



## Turtle Creek Medical Complex

22 Turtle Creek Circle  
Swanton, Ohio 43558

### Property Highlights

- Contact broker for rent roll
- Two vacancies, 24% total vacancy (never occupied)
- Extremely well maintained
- All leases have additional renewal options
- Full NNN leases
- Tenants: Mercy, Toledo Hospital & McLaren

### Location Overview

Located on Airport Highway in Swanton, OH. 10 miles from I-475/US 23. Close to restaurants and other amenities. Set back off Airport Highway. 22,475 cars per day (2022)

### Offering Summary

Sale Price:	\$1,800,000
Lease Rate:	Negotiable
Building Size:	15,972 SF
Available SF:	1,901 - 1,970 SF
Lot Size:	3.99 Acres

### For More Information



#### Joshua D. Payzant

O: 419 960 4410 x323

jpazant@naitoledo.com | OH #SAL.2016003142



#### Stephanie Kuhlman

O: 419 960 4410 x315

skuhlman@naitoledo.com | OH #SAL.2012001174

Sale Price	\$1,800,000
------------	-------------

Lease Rate	Negotiable
------------	------------

#### Location Information

Building Name	Turtle Creek Medical Complex
Street Address	22 Turtle Creek Circle
City, State, Zip	Swanton, OH 43558
County	Lucas
Market	Toledo
Sub-market	Swanton
Market Type	Small
Cross-Streets	Waterville Swanton Rd and US 20
Township	Swanton
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 475/US 23
Nearest Airport	Toledo Express Airport

#### Building Information

Building Size	15,972 SF
NOI	\$131,611.50
Cap Rate	7.31
Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	2001
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

#### Property Information

Property Type	Office
Property Subtype	Medical
Zoning	B3- Central Business
Lot Size	3.99 Acres
APN #	75-08834
Lot Frontage	191 ft
Lot Depth	65 ft
Corner Property	No
Traffic Count	13649 - US 20

