

Office Building for Lease

One Turtle Creek Circle

GENERAL INFORMATION

Location: One Turtle Creek Circle
Closest Intersection: Airport & Turtle Creek Circle
City, State: Swanton, Ohio
County: Lucas
Zip: 43558
Parcel No: 7500243

PROPERTY INFORMATION

Building SF: 16,016 SF
Building Dimensions: 286' x 56'
Available Area: 5,765 SF
Land Size: 1.6876 Acre
Land Dimensions: 179' x 386'
Parking: 90 Spaces
Zoning: 18-B3 Central Business District
Current Use: Office/Medical Office
Traffic Counts: 18,142 VPD Airport Hwy

COMMENTS/FEATURES

- ◆ Two class A professional office suites available, 2,000 SF & 3,765 SF
- ◆ Attractive park setting, abundant parking and well lit lot
- ◆ Large suite has 8 built in work stations, large conference room, 5 offices, lobby, IT room, breakroom, reception and file room
- ◆ Smaller suite has 4 offices, one conference room and 2 workrooms
- ◆ Perfect for any office use

BUILDING DETAILS

Year Built: 2000
Type Construction: Wood Frame, Brick Veneer
Heat Fuel/Type: Gas forced air
Ceiling Height: 8'
Air Conditioning: Central
Roof: Shingle & Truss Frame

Leasing Price: **\$13.50/SF**
+ Utilities & Suite Janitorial



Floor: Carpet & Tile over concrete
Lighting: Fluorescent
Restrooms: In suite
Delivery Doors: No
No. of Floors: One
Sprinklers: No
Security System: Yes

For more information contact:

STEVEN R. LENNEX OR TERRY DECLERCQ

LENNEX REALTY COMPANY, LLC

3178 N. Republic Blvd., Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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LEASE SPECIFICATIONS

<i>Utilities/Heat:</i>	Tenant
<i>Electricity:</i>	Tenant
<i>Water:</i>	Tenant
<i>Real Estate Taxes:</i>	Landlord
<i>Insurance (Fire & Hazard):</i>	Landlord
<i>Content, Liability Insurance:</i>	Tenant
<i>Janitorial:</i>	Tenant
<i>Roof:</i>	Landlord
<i>Structure:</i>	Landlord
<i>CAM:</i>	Landlord
<i>Improvements:</i>	Negotiable
<i>Lease Term:</i>	3 - 5 Years

REAL ESTATE TAX INFORMATION

<i>Real Estate Tax Year:</i>	2015
<i>General Taxes:</i>	\$21,988.70
<i>Special Taxes:</i>	<u>\$ 129.89</u>
<i>Total Annual Taxes:</i>	\$22,118.59

UTILITIES

<i>Gas:</i>	Ohio Gas
<i>Water:</i>	City of Swanton
<i>Sanitary Sewer:</i>	Lucas County
<i>Electric:</i>	Toledo Edison
<i>Storm Sewer:</i>	Lucas County



