

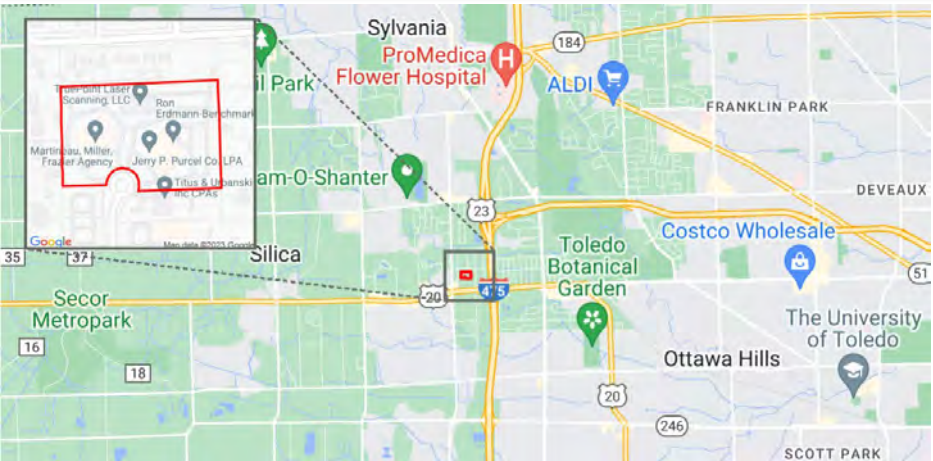
FOR LEASE

OFFICE



3230 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



Suite	Size	Rate
206	480 SF	\$675/month
*Price Includes base year operating expenses and utilities. Any costs exceeding the budget passed through to tenants on their proportionate basis.		

Property Information

Year Completed: 1998; Last renovated 2023
Building Size: 3230- 25,000 SF
Zoning: C-4
Parcel: 3230: 79-74701-06
Acreage: 5.127 acres
Parking Spaces: Per Code
Curb Cuts: 2
Construction Type: Wood Frame / Brick

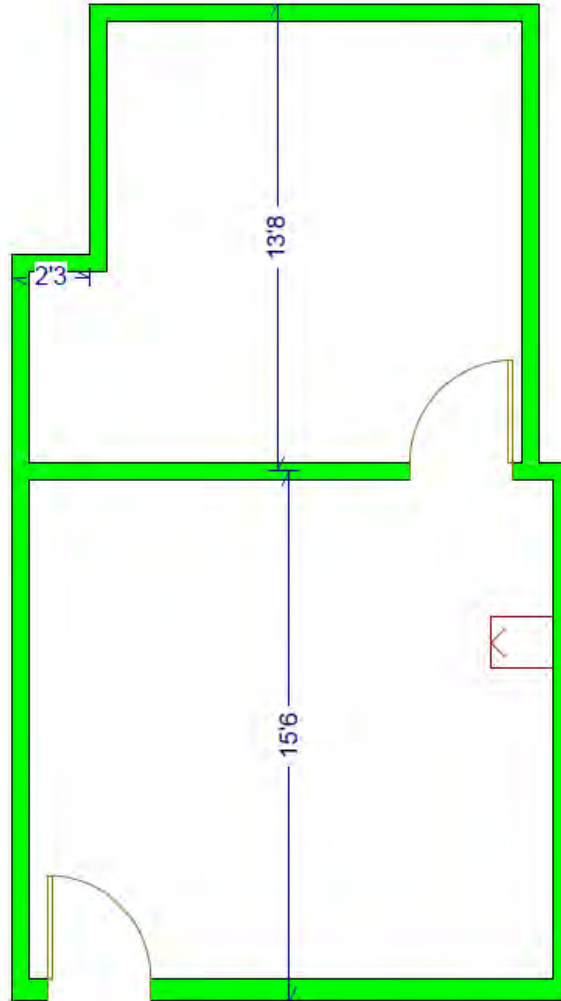
Elevator: Yes
Ceiling Height: 8'6" - 9'6"
Restrooms: In Common
Signage: Building Directory; Suite Entry
Floors: Concrete; Covered w/ carpet & tile
Heating: Gas Forced Air
Air Conditioning: Central
Telecomm/Fiber: Buckeye, Frontier

