

# Oregon Rd

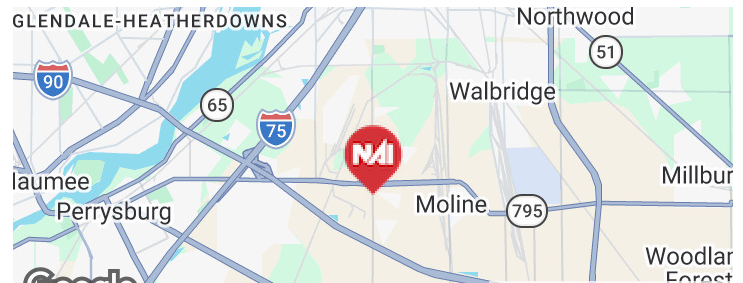
Perrysburg, Ohio 43551

## Property Highlights

- CONSTRUCTION HAS STARTED!
- High visibility from State Route 795 and Oregon Rd
- Easy access near 795 and minutes to I-75 and the Ohio Turnpike (I-80/90)
- Flexible floor plan
- Overhead door
- Ample parking lot

## Property Overview

The property is owned and developed by Glitz Associates. New construction makes buildings highly desirable for multiple different uses. This project is well-suited for retail businesses, expanding offices, flex and warehouse opportunities.



## Offering Summary

Lease Rate:	Call For Quote
Available SF:	6,000 SF
Lot Size:	2.49 Acres

## For More Information

### Dallas Paul

O: 419 960 4410 x320  
dpaul@naitoledo.com

### Jason Westendorf, SIOR

O: 419 960 4410 x334  
jwestendorf@naitoledo.com

Lease Rate	Call For Quote
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### Location Information

Street Address	Oregon Rd
City, State, Zip	Perrysburg, OH 43551
County	Wood
Market	Toledo
Sub-market	Perrysburg
Cross-Streets	Oregon Rd and SR 795 (Avenue Rd)
Signaled Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 75
Nearest Airport	Detroit Metro Airport

### Building Information

Building Size	6,000 SF (new construction)
Number of Lots	Multi-Tenant
Ceiling Height	16'
Overhead Door Height	14'
Office Space	Flexible
Year Built	In progress- 2026
Column Spacing	Clear Span
Roof	Metal
Ceilings	Suspended
Floor Coverings	Will be determined based on use
Office Buildout	Yes
Mezzanine	No

### Property Information

Property Type	Multi-Use Opportunity
Property Subtype	Retail-Pad
Zoning	Commercial
Lot Frontage	285'
Lot Depth	332'
Traffic Count	6403 VPD
Traffic Count Street	Oregon Rd

### Parking & Transportation

Parking Type	Paved lot for users
Number of Parking Spaces	28
Trailer Parking	No

### Utilities & Amenities

Broadband	Available
Restrooms	1 Men's & 1 Women's in each suite
Gas Provider	Columbia Gas

