



3130-3170 Secor Rd

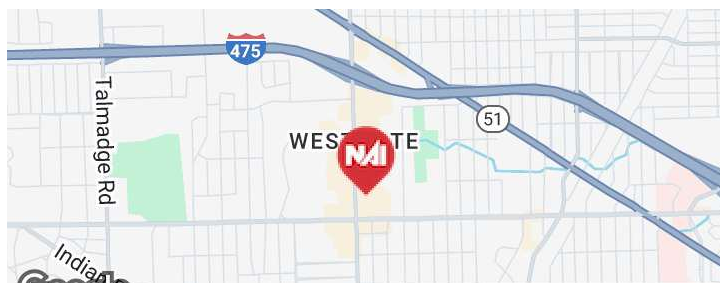
Toledo, Ohio 43606

Property Highlights

- Retail/general office space available
- Tenant-improvement allowance available
- Landlord will build to suit
- Centrally located in Westgate area
- Prominent signage and accessibility from W Central Ave and Secor Rd
- Ample parking
- Strong mix of medical tenants
- Estimated 2024 NNN \$3.95

Property Overview

Two office or retail suites are available for lease in a retail strip center. One suite is 2,000 SF and the other is 6,400 SF. Lease rate is \$16.00 SF/Yr NNN. This property has a lot of natural light, ample parking, and excellently maintained. Its strategic location provides high visibility and easy access, ensuring maximum exposure.



Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	31,234 SF
Available SF:	2,000 - 6,400 SF

For More Information

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Lease Rate	\$16.00 SF/Yr (NNN)
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Location Information

Building Name	Westgate Meadows
Street Address	3140 Secor Rd
City, State, Zip	Toledo, OH 43606
County	United States
Market	Toledo
Sub-market	West Toledo/Sylvania
Cross-Streets	W Central Ave
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 475
Nearest Airport	Toledo Express Airport

Building Information

Building Size	31,234 SF
Building Class	A
Occupancy %	85.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1979
Year Last Renovated	1999
Construction Status	Existing
Condition	Good

Property Information

Property Type	Retail
Traffic Count	21473
Traffic Count Street	Secor Rd at Central Ave

