

FOR LEASE

OFFICE

3230 & 3231 Central Park West
Toledo, OH 43617

- High Quality Finishes
- No City Income Tax
- Less than 1/2 west of I-475/ US-23 (Central Avenue)
- Recent Upgrades- New Parking Lot

Bldg.	Suite	Size	Rate
3230	208	1,513 SF	\$11.00 PSF NNN
3231	109	981 SF (Summer 2023)	
3231	207	510 SF	

*Tenant responsible for their own separately metered utilities, janitorial and their pro-rata share of operating expenses, insurance and real estate taxes.



Property Information

Year Completed: 1998; Last renovated 2019
Building Size: 3230- 25,000 SF | 3231- 25,000 SF
Zoning: C-4
Parcel: 3230: 79-74701-06 3231: 79-74707-09
Acreage: 5.127 acres
Parking Spaces: Per Code
Curb Cuts: 2
Construction Type: Wood Frame / Brick

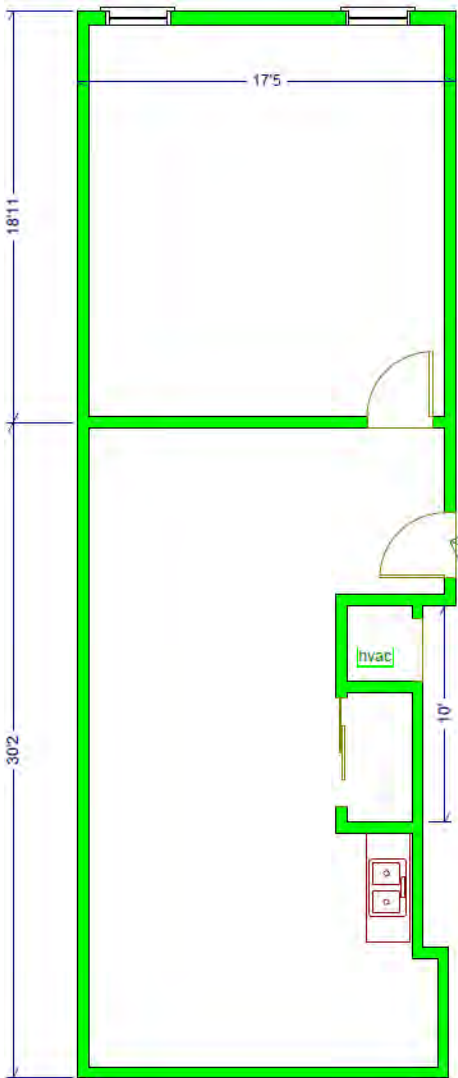
Elevator: Yes
Ceiling Height: 8'6" - 9'6"
Restrooms: In Common
Signage: Building Directory; Suite Entry
Floors: Concrete; Covered w/ carpet & tile
Heating: Gas Forced Air
Air Conditioning: Central
Telecomm/Fiber: Buckeye, Frontier

For more information: Jeremy Miller, Broker (419) 450-6854
 Email: jmiller@equitymillrealestate.com
www.equitymillrealestate.com