### Real Estate Taxes

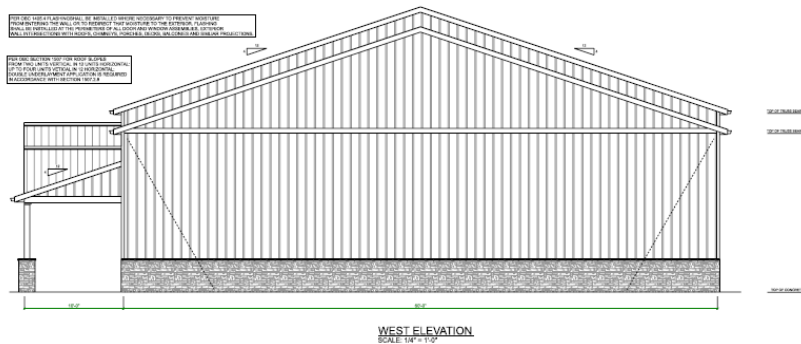
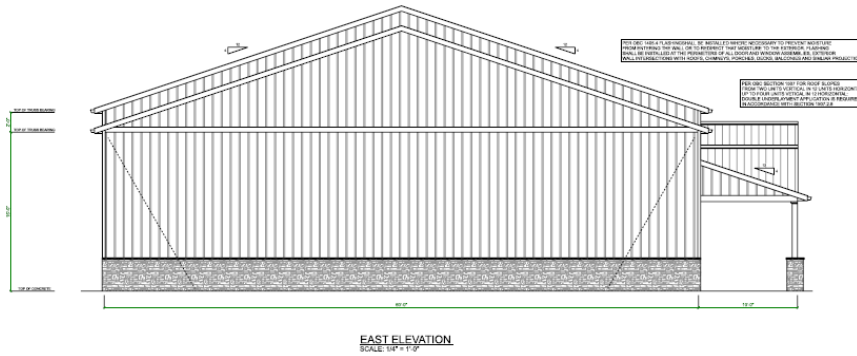
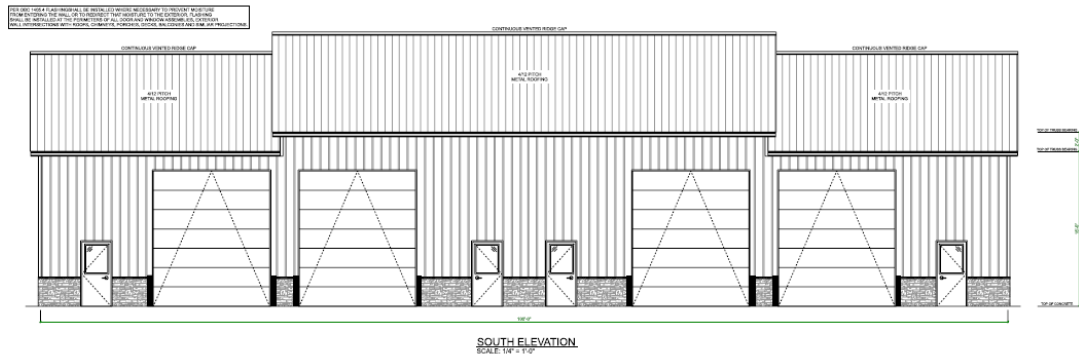
