

FOR SUBLEASE

OFFICE



www.equitymillrealestate.com

EQUITY MILL
REAL ESTATE



**3740 W. Sylvania Avenue
Toledo, Ohio 43606**

- Fully Sprinklered
- Former Family, Ultrasound, Radiology and Lab services suite
- Abundant parking (186 spaces)
- Close proximity to Toledo Hospital, St. Anne's and Toledo Clinic
- ½ mile from Franklin Park Mall and less than 1 mile from I-475 Interchange

Suite	Size
Suite 100	7,131 SF – 13,560 SF
Suite 250 & 300	1,284 SF – 4,049 SF
Suites 400 & 450	540 SF – 2,380 SF

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

Year Completed: 1987 Last Renovated- 2023

Building Size: 28,584 Square Feet

Zoning: C-O

Parcel: 22-21981 & 22-21984

Acreage: 4.7 acres

Parking Spaces: 186

Curb Cuts: 2

Construction Type: Masonry

Sprinklers: Yes

Ceiling Height: Varies- 9'0 average

Telecomm: Buckeye Broadband

Signage: Monument

Sublease Expires: January, 2038

Type of Floor: Concrete

Public Transportation: TARTA

Nearest Intersection: Harvest Ln.



For More Information Contact

JEREMY MILLER

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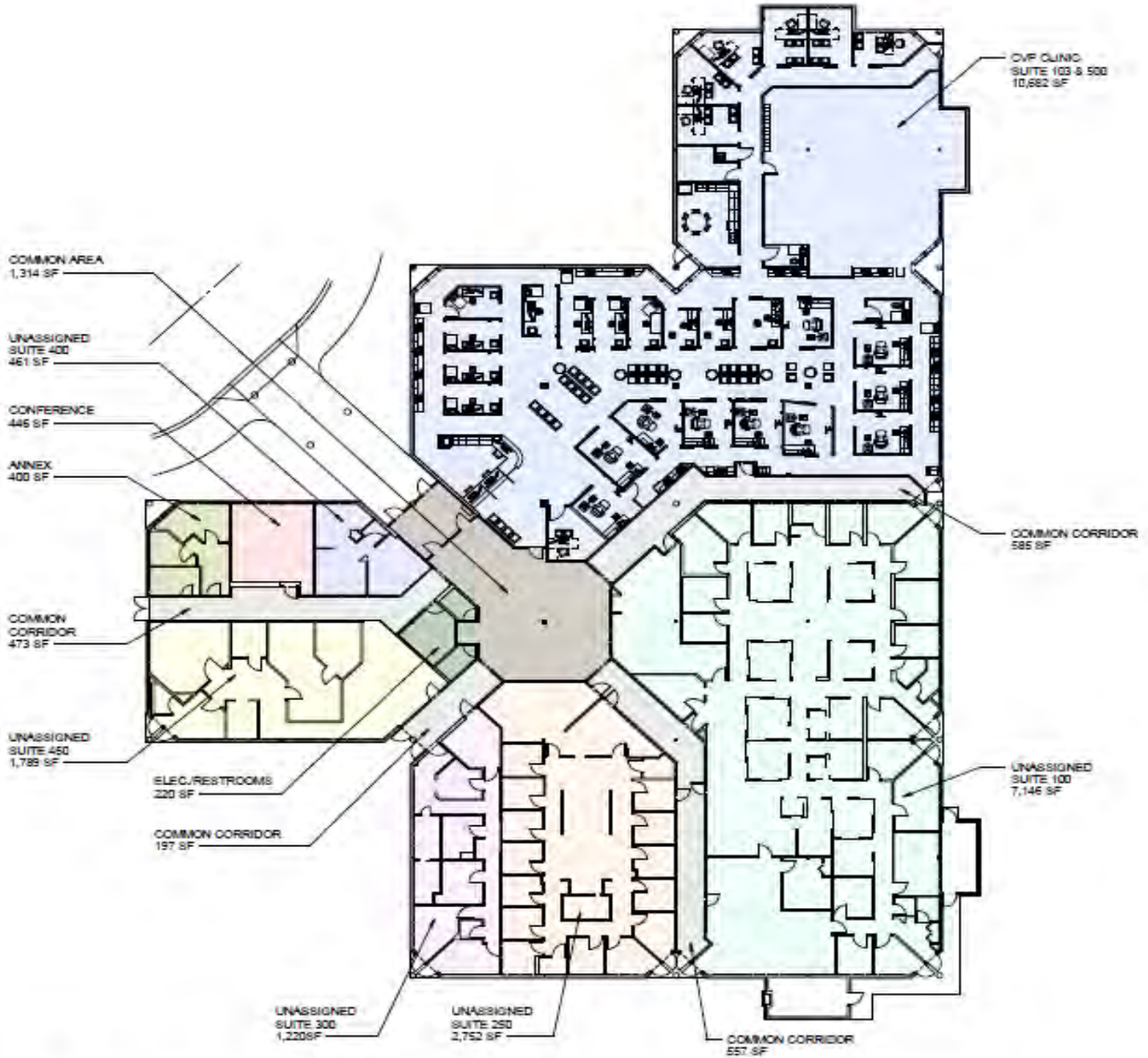
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NOTE
ALL SQUARE FOOTAGE CALCULATIONS BASED ON THE BOMA STANDARD
REQUIREMENTS FOR OFFICE BUILDINGS