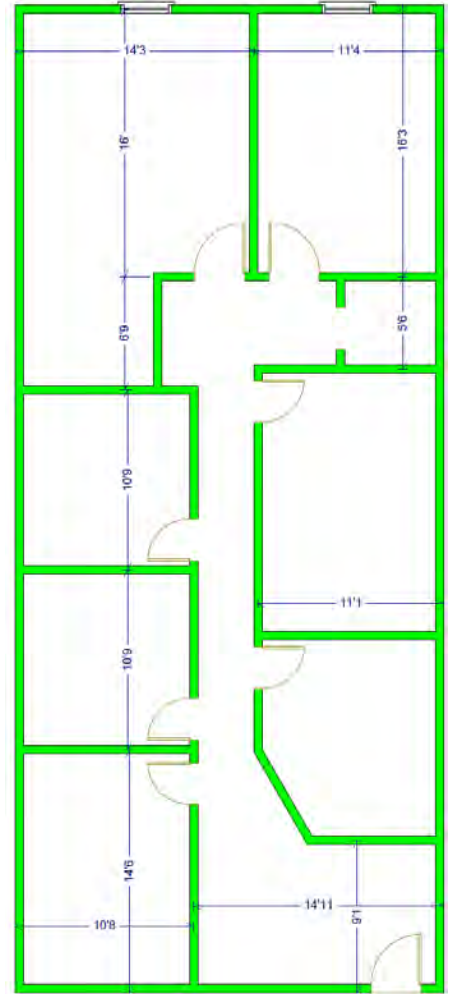
FOR LEASE

3230 & 3231 CENTRAL PARK WEST

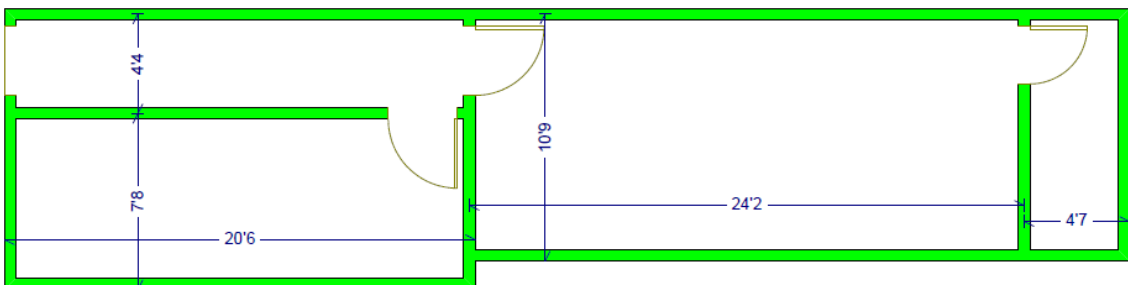


3231 Central Park West
Suite 109
Approx. 981 square feet

Entrance



3230 Central Park West
Suite 208
1513 square feet



3231 Central Park West Drive
Suite 207

Approx. 510 Square Feet

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3230 & 3231 CENTRAL PARK WEST



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3230 Central Park West, Toledo, OH 43617

CITY, STATE	Toledo, OH
POPULATION	84,391
AVG. HH SIZE	2.32
MEDIAN HH INCOME	\$56,661
HOME OWNERSHIP	
Renters:	11,500
Owners:	24,204

EMPLOYMENT

Employed	49.55 %
Unemployed	1.71 %

GENDER & AGE

48.42 % 51.58 %

INCOME BY HOUSEHOLD

EDUCATION

High School Grad:	25.70 %
Some College:	22.11 %
Associates:	7.86 %
Bachelors:	37.45 %

RACE & ETHNICITY

White:	88.34 %
Asian:	2.23 %
Native American:	0.02 %
Pacific Islanders:	0.02 %
African-American:	5.51 %
Hispanic:	1.91 %
Two or More Races:	1.97 %

