

3328 GLANZMAN ROAD  
TOLEDO, OH 43614

RETAIL SPACE FOR LEASE  
800 – 1,480 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$13.00/SF modified gross
Available Space:	See Availability Chart
Building Size:	16,522 SF
Number of Stories:	1
Year Constructed:	1958
Condition:	Good
Lot Dimensions:	120' x 256'
Acreage:	0.646
Closest Cross Street:	S. Byrne Road
County:	Lucas
Zoning:	10-CR
Parking:	28 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

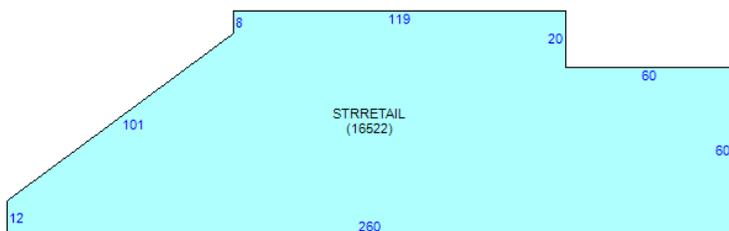
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7150 Granite Circle, Suite 200  
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### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Concrete & wood frame
Roof:	Flat & partial slope/pitched
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	8'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	See availability chart
Restrooms:	1 – 3326 & 1 – 3324
Security System:	Yes
Overhead Doors:	10' – 3324
Sprinklers:	No
Signage:	Pylon/façade



### LEASE DETAILS

Term:	1-3 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities, janitorial, content and liability insurance

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	Conant agents

### REAL ESTATE TAXES

TD:	07
Parcel Number:	63401
Assessor Number:	06208029
Total Annual Taxes:	\$16,684.48

### Comments:

- 256' of frontage on Glanzman
- Great visibility and access
- Multiple units available with different layouts.

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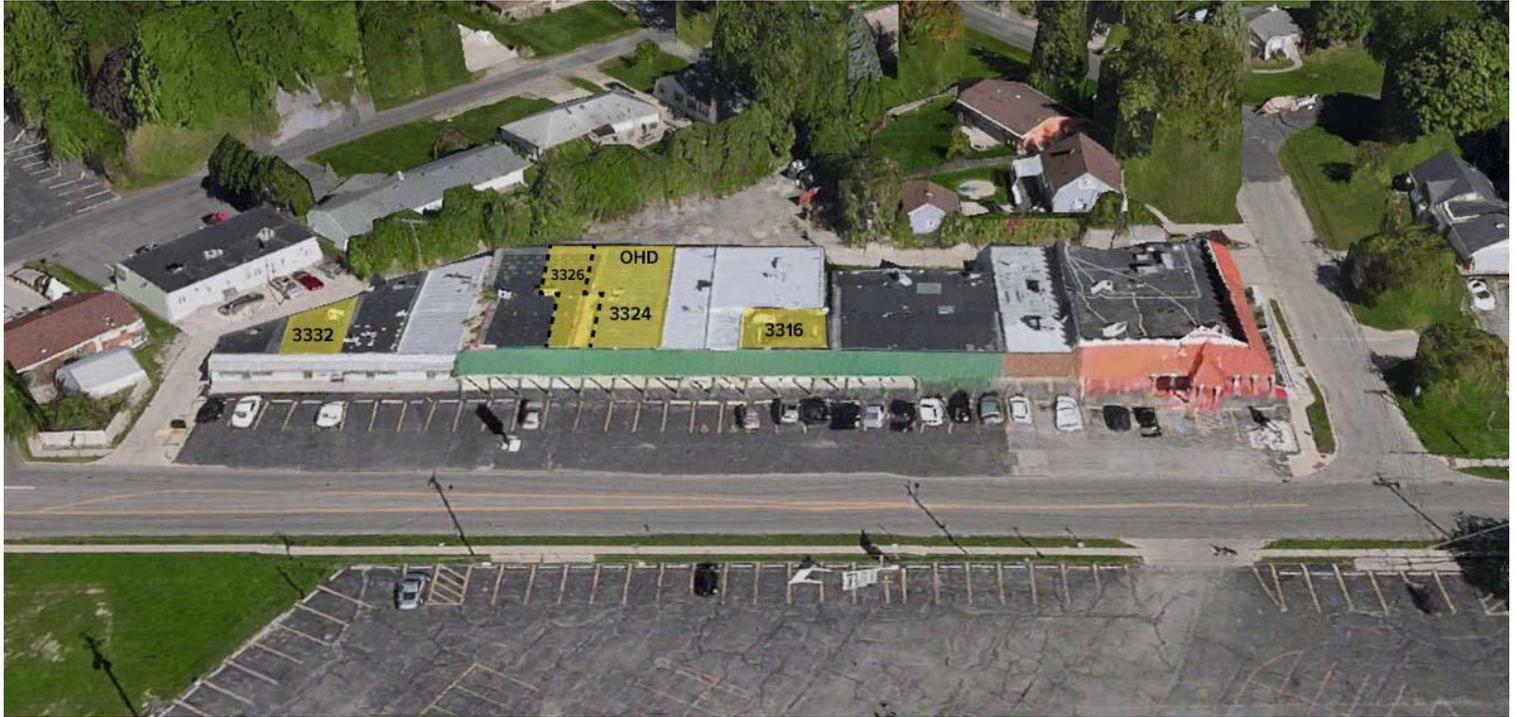
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## Retail Space For Lease