FIRST FLOOR

SCALE: 1/8" = 1'-0"



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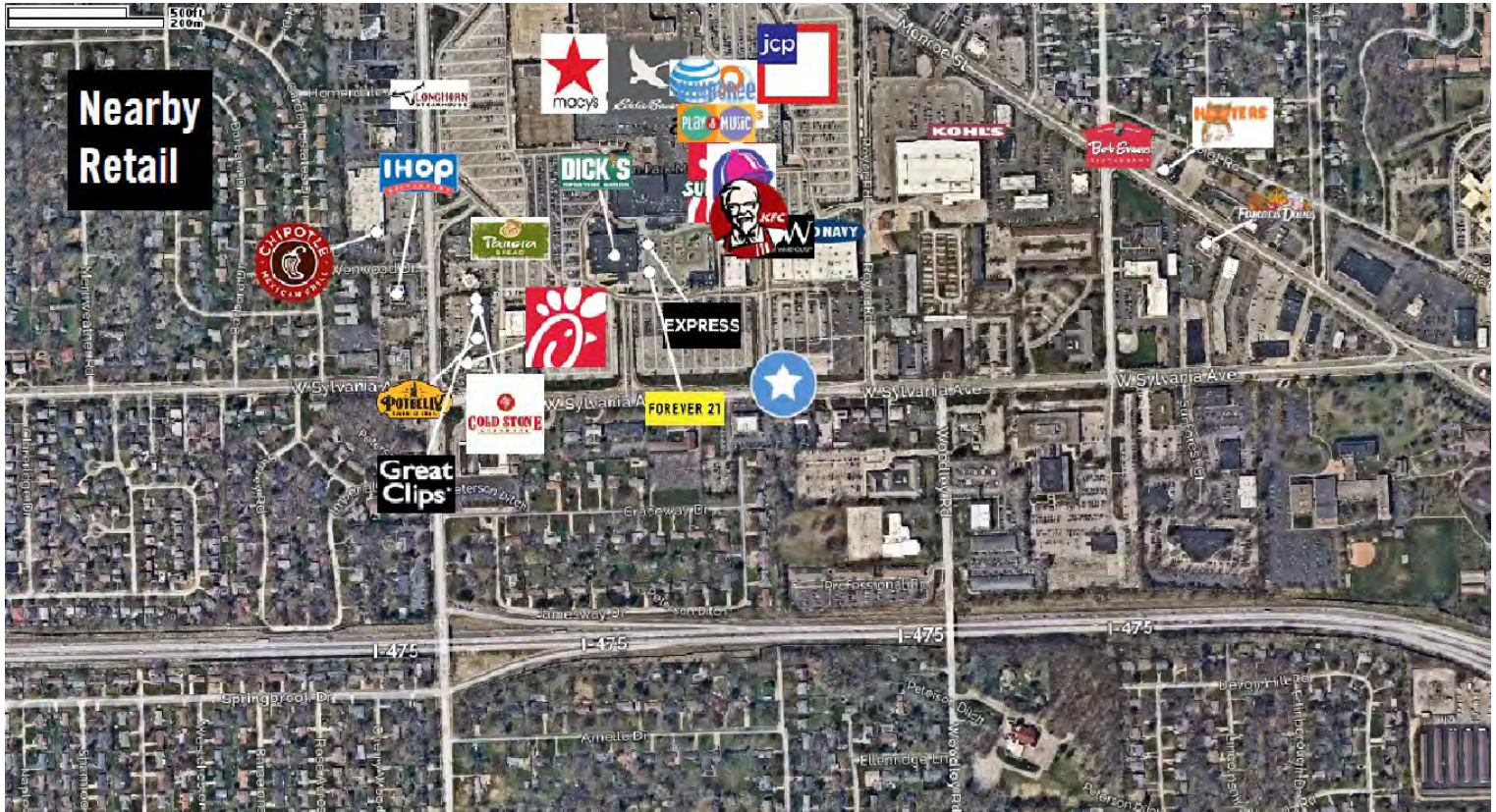
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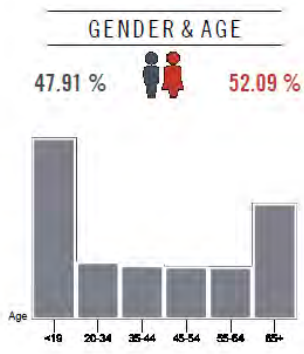
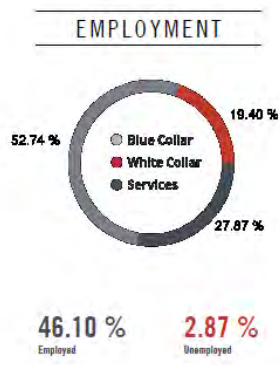
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3740 W Sylvania, Toledo, OH 43623