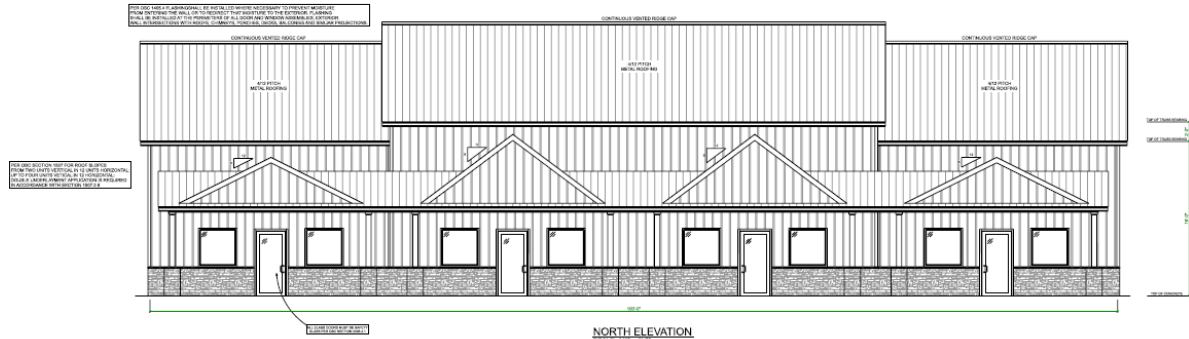
2025	\$7,578.85
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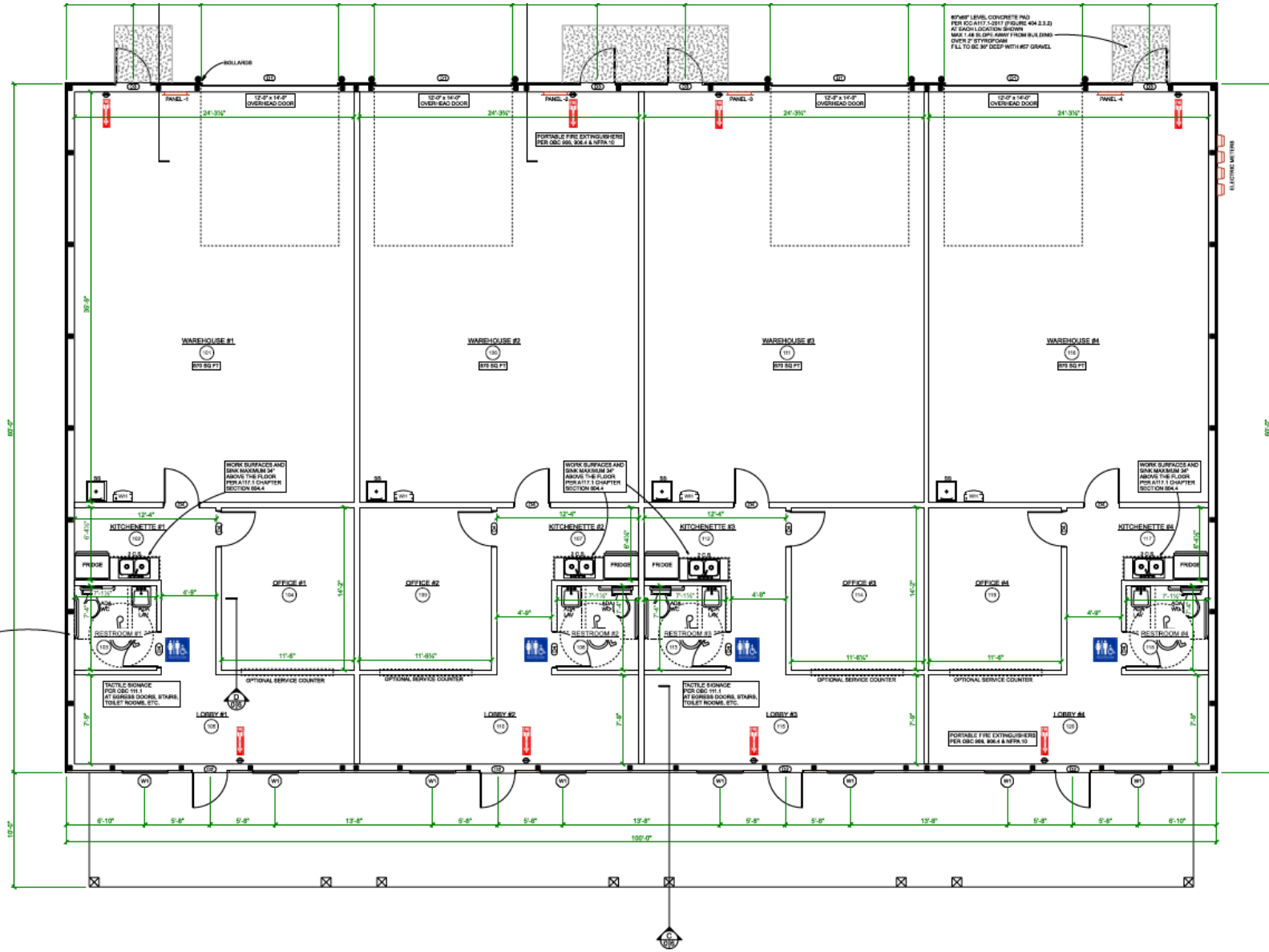