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

3230 CENTRAL PARK WEST



3230 Central Park West Drive

Suite 206

Approximately 480 Square Feet

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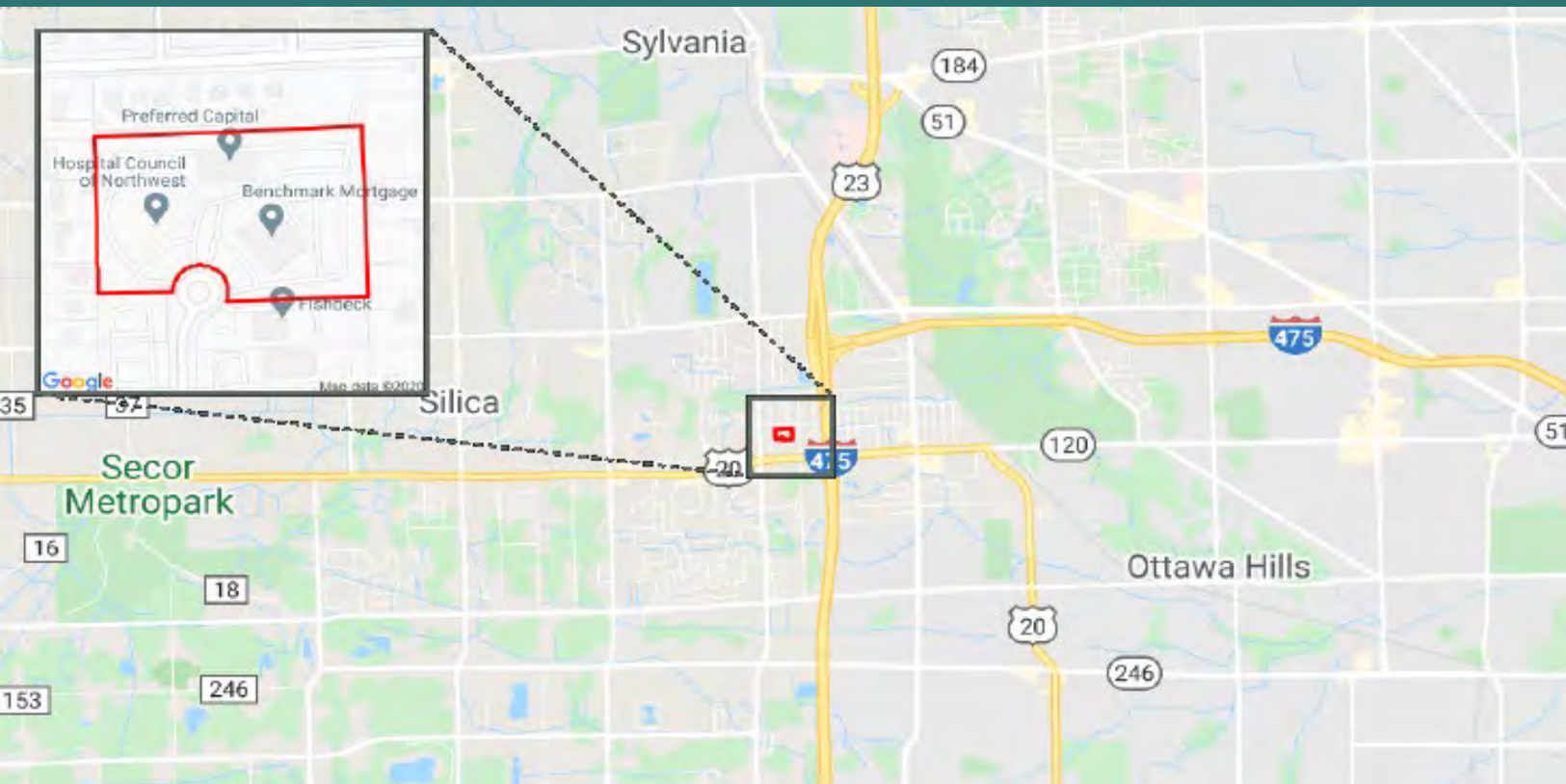
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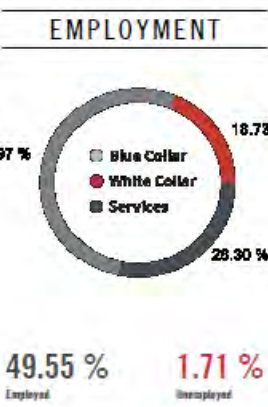
3230 CENTRAL PARK WEST



Location Facts & Demographics

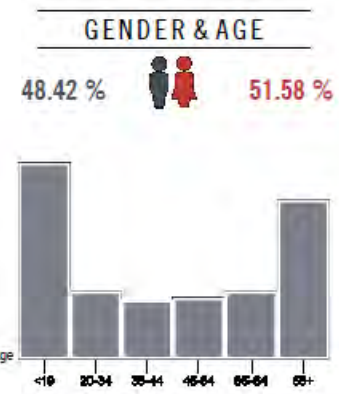
Demographics are determined by a 10 minute drive from 3230 Central Park West, Toledo, OH 43617