800 - 1,480  
Square Feet  
AVAILABLE



### AVAILABILITY CHART

#### 3324 – Vacant

- 1,480 sf
- 780 sf shop space + 700 sf retail space
- 10' Overhead door
- 1 restroom
- 100 amp/single phase

#### 3326 – Vacant

- 1,350 sf
- 580 sf prep kitchen
- 770 sf seating area
- 1 restroom
- Prep kitchen in rear, serving/seating area in front
- 100 amp/single phase

#### 3316 – Vacant

- 900 sf
- 525 sf front retail
- 1 bathroom
- Laundry
- 100 amp

#### 3332 – Vacant

- 800 sf
- Mostly finished/drywalled/plank floors
- 100 amp/single phase
- 1 bathroom
- Wall-mounted A/C unit

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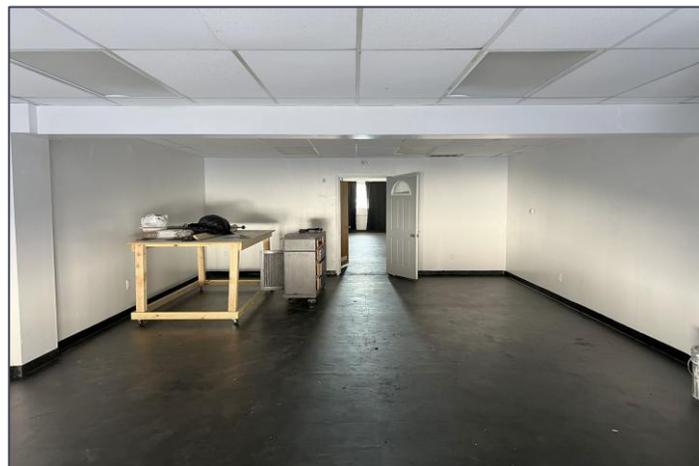
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**3324 – Retail Unit**

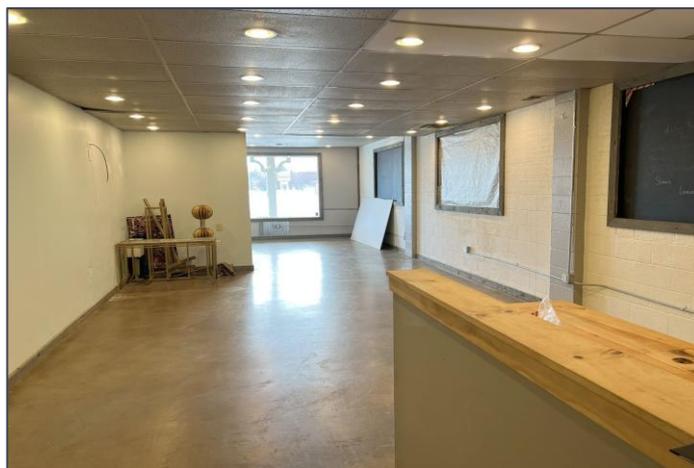


Front Retail Space



Rear Shop Space

**3326 – Restaurant Unit**



Front Seating/Serving Area



Rear Prep Area



Rear Kitchen Area

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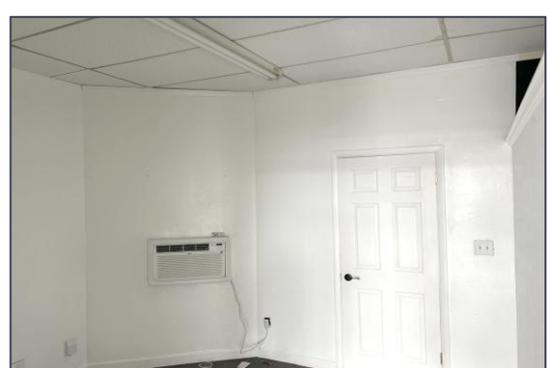
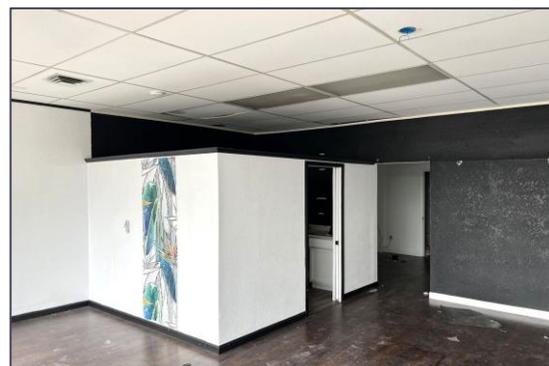
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**3332 – Retail Unit**