Parking & Transportation

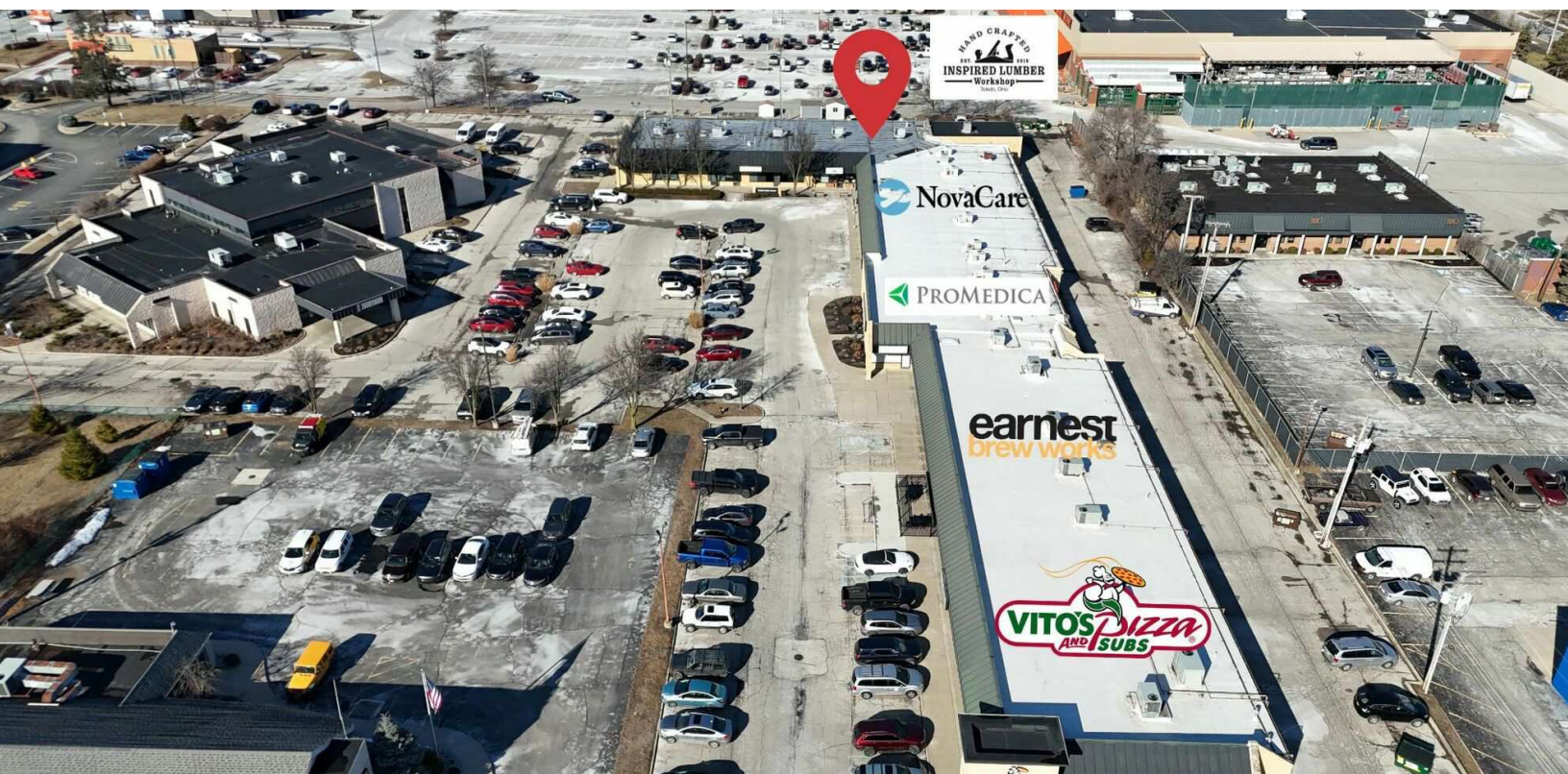
Street Parking	No
Parking Type	Surface

