

FOR LEASE | FINISH TO SUIT

OFFICE & MEDICAL



Suite	Size	Rate
6544 (Built in 2019)	6,020	\$16.00 PSF NNN
New Construction	4,000 SF- 8,120 SF	\$18.00 PSF NNN

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

3130 Central Park West
Toledo, OH 43615

- Great Exposure; Over 35,000 vehicles per day
- Located at stoplight
- Less than $\frac{1}{2}$ mile west of I-475/ US-23 (Central Avenue)
- No City Income Tax
- Building & Pylon Signage
- Improvement Allowance Included
- Designed to Tenant's specifications

Property Information

Year Completed: 2006; **Last Renovated:** 2023

Building Size: 20,970 SF; **Planned Expansion:** 8,120 SF

Zoning: C-4

Parcel: 78-69267

Acreage: 2.659 acres

Parking Spaces: Per Code

Curb Cuts: 1 on Central; 1 on Central Park West

Construction Type: Wood Frame / Brick

Public Transportation: TARTA programs

Ceiling Height: To be determined

Restrooms: Per suite

Signage: Pylon; Suite Entry, Building Exterior

Floors: Concrete

Heating: Gas Forced Air

Air Conditioning: Central

Telecomm/Fiber: Buckeye or Frontier

For more information: Jeremy Miller, Broker (419) 450-6854

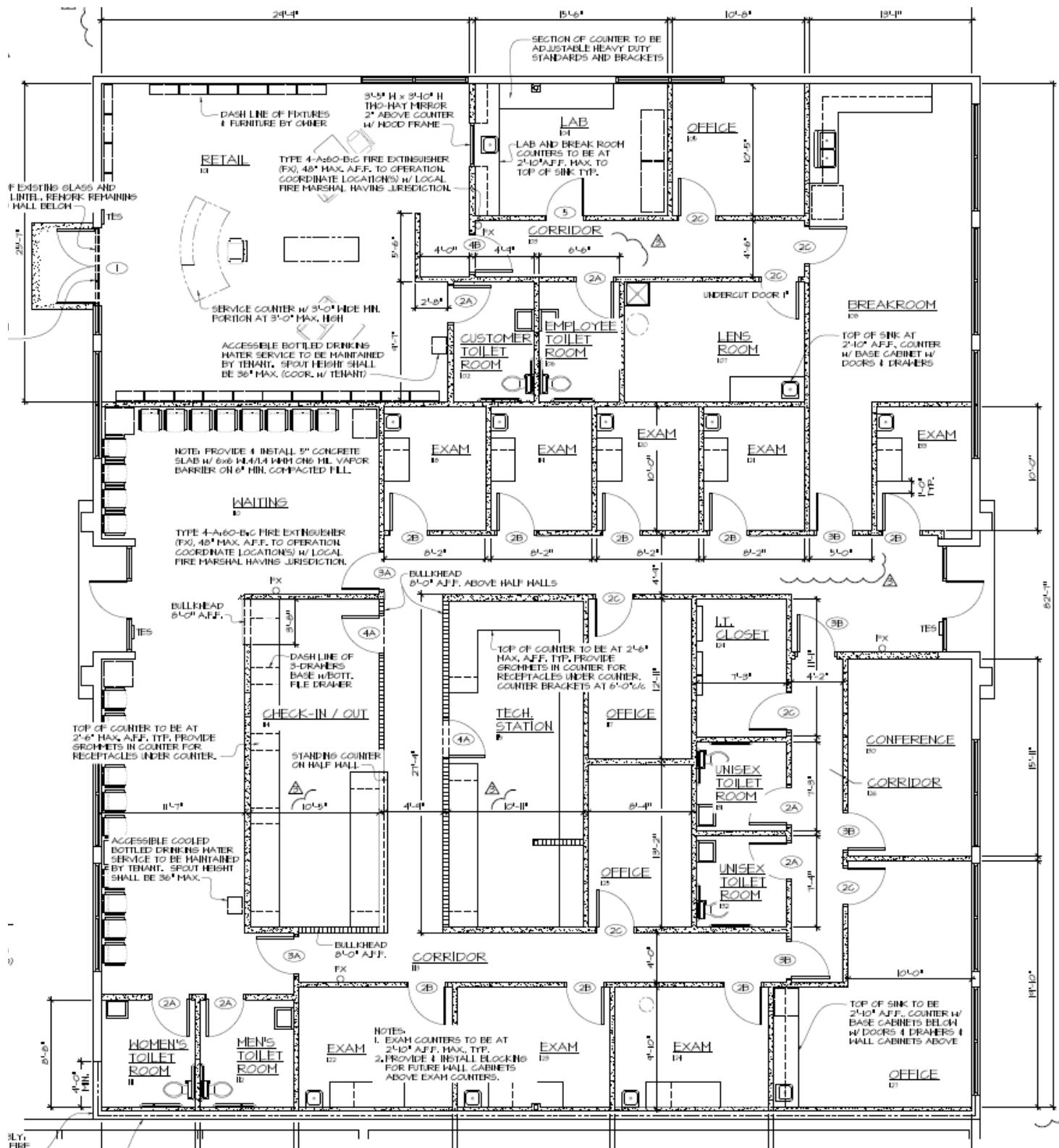
Email: jmiller@equitymillrealestate.com

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FOR LEASE

3130 CENTRAL PARK WEST DRIVE



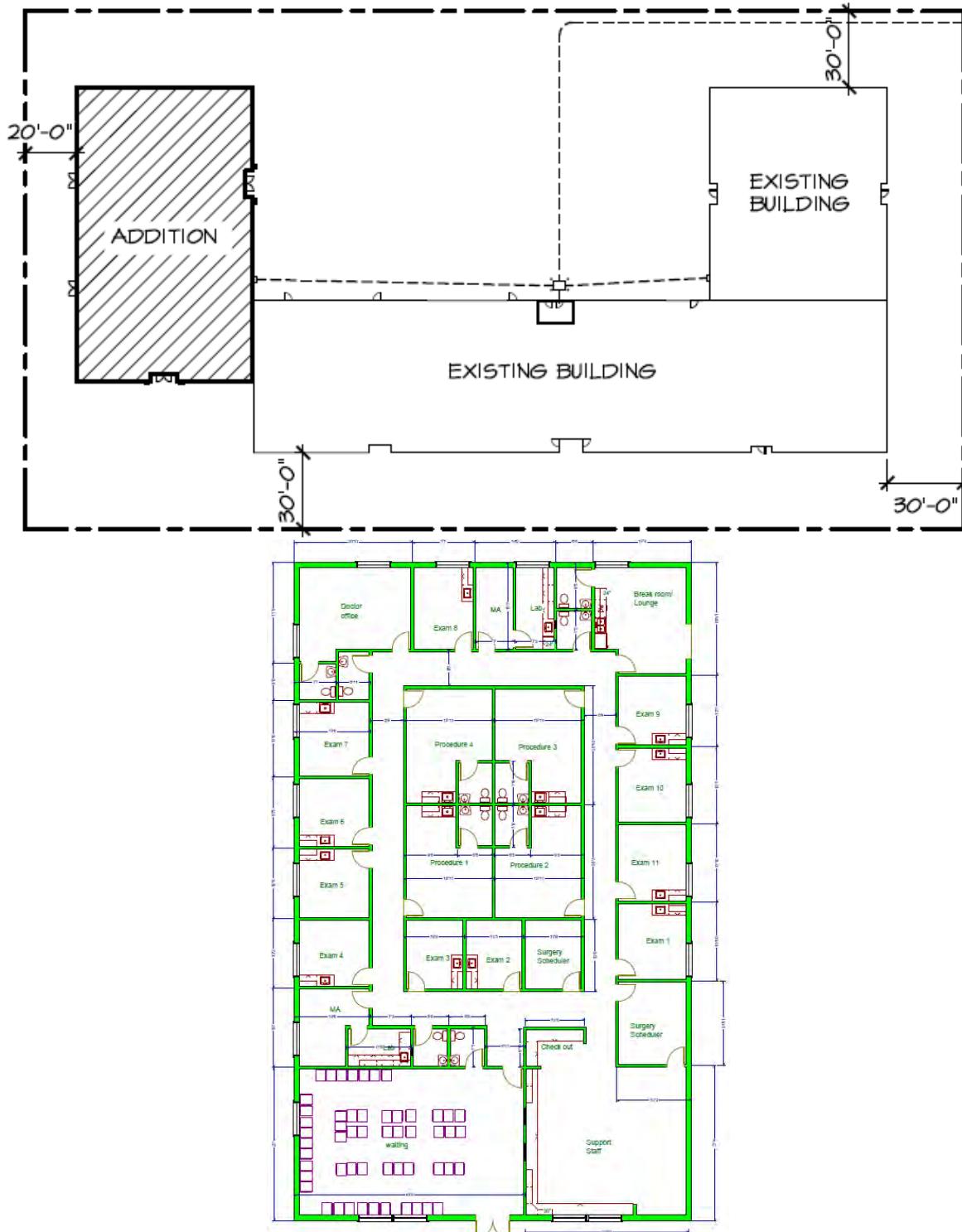
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FOR LEASE