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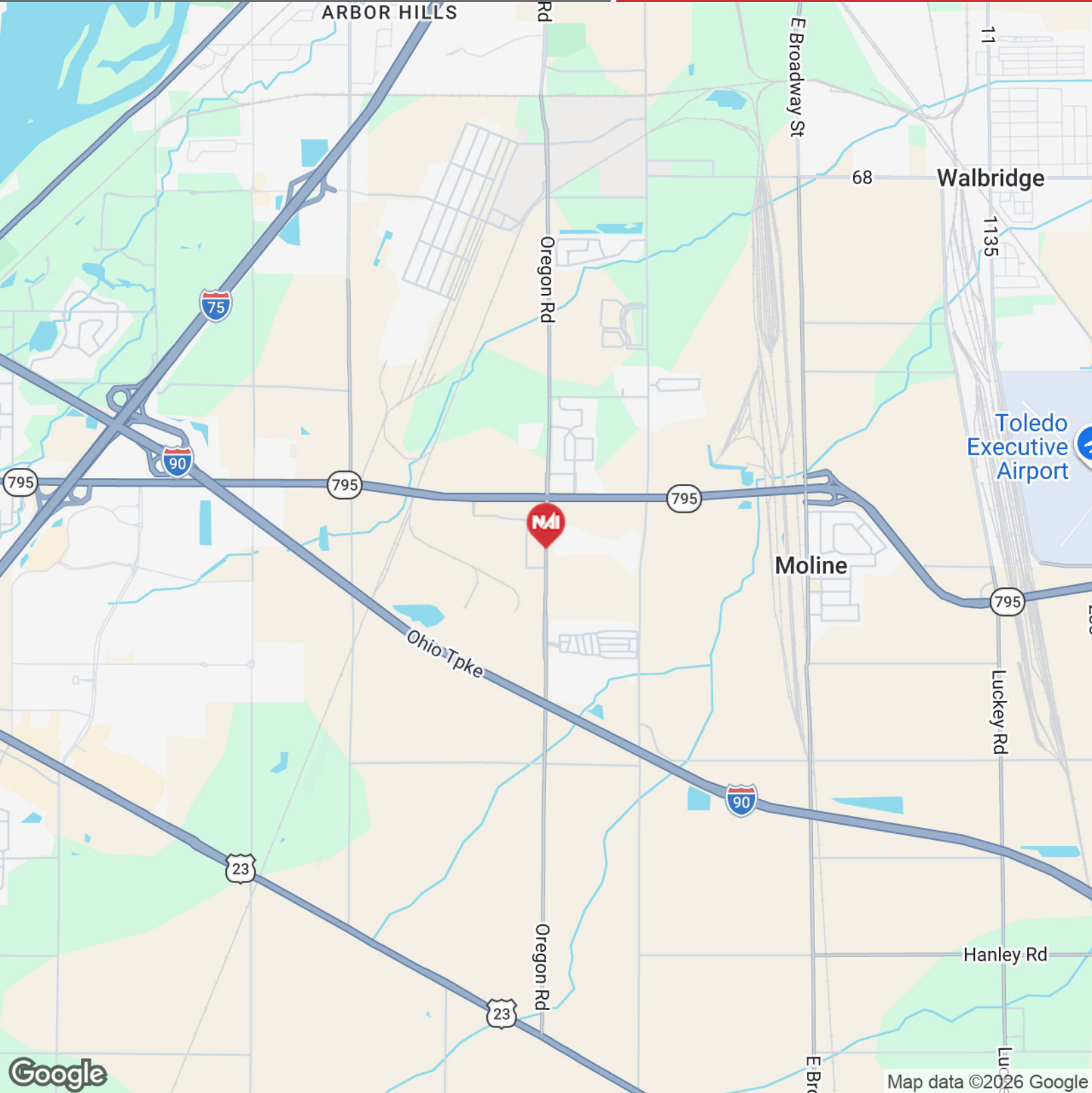