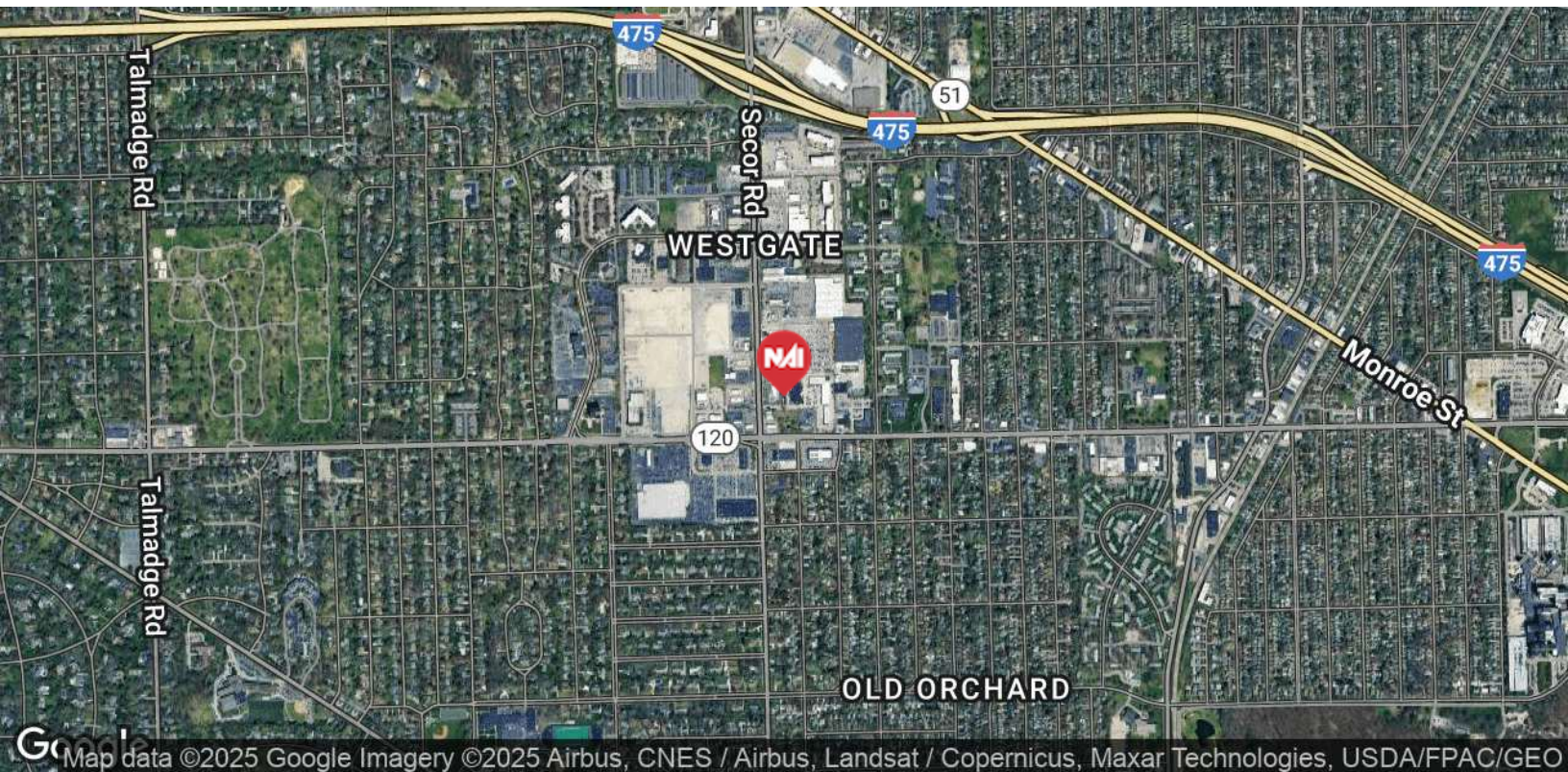
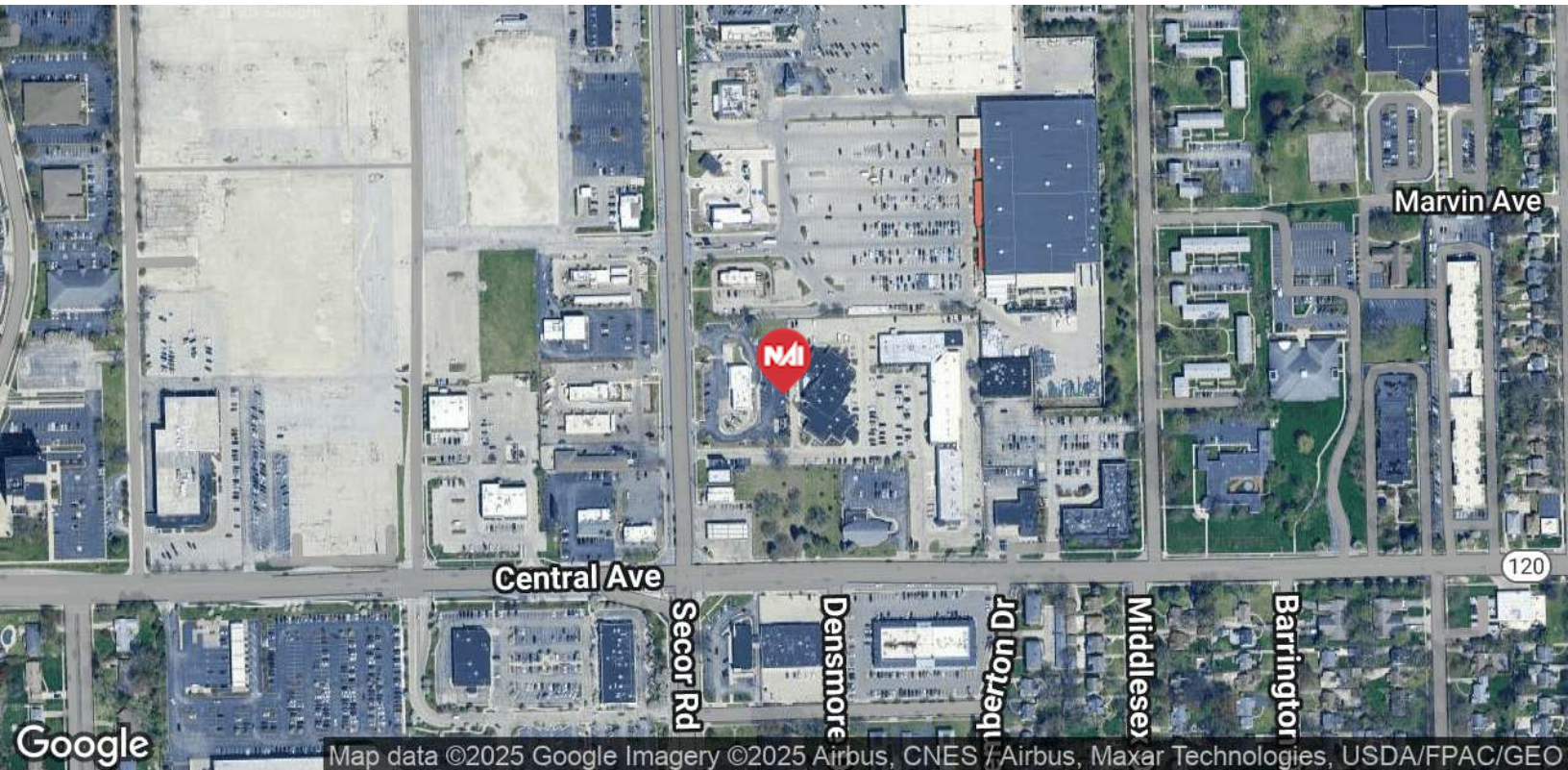
Utilities & Amenities

