

EXECUTIVE SHOPPES

3344 Secor Road, Toledo, OH 43606



Offering Summary

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	20,728 SF
Available SF:	1,200 SF
Lot Size:	2.02 Acres
Year Built:	1986
Renovated:	2022
Zoning:	CR - Regional Commercial
Submarket:	West Toledo/Sylvania
Traffic Count:	22,000+/-

Property Overview

- Access to nearby traffic signal for convenience of customers.
- Multiple curb cuts enhance accessibility.
- 120+/- non-exclusive parking stalls benefit the shopping center.
- Pylon signage on Secor Rd.
- Suite dimensions are 20'x60'.

Location Overview

- The property is located on Secor Rd., a primary retail corridor in West Toledo.
- The location benefits from proximity to a four-way I-475 interchange, The University of Toledo, dense residential neighborhoods and multiple super-regional retailers.
- Join Better Health Foods, Scrambler Marie's and others!

Duke Wheeler, CRRP

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Lease Rate	\$26.00 SF/Yr
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Lease Details

Available SF	1,200 SF
Lease Type	NNN
Tenant Responsible For	Pro rata share of operating expenses

Building Information

Building Size	20,728 SF
Number Of Floors	1
Year Built	1986
Renovated	2022
Tenancy	Single
Center Type	Neighborhood Center
Condition	Good
Construction Status	Existing
Roof System	Rubber
Building Exterior	Brick and efis
Structural System	Block
Exterior Signage	Building and pylon
Delivery Area	Front
Climate Controlled	Yes
Heat System Description	RTU

Property Details

Zoning	CR - Regional Commercial
Acreage	2.02 Acres
Annual Real Estate Taxes	\$58,307
Parcel / APN Numbers	1826347
# Parking Spaces	120+/-

Location Information

City, State & Zip	Toledo, OH 43606
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Executive Parkway
Signal Intersection	Yes
Nearest Highway	1/4 mile to I-475 interchange
Traffic Count	22,000+/-

Utilities

Internet Provider	Buckeye Broadband
Power Provider	First Energy
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Toledo
Water Description	Municipal
Sewer Description	Municipal

