

FOR SALE

1745 Indian Wood Circle, Maumee, OH 43537

OFFICE BUILDING

rkgcommercial.com

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



1745 INDIAN WOOD CIRCLE

OFFERING SUMMARY

Price
\$2,100,000

Cap Rate
9.6%

Year built
1988

Building size (SF)
42,838

Size (Ac)
3.48

APN
P60-400-0901-01-009

Property Overview:

- 9.6% Cap with upside
- Prime office suites in one of the finest office buildings in Arrowhead Business Park
- Class A office building
- Full common-area renovation completed spring 2020
- Type Construction: Brick/steel
- Type of Heat: Steam/Radiant/Forced Air
- Air Conditioning: Yes
- Basement: No
- Sprinklers: Yes
- Type of Floors: Concrete
- Elevator: Yes
- Number of Floors: Two
- Lot Size: 3.25 acres
- Zoning: CM
- Full HVAC upgrade completed in spring of 2022

Contact us for additional information!
<https://www.rkgcommercial.com/>

1745 Indian Wood Circle

SALE PRICE \$2,100,000

LOCATION INFORMATION

STREET ADDRESS 1745 Indian Wood Circle
CITY, STATE, ZIP Maumee, OH, 43537
COUNTY Lucas
SUBMARKET South/Southwest
CROSS STREETS Woodlands Dr

PROPERTY INFORMATION

PROPERTY TYPE Office
ZONING CM
LOT SIZE 3.48 Acres
APN # P60-400-0901-01-009
OF PARKING SPACES 162
ANNUAL REAL ESTATE TAXES \$87,176.98

BUILDING INFORMATION

BUILDING SIZE 42,838 SF
TENANCY Multiple
OF FLOORS 2
YEAR BUILT 1988
BUILDING CLASS A
CONSTRUCTION Brick/steel
HEAT SYSTEM DESCRIPTION Steam/Radiant/Forced Air
TYPE OF FLOORS Concrete
SPRINKLERS Yes
ELEVATOR Yes

