

Price Reduced



AVAILABLE FOR SALE & LEASE | OFFICE

3131 EXECUTIVE PARKWAY | TOLEDO, OH 43606

34,344 SF OFFICE BUILDING

rkgcommercial.com

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



3131

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3131 EXECUTIVE PARKWAY

Offering Summary

Sale Price:

\$1,975,000

Lease Rate:

**\$14.95 - 16.95
SF/yr (Gross)**

Available SF:

590 - 5,349 SF

Building Size:

34,344 SF

Year Built/Renovated:

1980/2010

Lot Size:

1.75 Acres

Lease Term:

Negotiable

Price / SF:

\$57.51

Property Overview

- Investment | Owner Occupant Opportunity w/ Income
- Well maintained asset. Professionally managed throughout long-term ownership.
- 78% occupancy. Long term tenants in place.
- Pro forma available to qualified prospects.
- Professionally maintained office suites for lease.
- Multiple configurations up to 5,349 SF.
- Centrally located within the Westgate area, less than one mile from expressway interchange.
- Excellent exposure, prominent signage along Executive Parkway.

Contact us for additional information!
rkgcommercial.com





3131 EXECUTIVE PARKWAY

Property Details

Number Of Floors 3	Tenancy Multiple	Property Type Office	Building Exterior Brick
Acreage 1.75 Acres	Annual Real Estate Taxes/Annual Real Estate Taxes Per SF \$63,924.54 / \$1.86	Parcel Nos. 2368905	# Parking Spaces 117
Cross Streets Central Ave	Utilities Internet: Buckeye Power: First Energy Fuel: Columbia Water: City		



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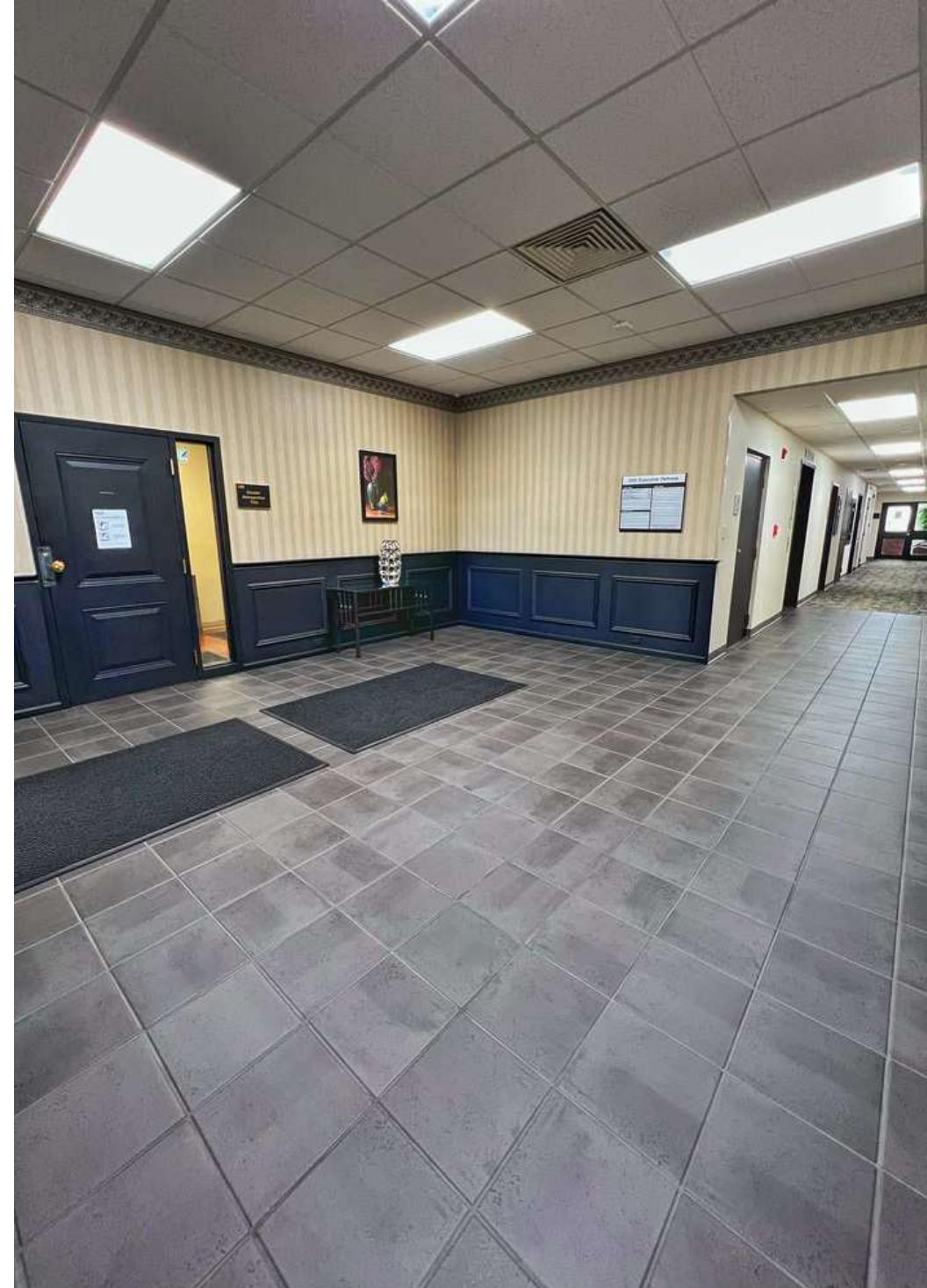