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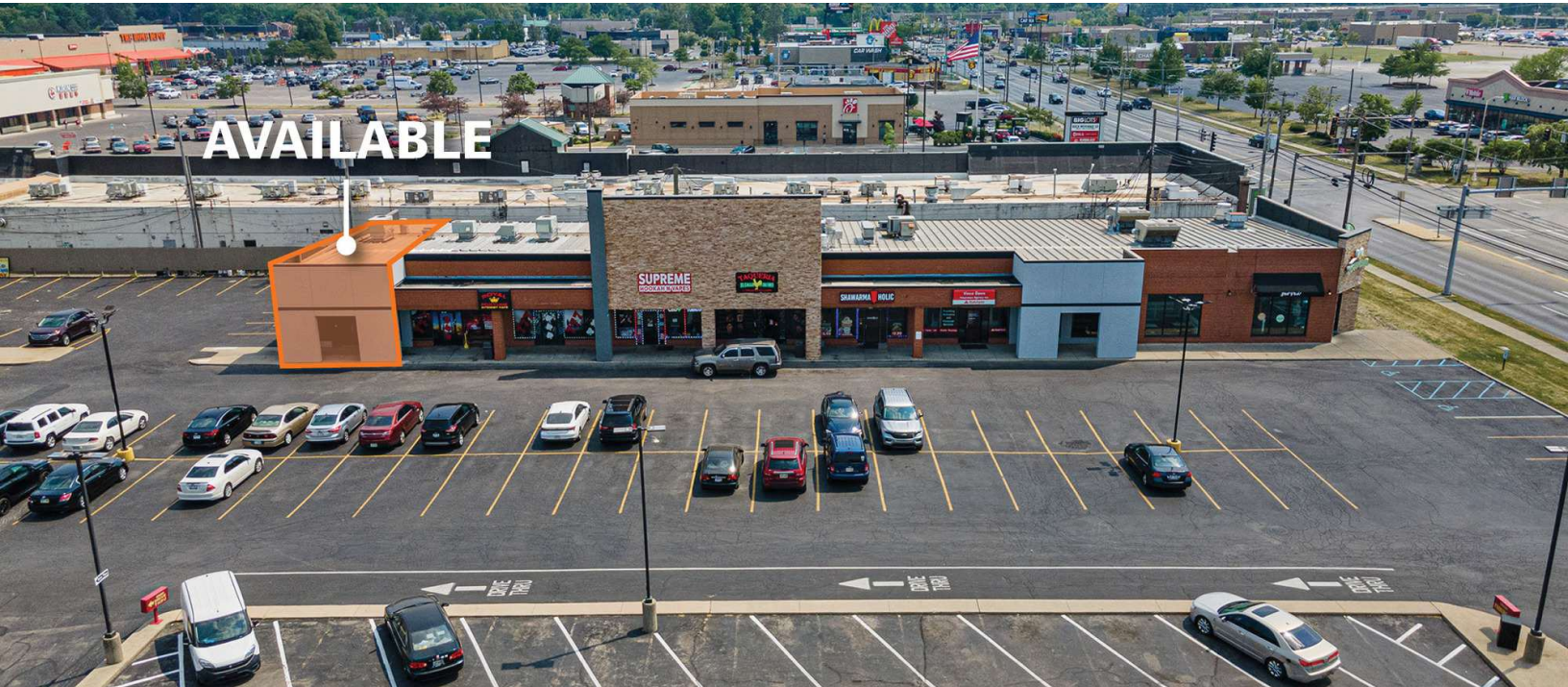
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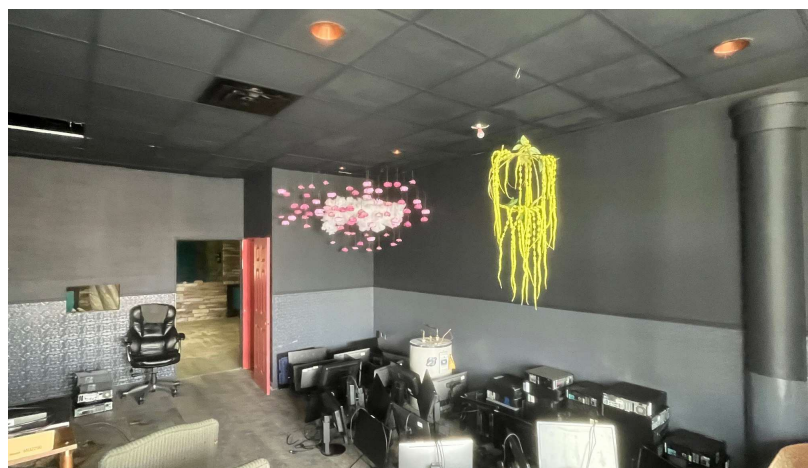
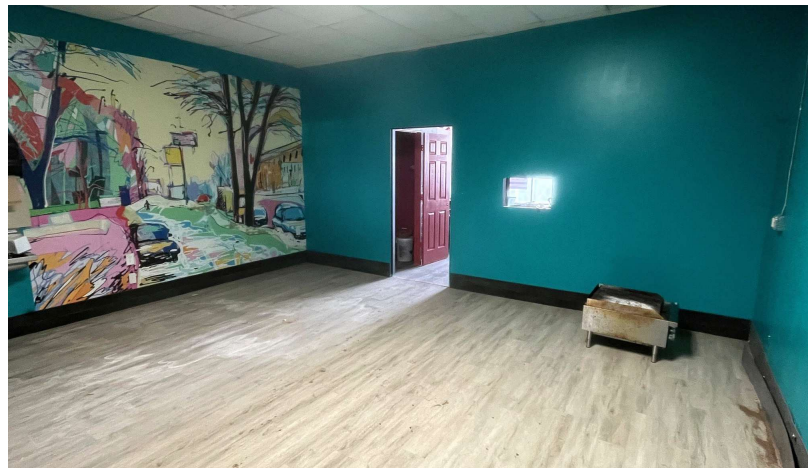
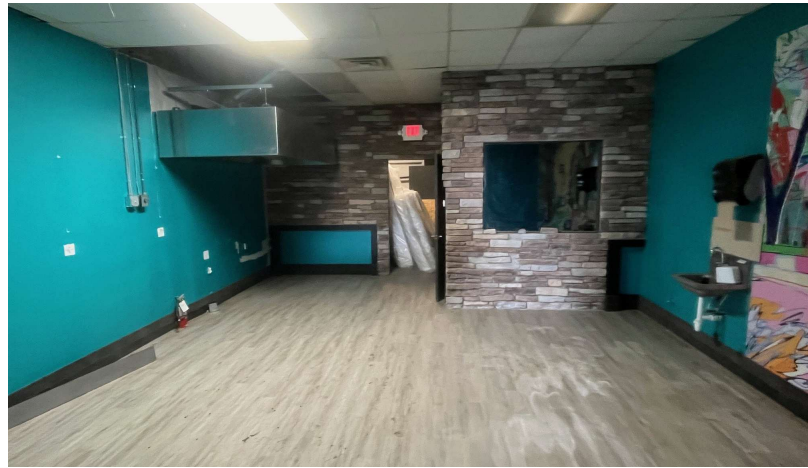
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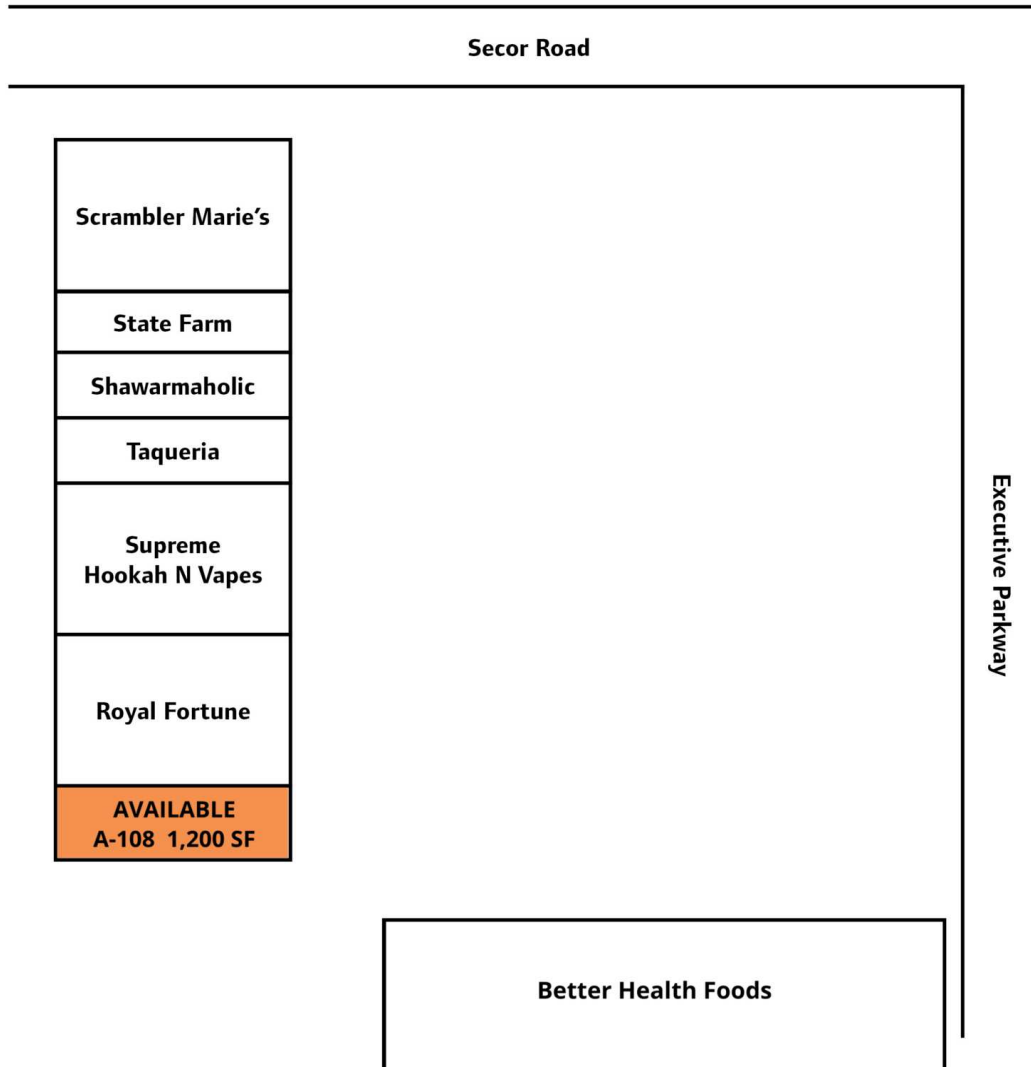
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Available Spaces

Suite	Tenant	Size	Type	Rate	Description
A-108	Available	1,200 SF	NNN	\$26.00 SF/yr	Dimensions are 20'x60'

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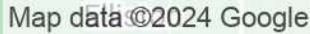
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* Demographic data derived from 2020 ACS - US Census

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