Chad Ulmer | Sales Associate | 419.481.2799 | culmer@rkgcommercial.com

John Sluhan | Sales Associate | 419.794.3970 | jsluhan@rkgcommercial.com

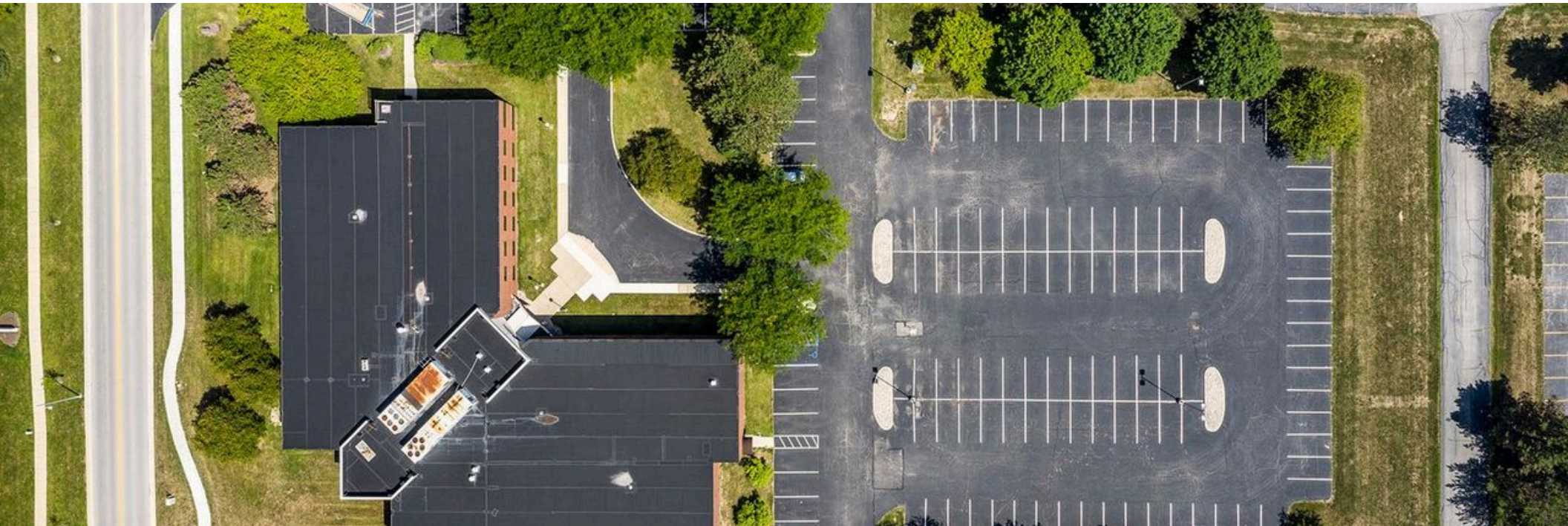
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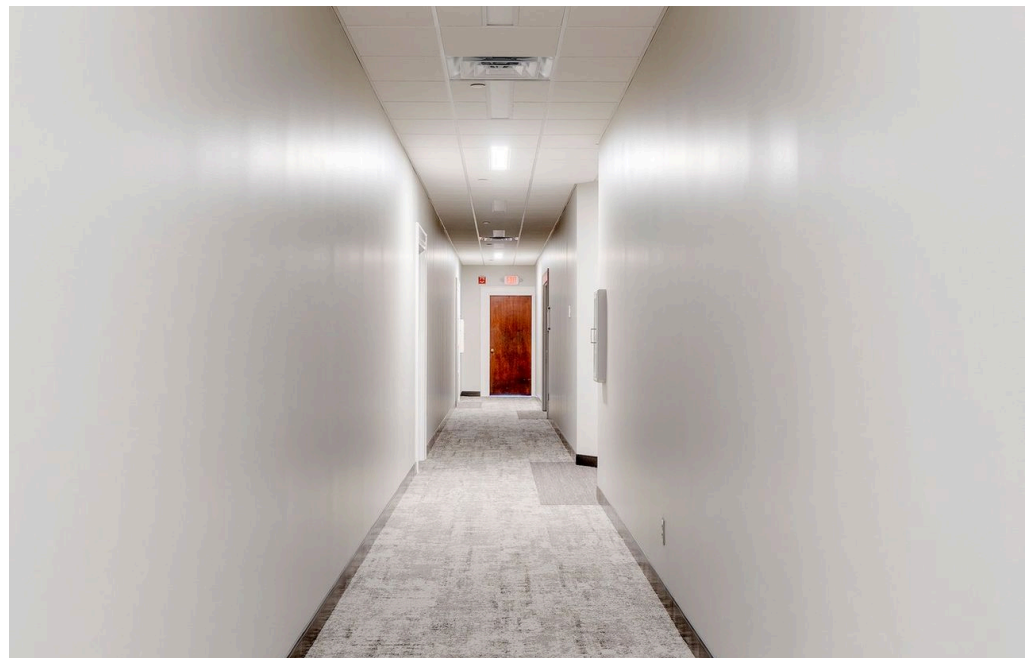
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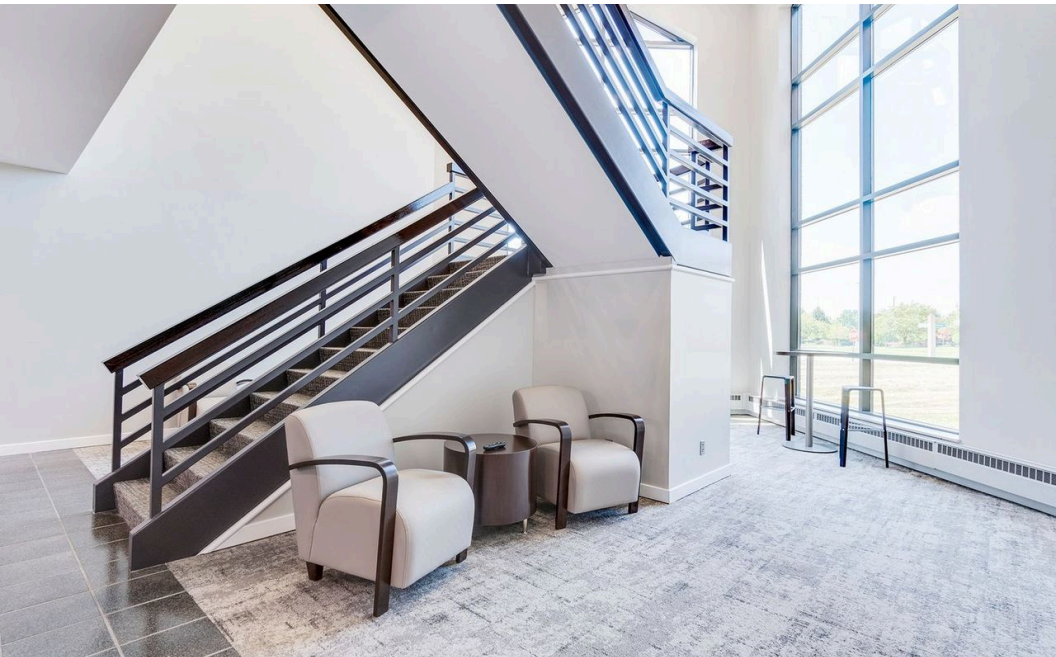
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Pro Forma