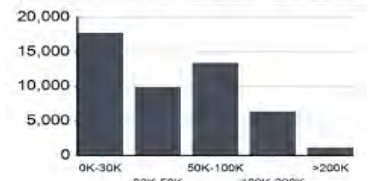
CITY, STATE	Toledo, OH
POPULATION	117,006
AVG. HH SIZE	2.34
MEDIAN HH INCOME	\$42,771
HOME OWNERSHIP	
Renters:	17,980
Owners:	30,109



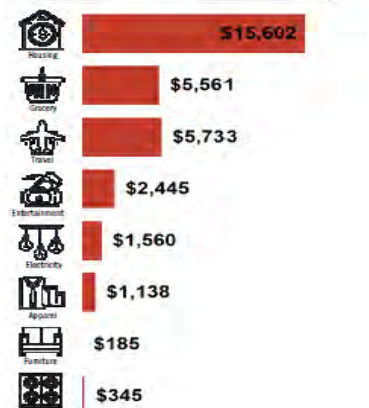
RACE & ETHNICITY

White	88.31 %
Asian	0.73 %
Native American	0.01 %
Pacific Islanders	0.03 %
African-American	5.38 %
Hispanic	2.57 %
Two or More Races	2.98 %

INCOME BY HOUSEHOLD



HH SPENDING



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2023. Licensed Real Estate Broker. All information submitted may be subject to errors and omissions. No warranty or representation is made to the accuracy of the information contained herein.