HH SPENDING

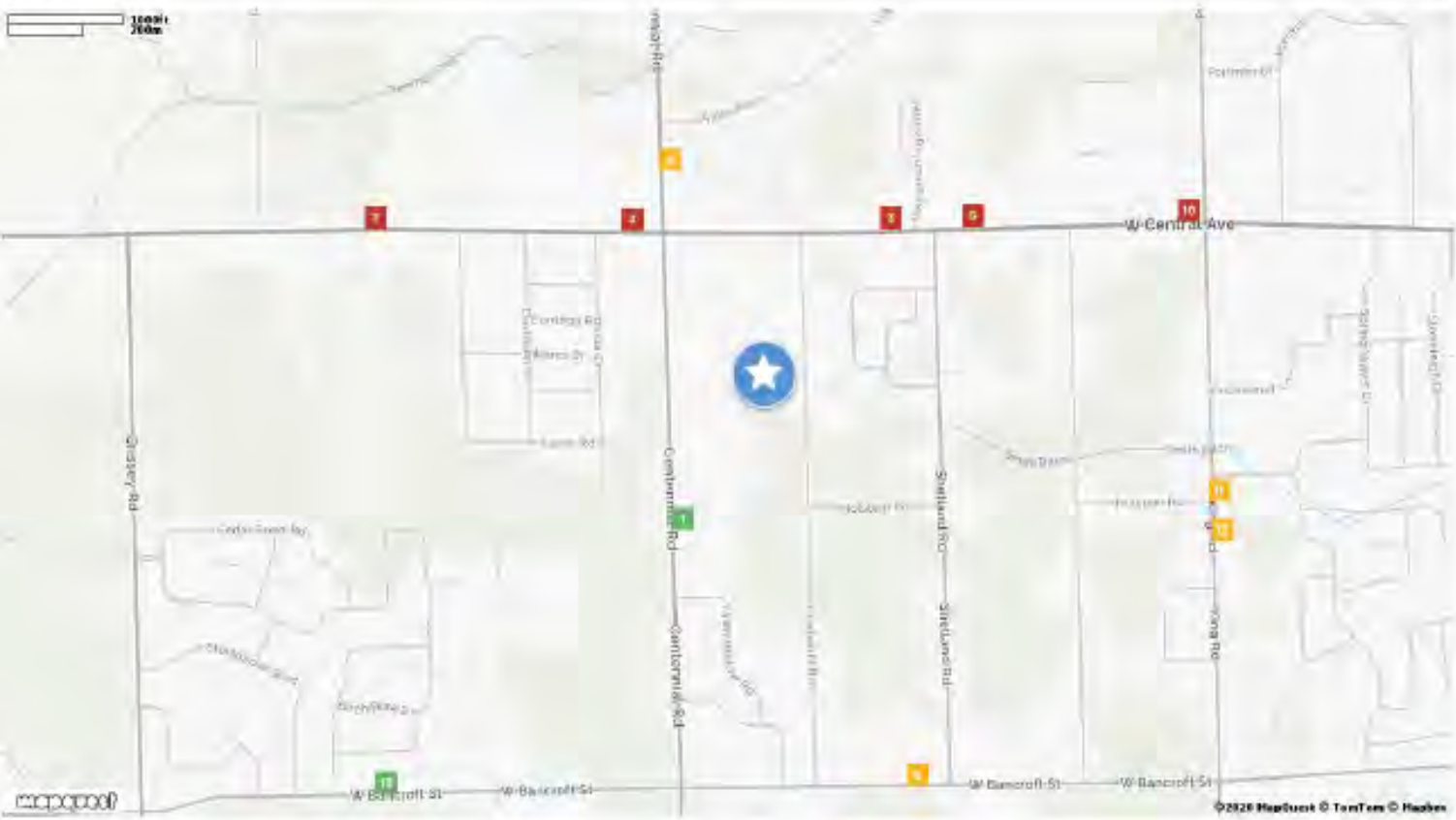
Spending	\$17,083
Spending	\$6,156
Spending	\$6,453
Spending	\$2,785
Spending	\$1,624
Spending	\$1,263
Spending	\$221
Spending	\$375

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Traffic Counts



North Centennial Road	1
Fawn Crst	
Year: 2019	4,417
Year: 2017	5,201
Year: 2004	6,900

W Central Ave	2
Villa Dr	
Year: 1994	16,310

West Central Avenue	3
Kendall Dr	
Year: 2019	19,693
Year: 2017	16,504

Centennial Rd	4
Willow Rn	
Year: 2014	8,856

W Central Ave	5
Kendall Dr	
Year: 2003	23,400
Year: 2003	23,360
Year: 1995	16,300

West Bancroft Street	6
Shetland Rd	
Year: 2019	5,140
Year: 2017	6,139
Year: 2001	5,900

W Central Ave	7
Elmwood Dr	
Year: 2003	16,060

North Centennial Road	8
W Bancroft St	
Year: 2019	6,236
Year: 2017	3,304
Year: 1995	4,000

North Centennial Road	9
Brint Ln	
Year: 2019	8,174
Year: 2017	6,764
Year: 2004	7,400

W Central Ave	10
Heslyer Rd	
Year: 1994	21,470

Holstein Road	11
King Rd	
Year: 2019	6,685
Year: 2018	6,586

King Rd	12
Holstein Rd	
Year: 2014	6,819
Year: 2003	6,600
Year: 1995	3,850

West Bancroft Street	13
Willow Pond Blvd	
Year: 2019	2,726
Year: 2017	2,654
Year: 2003	4,600

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