Property Name: WOODSIDE

Property Address: 1745 Indian Wood Circle

Prepared By: Chad Ulmer

Date: May 8, 2026

Property Summary

Building Size (SF)	42,838
Lot Size	3.48 Acres
Occupancy	66.6%
Year Built	1988
Asking Price	\$2,100,000
Price Per SF	\$49/SF

Income & Expense

Item	Annual Amount
Gross Potential Income	\$731,056
Vacancy	\$245,000
Current Gross Income	\$486,056
Property Taxes	\$87,177
Insurance	\$8,820
Utilities & Security	\$53,000
Maintenance & Repairs	\$75,000
Janitorial	\$51,000
Misc. Expenses	\$10,000
Total Operating Expenses	\$284,997
Net Operating Income	\$201,059

Cap Rate 9.6%

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 1745 Indian Wood Circle - 1 mi., 1745 Indian Wood Circle - 3 mi., 1745 Indian Wood Circle - 5 mi.

	1745 Indian Wood Circle - 1 mi.	1745 Indian Wood Circle - 3 mi.	1745 Indian Wood Circle - 5 mi.
Population			
2010 Census	5,986	52,227	129,720
2020 Census	6,935	54,869	136,210
2026 Estimate	6,923	54,549	136,289
2031 Projection	6,860	54,208	135,963
Population Growth			
Percent Change: 2010 to 2020	15.85	5.06	5.00
Percent Change: 2020 to 2026	-0.17	-0.58	0.06
Percent Change: 2026 to 2031	-0.91	-0.63	-0.24
Households			
2010 Census	2,821	22,791	55,849
2020 Census	3,302	24,365	59,591
2026 Estimate	3,279	24,345	60,072
2031 Projection	3,237	24,228	60,112
Household Growth			
Percent Change: 2010 to 2020	17.05	6.91	6.70
Percent Change: 2020 to 2026	-0.70	-0.08	0.81
Percent Change: 2026 to 2031	-1.28	-0.48	0.07
Family Households			
2010 Census	1,568	13,510	33,981
2020 Census	1,738	14,156	35,062
2026 Estimate	1,722	14,136	35,317
2031 Projection	1,700	14,069	35,333
Family Household Growth			
Percent Change: 2010 to 2020	10.84	4.78	3.18
Percent Change: 2020 to 2026	-0.92	-0.14	0.73
Percent Change: 2026 to 2031	-1.28	-0.47	0.04

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 1745 Indian Wood Circle - 1 mi., 1745 Indian Wood Circle - 3 mi., 1745 Indian Wood Circle - 5 mi.