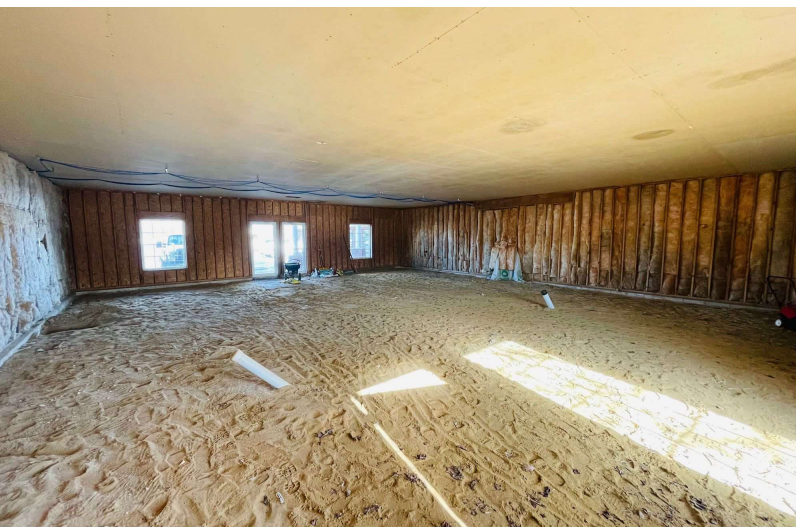
#### Parking & Transportation

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	113

#### Utilities & Amenities

Gas	Columbia Gas
Electric	Toledo Edison