**3316 – Retail Unit**



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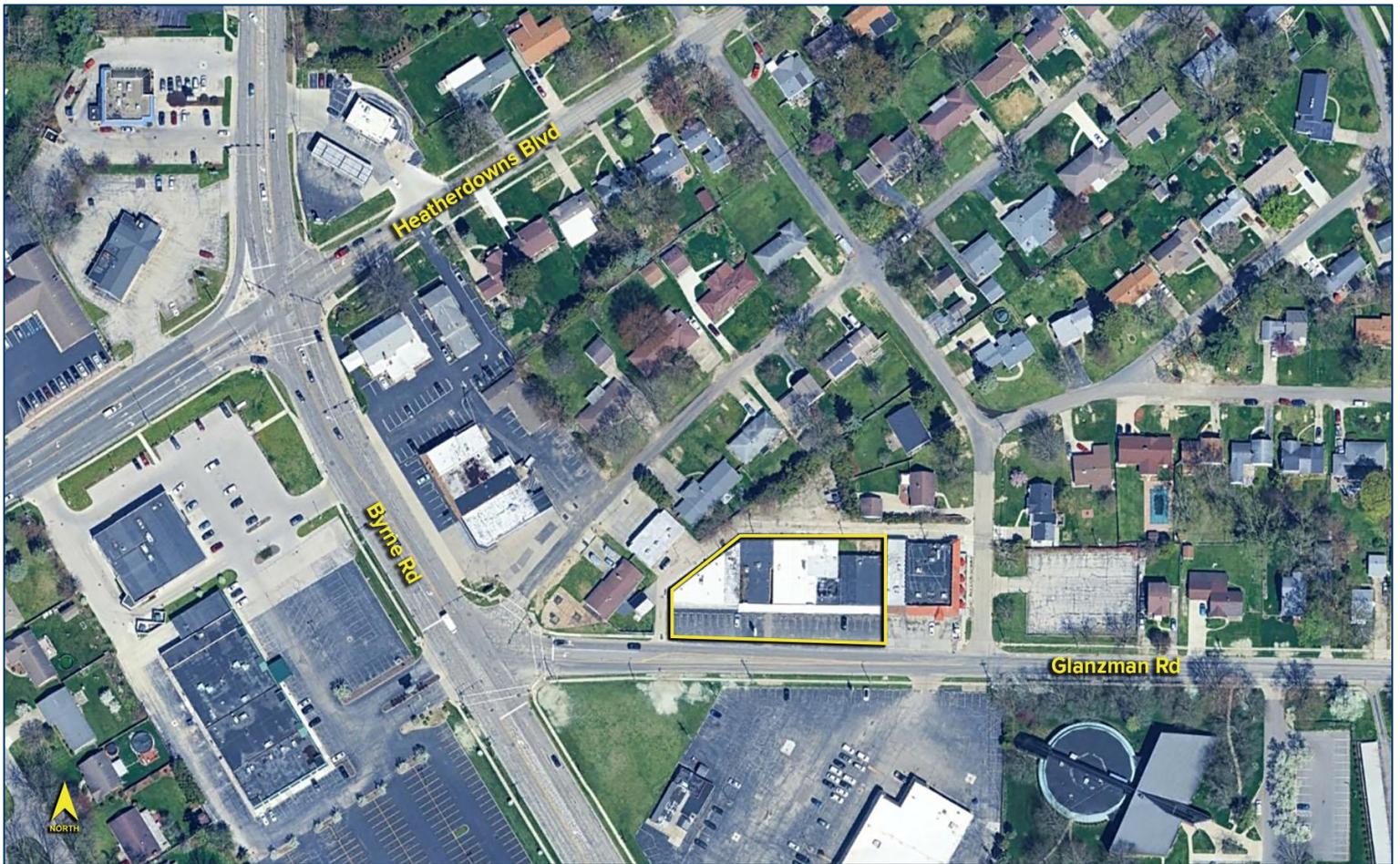
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### TRAFFIC COUNTS (TWO-WAY)

4,550	Glanzman Road
10,700	S. Byrnes Road
19,750	Heatherdowns Blvd.

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,745	\$64,869
3 MILE	69,459	\$65,084
5 MILE	171,116	\$68,577



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