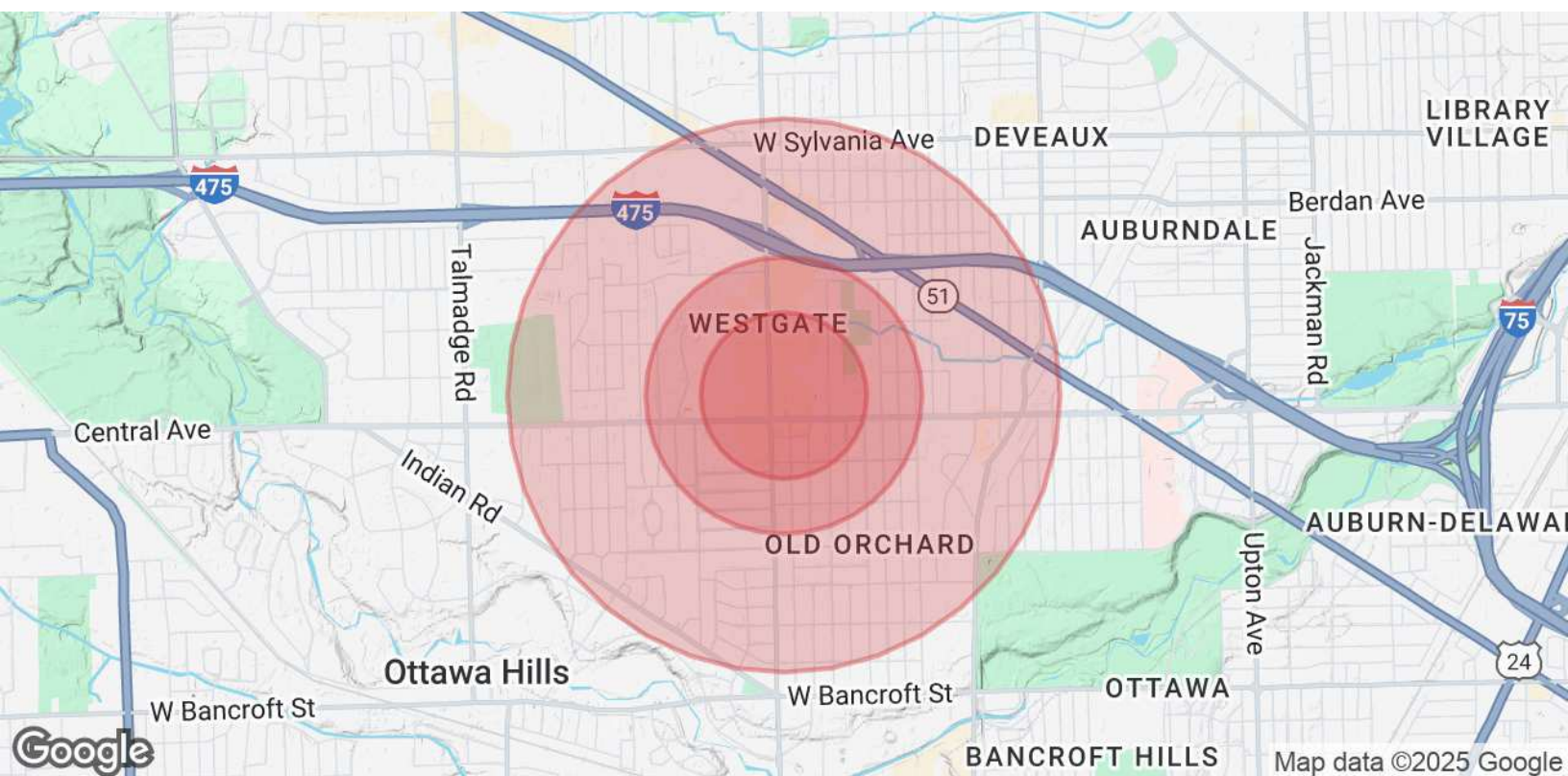
Restrooms	in each unit
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	485	2,664	13,182
Average Age	38	44	41
Average Age (Male)	37	41	40
Average Age (Female)	40	45	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	255	1,478	6,341
# of Persons per HH	1.9	1.8	2.1
Average HH Income	\$78,345	\$76,263	\$97,163
Average House Value	\$183,038	\$183,106	\$198,763

Demographics data derived from AlphaMap