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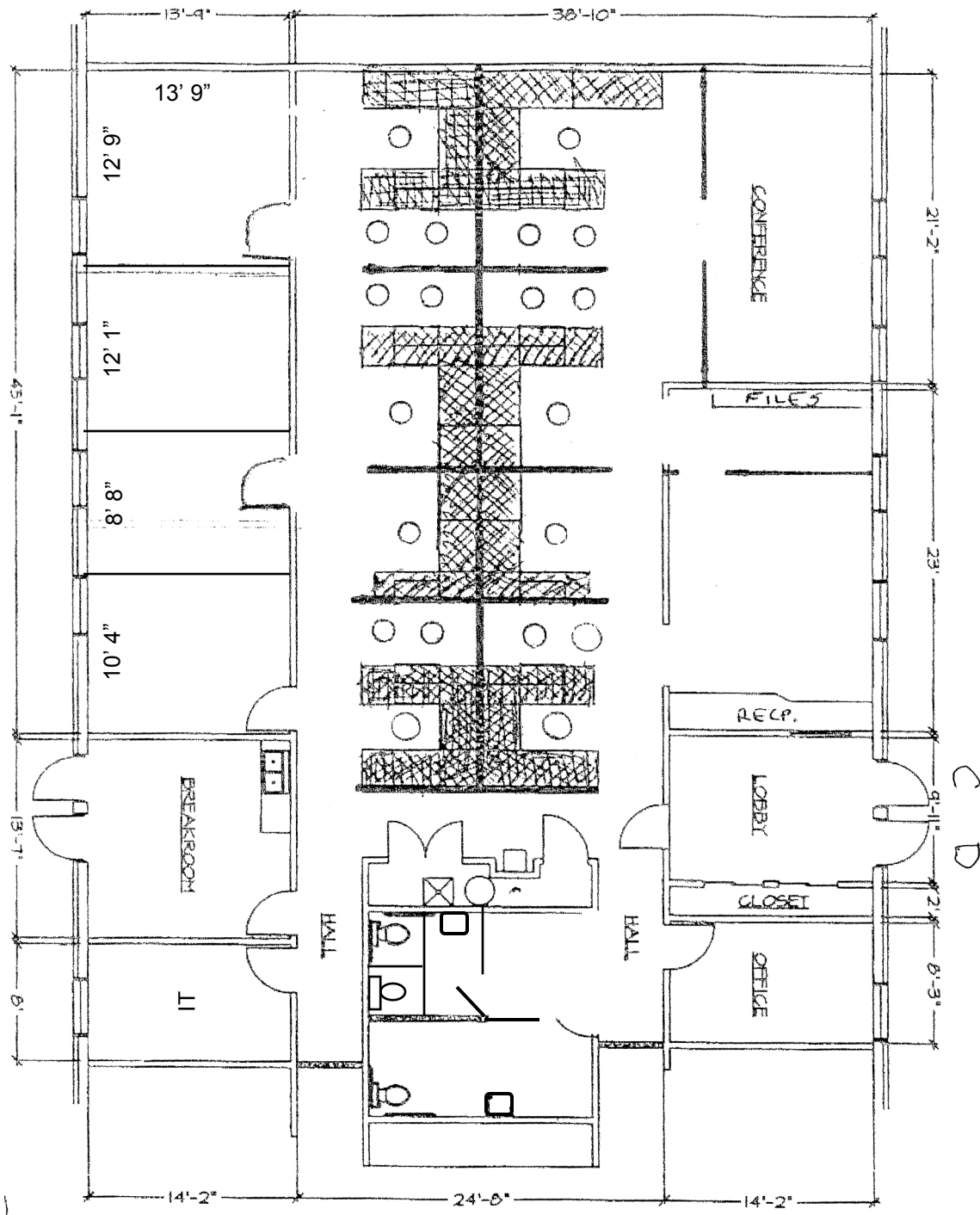
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One Turtle Creek Circle 3,765 SF Suite



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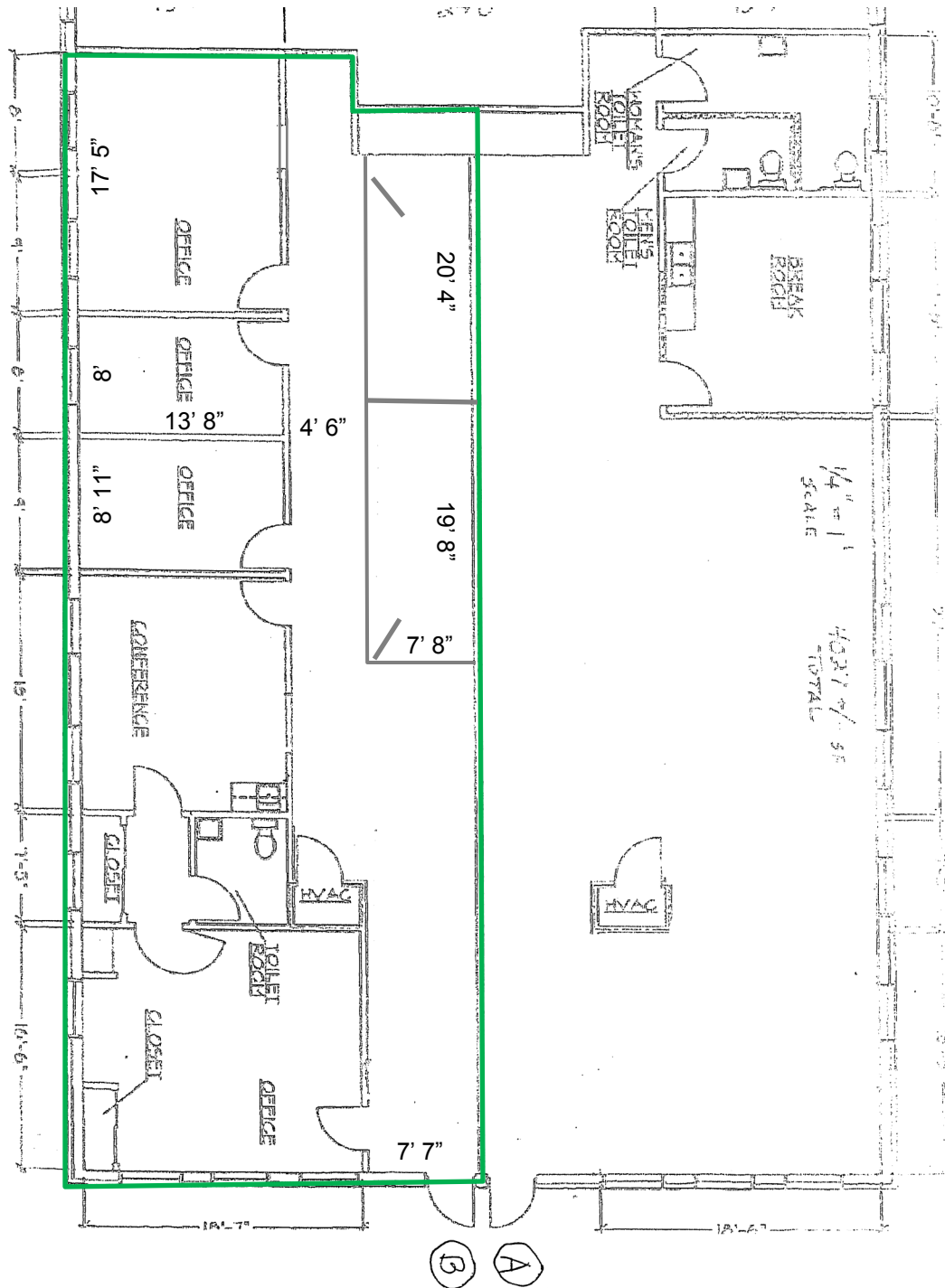
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One Turtle Creek Circle 2,000 SF Suite