AVAILABLE SPACES

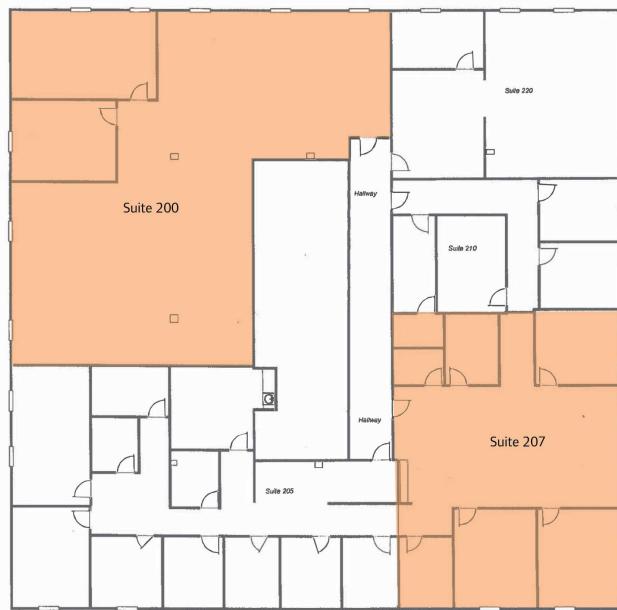
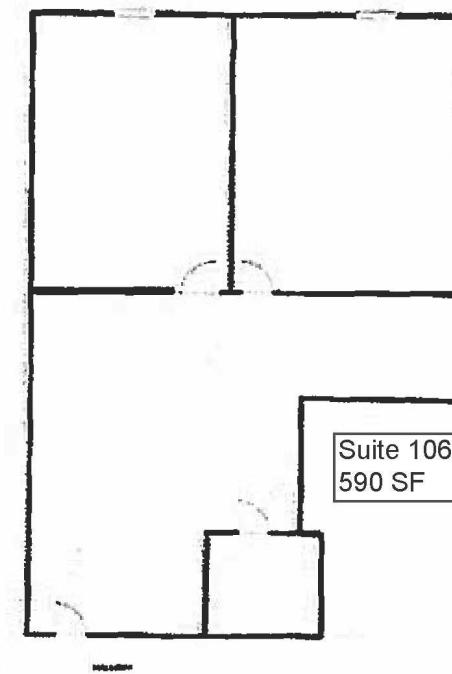
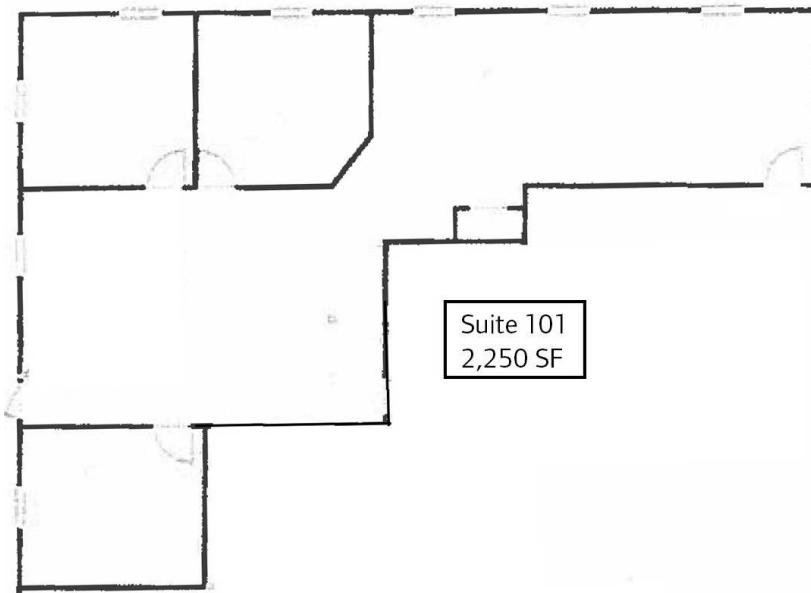
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
207	Available	1,946 SF	Gross	\$14.95 SF/yr	Gross Plus Janitorial @ \$1.25/SF
200	Available	3,403 SF	Gross	\$14.95 SF/yr	Gross Plus Janitorial @ \$1.25/SF
200-207	Available	5,349 SF	Gross	\$14.95 SF/yr	Gross Plus Janitorial @ \$1.25/SF
106 (1st Floor)	Available	590 SF	Gross	\$16.95 SF/yr	Gross Plus Janitorial @ \$1.25/SF
101 (1st Floor)	Available	2,250 SF	Gross	\$16.95 SF/yr	Gross Plus Janitorial @ \$1.25/SF