3130 CENTRAL PARK WEST DRIVE



3130 Central Park West Suite 6546

Approximately 8,120 SF

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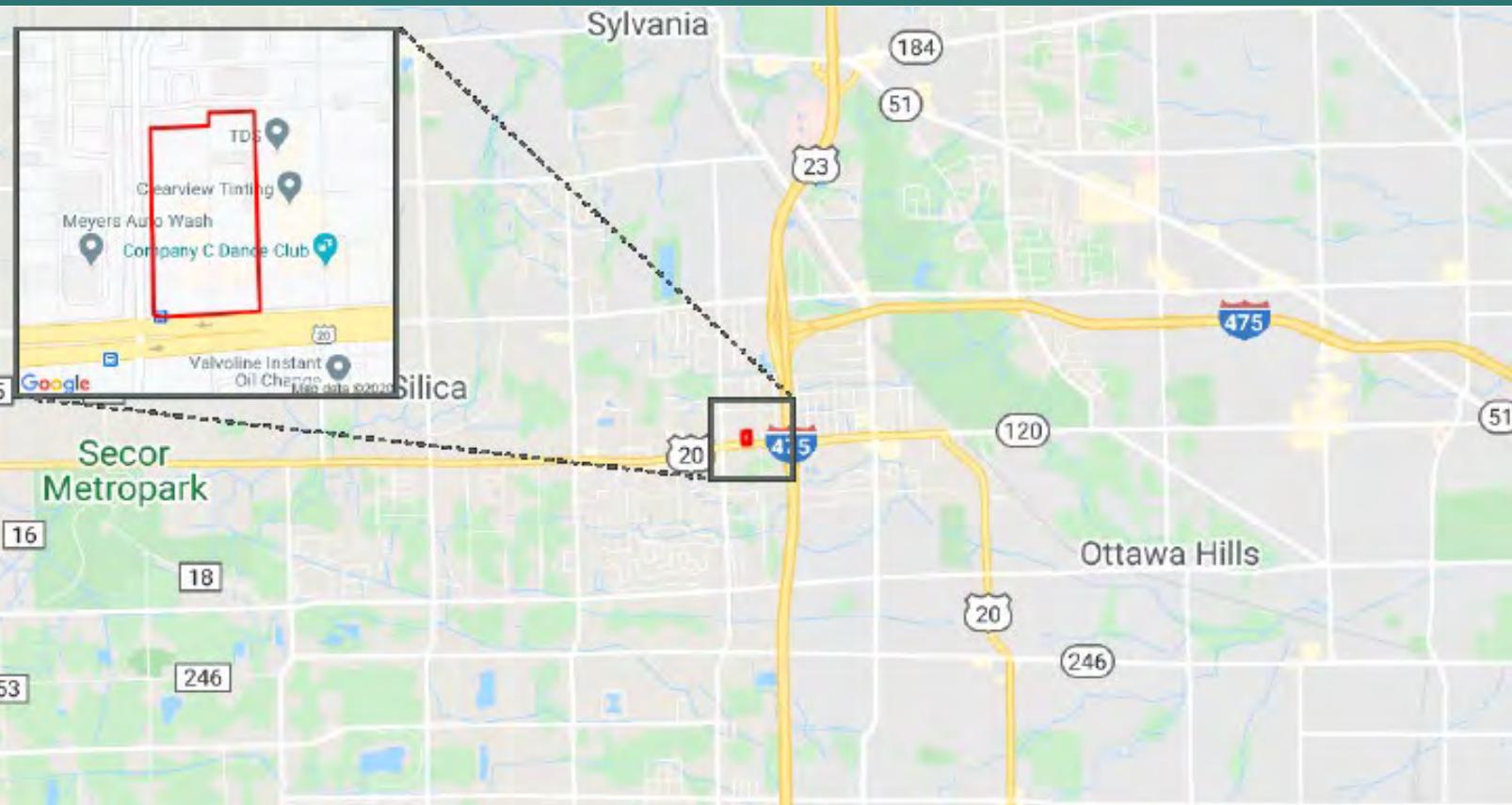
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3130 CENTRAL PARK WEST DRIVE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3130 Central Park W, Toledo, OH 43617