Total Population: 6,923, 54,549, 136,289 | Total Households: 3,279, 24,345, 60,072

	1745 Indian Wood Circle - 1 mi.		1745 Indian Wood Circle - 3 mi.		1745 Indian Wood Circle - 5 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	54	1.12	770	1.94	1,853	1.91
Some High School, No Diploma	224	4.63	1,488	3.76	3,888	4.01
High School Graduate (or GED)	1,074	22.19	9,744	24.61	24,277	25.02
Some College, No Degree	1,419	29.32	8,631	21.79	19,732	20.33
Associate's Degree	486	10.04	4,482	11.32	11,215	11.56
Bachelor's Degree	1,116	23.06	9,323	23.54	21,531	22.19
Master's Degree	381	7.87	3,714	9.38	10,128	10.44
Professional Degree	34	0.70	932	2.35	2,831	2.92
Doctorate Degree	52	1.07	520	1.31	1,584	1.63
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	40	13.99	205	11.29	506	10.85
High School Graduate	17	5.94	367	20.21	1,098	23.54
Some College or Associate's Degree	194	67.83	806	44.38	1,973	42.30
Bachelor's Degree or Higher	36	12.59	437	24.06	1,086	23.29
2026 Est. Households by HH Income						
Income < \$15,000	311	9.48	1,861	7.64	5,251	8.74
Income \$15,000 - \$24,999	154	4.70	1,327	5.45	3,795	6.32
Income \$25,000 - \$34,999	228	6.95	1,365	5.61	3,471	5.78
Income \$35,000 - \$49,999	689	21.01	3,040	12.49	6,891	11.47
Income \$50,000 - \$74,999	572	17.44	4,527	18.59	10,074	16.77
Income \$75,000 - \$99,999	416	12.69	3,071	12.62	7,779	12.95
Income \$100,000 - \$124,999	292	8.90	2,408	9.89	5,982	9.96
Income \$125,000 - \$149,999	212	6.46	1,864	7.66	4,368	7.27
Income \$150,000 - \$199,999	175	5.34	2,067	8.49	4,918	8.19
Income \$200,000 - \$249,999	89	2.71	1,102	4.53	2,686	4.47
Income \$250,000 - \$499,999	103	3.14	1,184	4.86	3,049	5.08
Income \$500,000+	37	1.13	529	2.17	1,809	3.01
2026 Est. Average Household Income	--	86,360.00	--	106,870.00	--	110,317.00
2026 Est. Median Household Income	--	58,992.09	--	75,357.62	--	76,578.20
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	70,719.90	--	83,775.39	--	86,144.21
Black or African American Alone	--	46,586.83	--	51,881.73	--	46,842.91
American Indian and Alaskan Native Alone	--	65,549.06	--	59,879.17	--	60,996.89
Asian Alone	--	64,864.29	--	85,859.76	--	87,014.71
Native Hawaiian and Other Pacific Islander Alone	--	--	--	35,000.00	--	42,926.42
Some Other Race Alone	--	57,422.40	--	54,168.11	--	56,794.26
Two or More Races	--	55,970.50	--	74,916.27	--	74,526.41
Hispanic or Latino	--	73,290.08	--	81,056.28	--	71,803.30
Not Hispanic or Latino	--	57,837.17	--	75,103.23	--	76,793.68
2026 Est. Families by Poverty Status						
Families at or Above Poverty	1,595	92.63	12,887	91.16	32,401	91.74
Families at or Above Poverty with children	679	39.43	5,314	37.59	14,143	40.05
Families Below Poverty	127	7.38	1,249	8.84	2,916	8.26
Families Below Poverty, with children	105	6.10	944	6.68	2,175	6.16

Benchmark: USA

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Location Benefits

- Located at the corner of Indian Wood Circle and Woodlands Drive in Arrowhead Business Park in Maumee, Ohio.
- Excellent access to I-475/US-23 and Ohio Turnpike (I-80/90)

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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.

RK