Sanitary Sewer	City of Swanton

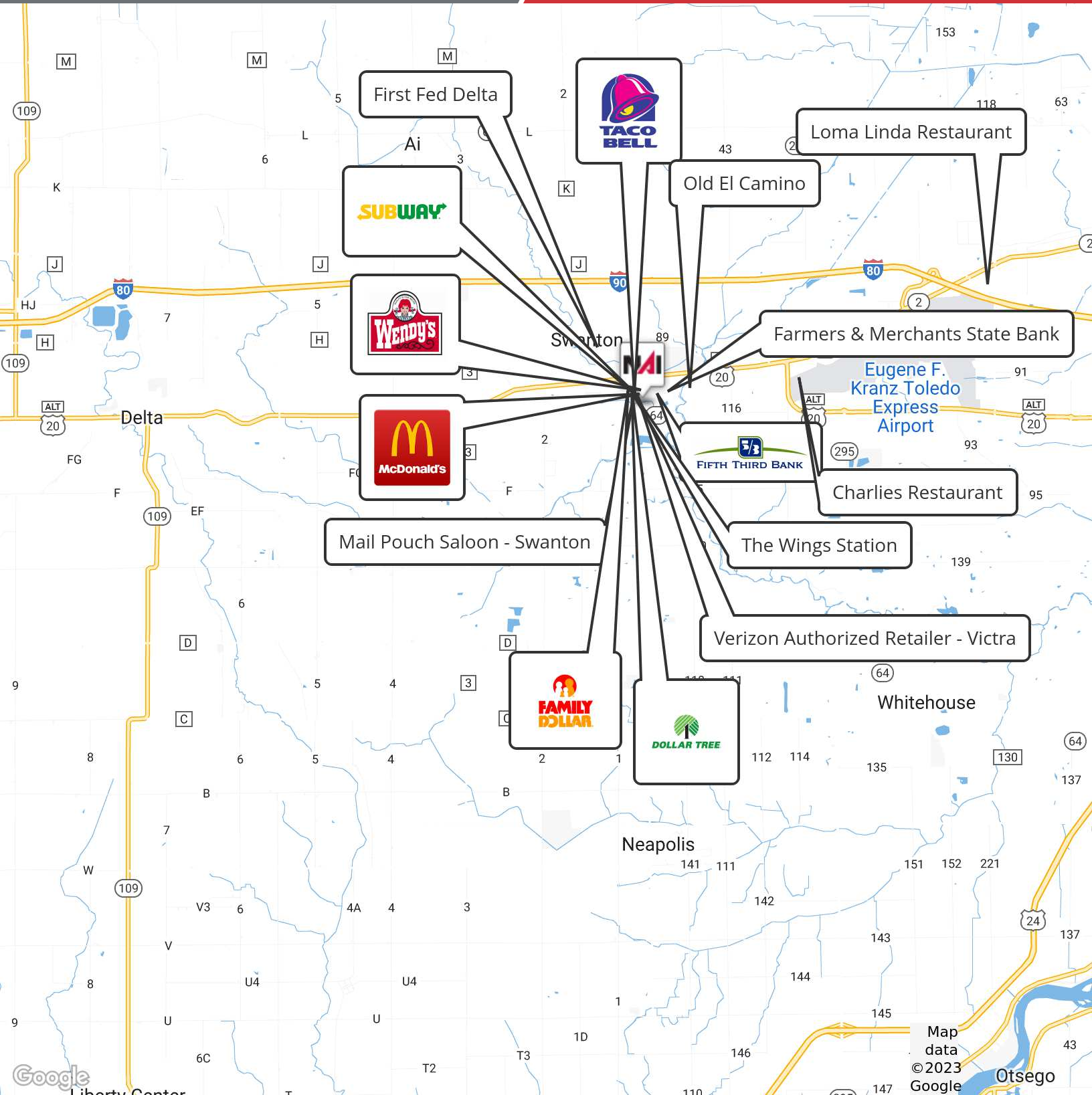




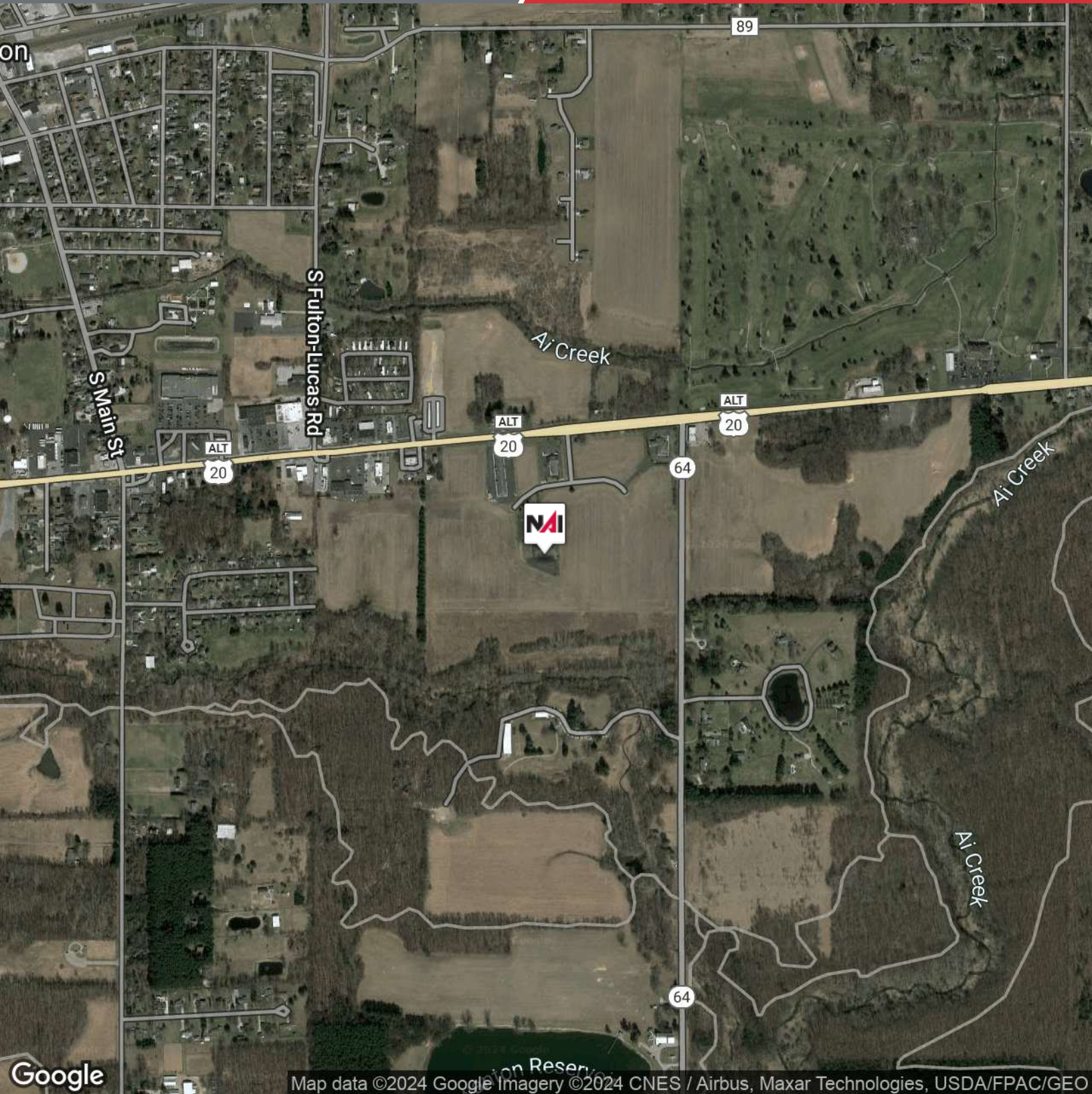
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com