CITY, STATE

Toledo, OH

POPULATION

52,966

AVG. HH SIZE

2.38

MEDIAN HH INCOME

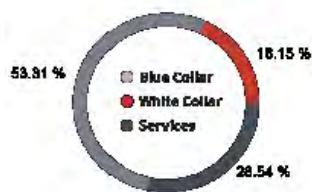
\$63,513

HOME OWNERSHIP

Renters: 6,845

Owners: 15,290

EMPLOYMENT



49.50 %

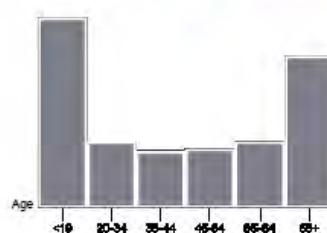
1.70 %

Employed

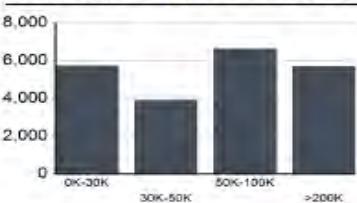
Unemployed

GENDER & AGE

48.68 % 51.32 %



INCOME BY HOUSEHOLD



HH SPENDING



RACE & ETHNICITY

White: 89.06 %

Asian: 2.57 %

Native American: 0.03 %

Pacific Islanders: 0.01 %

African-American: 4.48 %

Hispanic: 1.86 %

Two or More Races: 1.99 %

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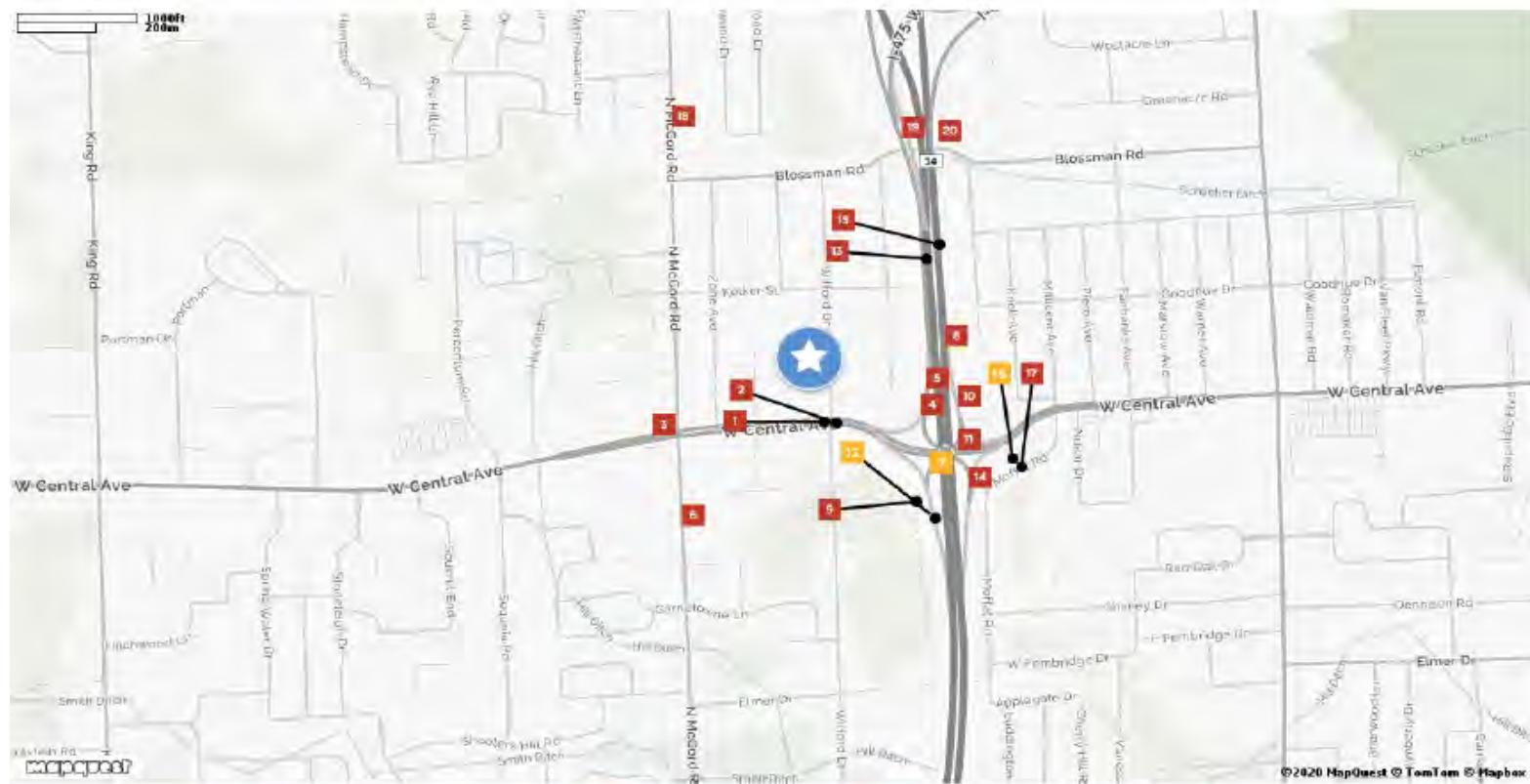
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3130 CENTRAL PARK WEST DRIVE

Traffic Counts



W Central Ave	1	West Central Avenue	2	W Central Ave	3	W Central Ave	4	I-475	5
Wilford Dr		Wilford Dr		N McCord Rd		I-475		W Central Ave	
Year: 2017	35,594	Year: 2019	45,104	Year: 1994	36,580	Year: 1995	36,600	Year: 2019	13,429