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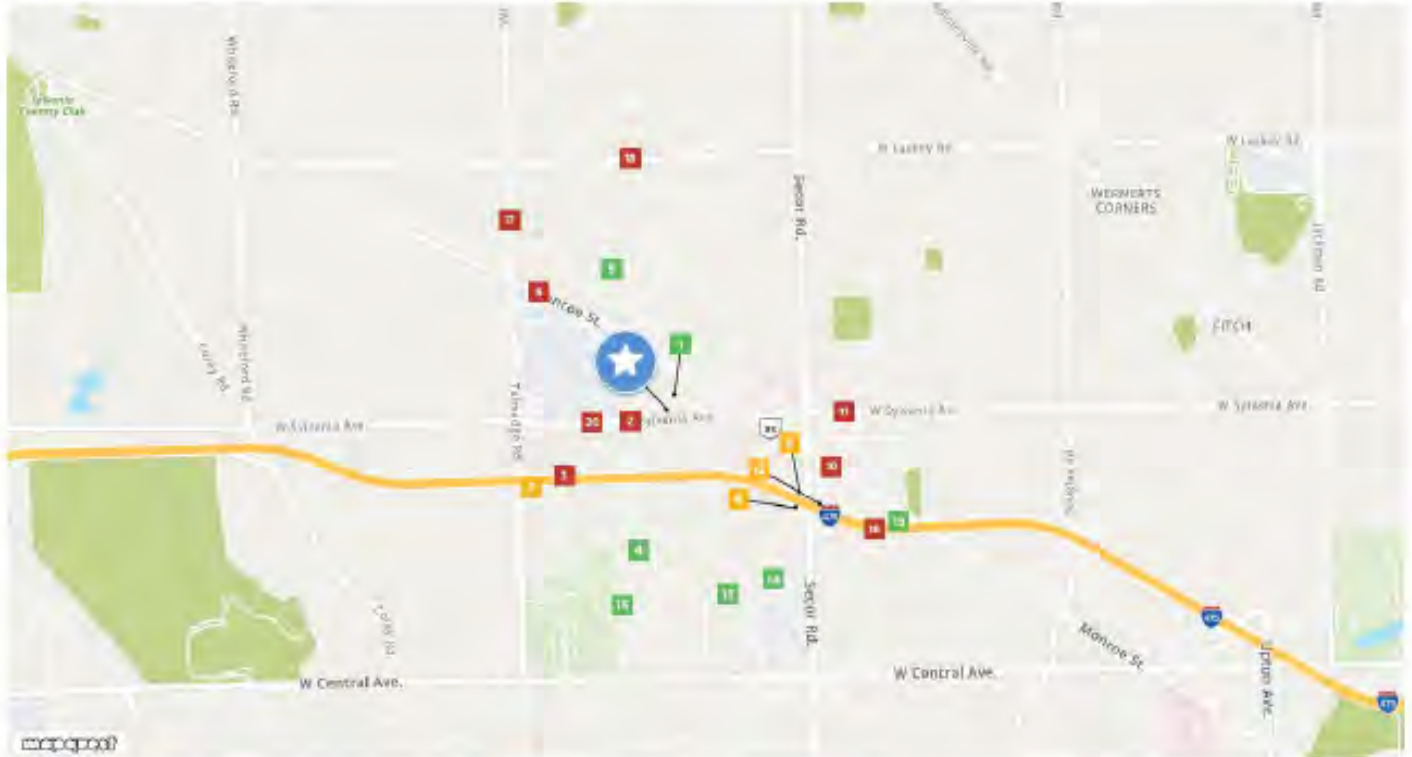
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Traffic Counts



Harvest Lane 1	West Sylvania Avenue 2	RAMP FROM IR475 WB TO 3	Woodley Road 4	McKain Drive 5
Monroe St	Royer Rd	Graceway Dr	Queenswood Blvd	Barstow Ave
Year: 2021 2,432	Year: 2021 18,401	Year: 2021 10,005	Year: 2021 2,387	Year: 2021 41
Year: 2020 2,269	Year: 2020 16,743	Year: 2020 8,807	Year: 2020 2,226	Year: 2019 42
Year: 2019 2,516	Year: 2019 19,113	Year: 2019 10,753	Year: 2019 2,468	Year: 2018 46
RAMP FROM SECOR RD TO 6	RAMP FROM TALLMADGE RD 7	RAMP FROM IR475 EB TO 8	Monroe Street 9	Monroe Street 10
Secor Rd	Talmadge Rd	Secor Rd	Talmadge Rd	Crary Dr
Year: 2021 7,411	Year: 2021 8,998	Year: 2021 6,947	Year: 2021 20,158	Year: 2021 27,240
Year: 2020 6,524	Year: 2020 7,921	Year: 2020 6,115	Year: 2020 18,342	Year: 2020 24,786
Year: 2019 7,966	Year: 2019 9,672	Year: 2019 7,467	Year: 2019 20,938	Year: 2019 28,295
West Sylvania Avenue 11	RAMP FROM IR475 WB TO 12	Executive Parkway 13	Executive Parkway 14	Woodley Court 15
W Sylvania Ave	Secor Rd	Oak Alley Ct	Secor Rd	Woodley Rd
Year: 2021 19,268	Year: 2021 5,485	Year: 2021 4,398	Year: 2021 4,967	Year: 2021 1,043
Year: 2020 18,229	Year: 2020 4,828	Year: 2020 4,103	Year: 2020 4,633	Year: 2020 973
Year: 2019 19,814	Year: 2019 5,895	Year: 2019 4,549	Year: 2019 5,136	Year: 2019 1,079
I-475 16	Talmadge Road 17	West Laskey Road 18	RAMP FROM SR51 MONROE 19	SYLVANIA AVE 20
Secor Rd	Regency Ct	Boydson Dr	Drummond Rd	Royer Rd
Year: 2021 71,089	Year: 2021 16,072	Year: 2021 13,029	Year: 2021 3,718	Year: 2020 18,040
Year: 2020 61,941	Year: 2020 14,624	Year: 2020 11,855	Year: 2020 3,273	Year: 2019 19,609
Year: 2019 70,116	Year: 2019 16,694	Year: 2019 13,533	Year: 2019 3,996	Year: 2017 19,414



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