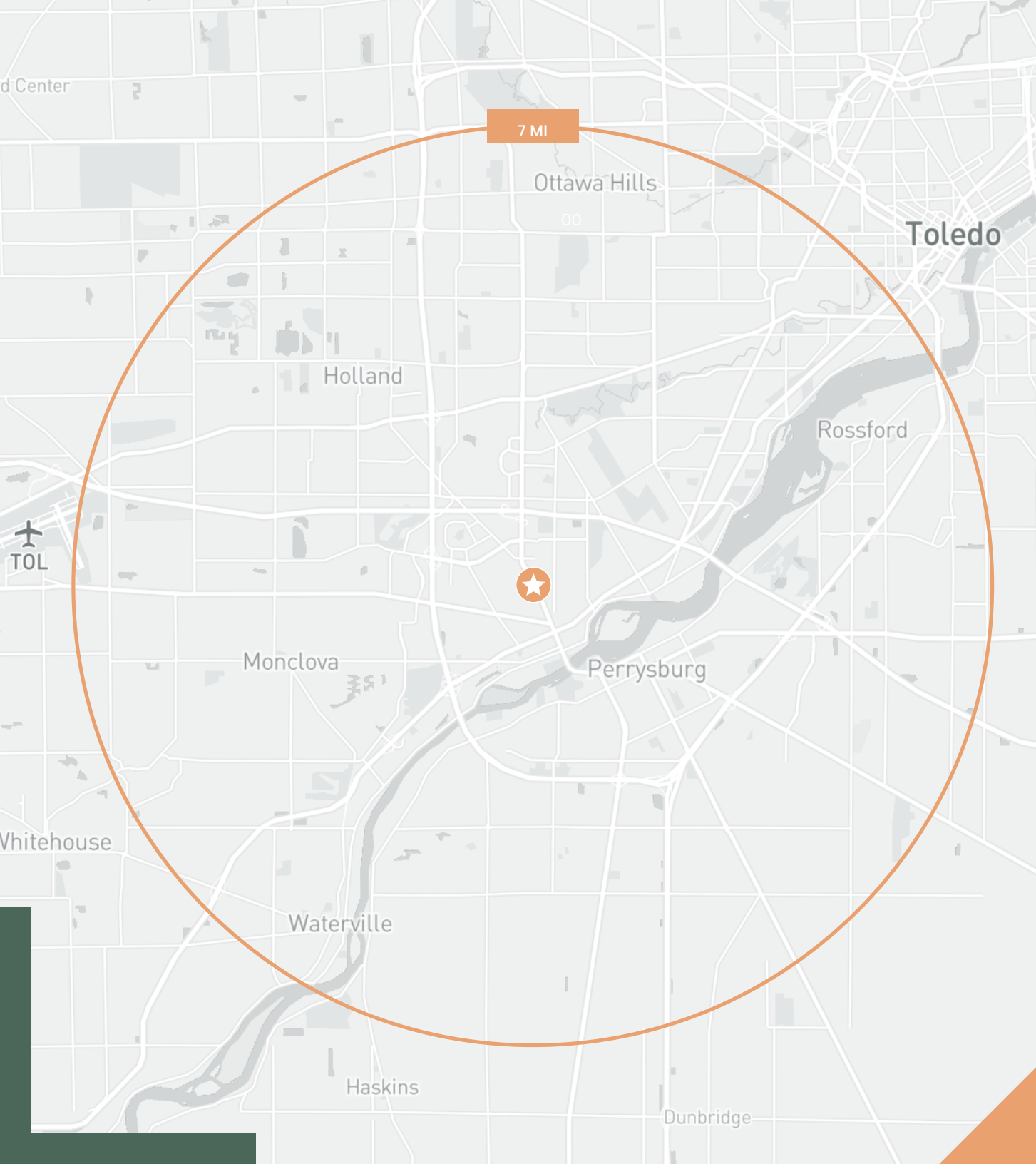
Trade Area Demographics

7 MILE RADIUS

Businesses	7,136
Employees	114,350
Households	94,020
Avg. HH Income	\$92,915
Per Capita Income	45,867

POPULATION

 **221,219**



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CBRE

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