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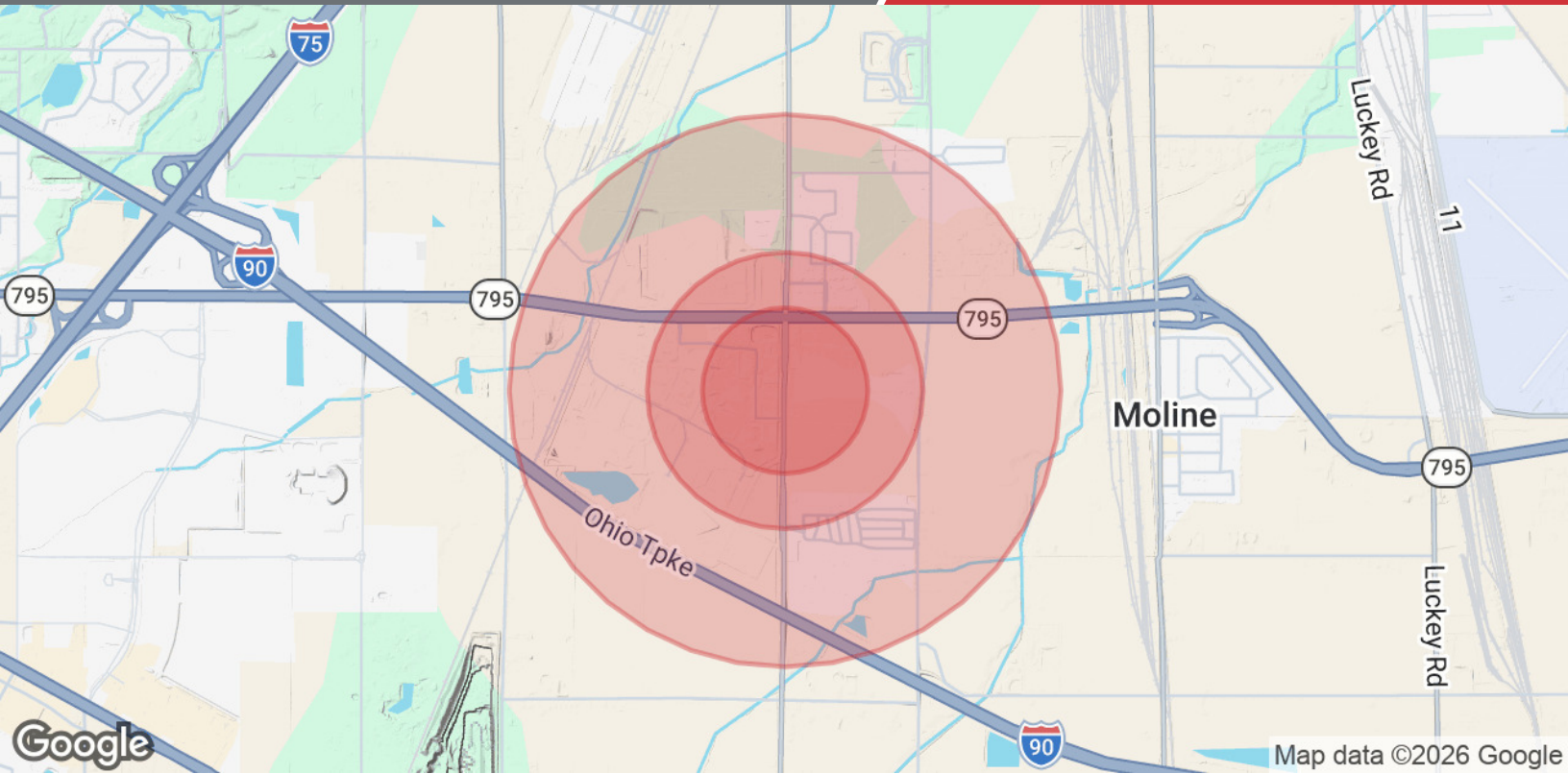
For Lease

1,500 to 6,000 SF

Multi-Use Opportunity



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<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	153	918	3,010
Average Age	40	39	38
Average Age (Male)	39	39	38
Average Age (Female)	41	40	39
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	66	420	1,432
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$61,274	\$67,396	\$71,053
Average House Value	\$85,202	\$109,386	\$122,930

2020 American Community Survey (ACS)