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



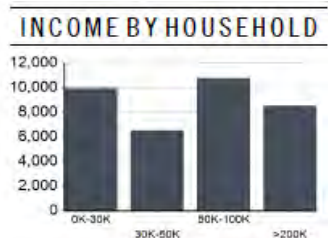
EDUCATION

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

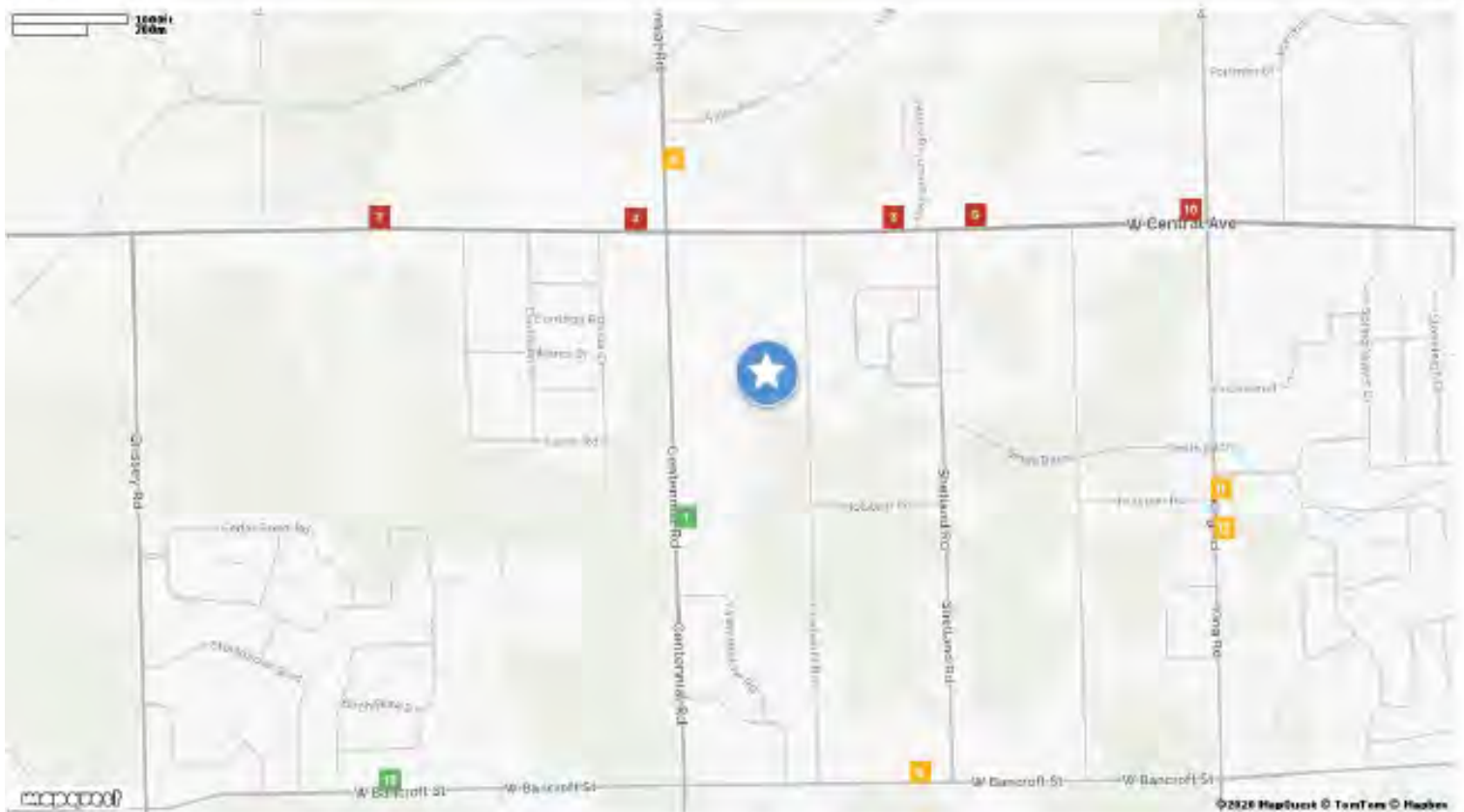
Housing	\$17,083
Utilities	\$6,156
Transportation	\$6,453
Food	\$2,785
Entertainment	\$1,624
Healthcare	\$1,263
Apparel	\$221
Furniture	\$375

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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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