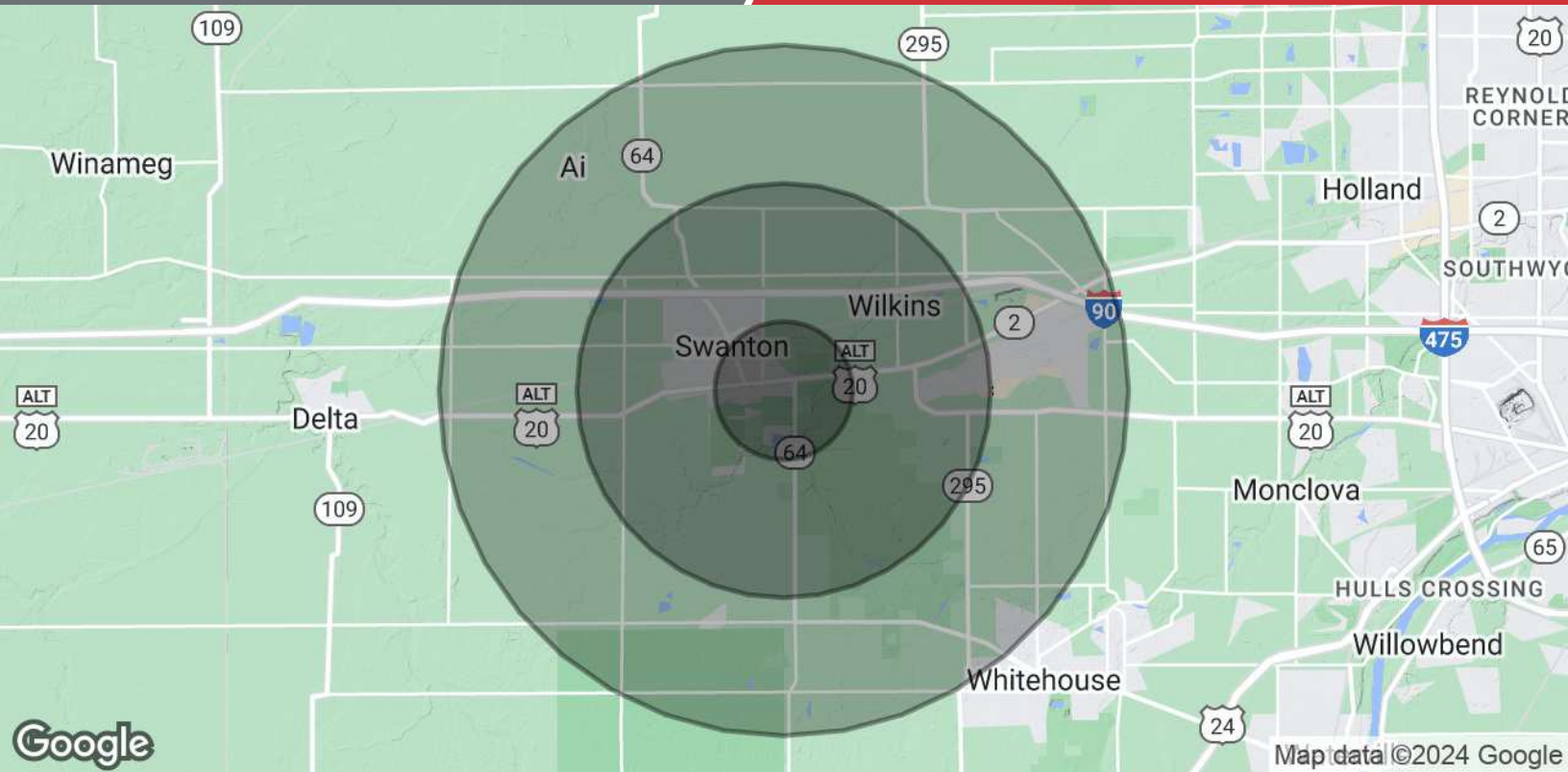


Map data ©2024 Google Imagery ©2024 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com





**Population**

	1 Mile	3 Miles	5 Miles
Total Population	975	7,435	14,277
Average Age	45.8	44.1	44.5
Average Age (Male)	40.8	40.1	42.1
Average Age (Female)	51.5	48.8	46.8

**Households & Income**

	1 Mile	3 Miles	5 Miles
Total Households	434	3,224	6,078
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,088	\$75,786	\$80,693
Average House Value	\$147,435	\$160,287	\$173,708

\* Demographic data derived from 2020 ACS - US Census