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SUITE B AVAILABLE



SIGNAGE ON AIRPORT HIGHWAY



SUITE C, D - AVAILABLE



SUITE C & D - 8 BUILT IN CUBICLES



SUITE A - KITCHENETTE



SUITE A - OFFICE

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DEMOGRAPHICS

		1.0 Miles:	3.0 Miles:		5.0 Miles:		
Population							
	2010 Total Population	1,623		7,502		13,800	
	2016 Total Population	1,632		7,665		13,980	
	2021 Total Population	1,644		7,727		14,041	
	2016-2021 Annual Rate	0.15%		0.16%		0.09%	
Households							
	2010	641		2,888		5,203	
	2016	654		2,992		5,349	
	2021	664		3,036		5,411	
	2016-2021 Annual Rate	0.30%		0.29%		0.09%	
Income- 2016							
	Median Household Income	\$50,966		\$54,431		\$58,340	
	Average Household Income	\$60,804		\$65,565		\$70,634	
	Per Capita Income	\$23,674		\$25,732		\$27,516	
	2016 Median HH Income	\$50,966		\$54,431		\$58,340	
	2021 Median HH Income	\$54,782		\$60,630		\$67,371	
	2016-2021 Annual Rate	1.45%		2.18%		2.92%	
Households by Income - 2016		Number	Percent	Number	Percent	Number	Percent
	< \$15,000	46	7.0%	215	7.2%	356	6.7%
	\$15,000 - \$24,999	85	13.0%	332	11.1%	541	10.1%
	\$25,000 - \$34,999	77	11.8%	323	10.8%	539	10.1%
	\$35,000 - \$49,999	110	16.8%	468	15.6%	765	14.3%
	\$50,000 - \$74,999	147	22.5%	630	21.1%	1,098	20.5%
	\$75,000 - \$99,999	102	15.6%	505	16.9%	937	147.5%
	\$100,000 - \$149,999	65	9.9%	375	12.5%	788	14.7%
	\$150,000 - \$199,999	13	2.0%	99	3.3%	207	3.9%
	\$200,000+	9	1.4%	45	1.5%	119	2.2%
Race and Ethnicity - 2016		Number	Percent	Number	Percent	Number	Percent
	White Alone	1,554	95.2%	7,318	95.5%	13,224	94.6%
	Black Alone	25	1.5%	120	1.6%	299	2.1%
	American Indian Alone	5	0.3%	17	0.2%	30	0.2%
	Asian Alone	7	0.4%	27	0.4%	63	0.5%
	Pacific Islander Alone	0	0.0%	1	0.0%	2	0.0%
	Some Other Race Alone	13	0.8%	65	0.8%	150	1.1%
	Two or More Races	28	1.7%	116	1.5%	213	1.5%
	Hispanic Origin (Any Race)	70	4.3%	308	4.0%	557	4.0%

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