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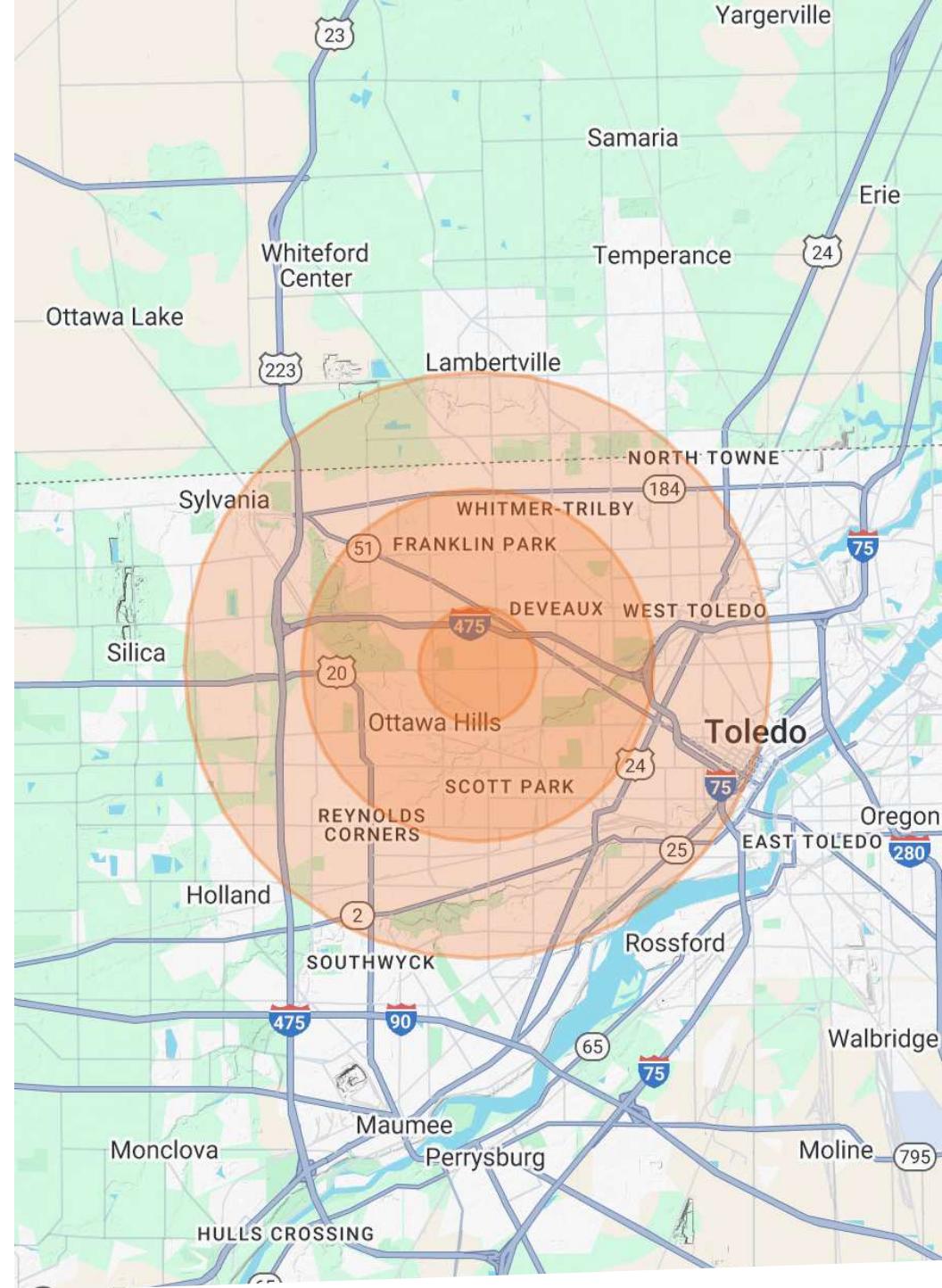
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,162	99,047	256,836
Average Age	48.2	37.3	36.2
Average Age (Male)	44.8	35.3	34.2
Average Age (Female)	50.2	39.4	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,110	41,525	105,530
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$72,202	\$60,473	\$54,993
Average House Value	\$139,120	\$143,506	\$128,310

2020 American Community Survey (ACS)





3131 EXECUTIVE PARKWAY Location Benefits

Executive Parkway and the Westgate area are centrally located within the Toledo market. The immediate area has, and continues to see, large-scale redevelopment over the past 10 years. Area retailers include: Costco, Whole Foods, Fresh Market, Chase Bank, PNC, Key Bank, Fifth Third Bank, Huntington Bank (Adjacent Building). Located minutes from hotels and expressway access.

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Sales Associate***

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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

**Service with a Warrior Spirit.
All in.**

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