Year: 2003	30,070	Year: 2018	35,594	Year: 1994		Year: 1994	29,260		
Year: 2003	30,100								
North McCord Road	6	I-475	7	Moffat Rd	8	Not Available	9	I-475	10
Carrietowne Ln		W Central Ave		Goodhue Dr				W Central Ave	
Year: 2019	17,812	Year: 2004	8,600	Year: 2019	84,775	Year: 2004	10,900	Year: 2019	12,389
Year: 2014	16,833					Year: 1995	7,550		
I-475	11	Floex Dr	12	I-475	13	Floex Dr	14	I-475	15
W Central Ave		Triple Crown Ln		Blossman Rd		Triple Crown Ln		Blossman Rd	
Year: 2004	10,600	Year: 2019	9,098	Year: 2017	93,552	Year: 2019	10,169	Year: 2004	45,600
Year: 1994	68,780			Year: 2004	45,000				
Moffat Rd	16	Moffat Rd	17	North McCord Road	18	I-475	19	University Parks Trl	20
W Central Ave		W Central Ave		University Parks Trl		University Parks Trl		I- 475	
Year: 2004	8,700	Year: 1995	10,450	Year: 2019	17,297	Year: 1995	34,750	Year: 1995	34,050
Year: 1995	12,100			Year: 2017	15,483			Year: 1994	42,870
				Year: 2001	12,600				

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