

# 917 CONANT ST.

Maumee, OH 43537

RK



## Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	3,108 SF
Available SF:	3,108 SF
Lot Size:	0.7 Acres
Year Built:	1980
Renovated:	2017
Zoning:	C-2 General Commercial District
Submarket:	Southwest

## Property Overview

- Located near downtown Maumee
- Busy commercial corridor
- Free standing
- Former restaurant w/ drive-thru
- Prior use converted the space to an office
- Two curb cuts
- Pylon sign

Duke Wheeler, CRRP

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Commercial Property Brokers, Managers & Investment Advisors

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Lease Rate	\$18.00 SF/Yr
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## Lease Details

Available SF	3,108 SF
Lease Type	NNN
Tenant Responsible For	Real Estate Taxes, Property Insurance, and Property Maintenance

## Building Information

Building Size	3,108 SF
Number Of Floors	1
Year Built	1980
Renovated	2017
Tenancy	Single
Center Type	Free Standing Building
Condition	Excellent
Construction Status	Existing
Roof System	Flat
Restrooms	2
Exterior Signage	Pylon
Lighting	Yes
Climate Controlled	Yes

## Property Details

Zoning	C-2 General Commercial District
Acreage	0.7 Acres
Annual Real Estate Taxes	\$13,098
Annual Real Estate Taxes Per SF	\$4.22
Parcel / APN Numbers	36-01426
Lot Frontage	145 ft
# Parking Spaces	35

## Location Information

City, State & Zip	Maumee, OH 43537
County	Lucas
Signal Intersection	Yes
Nearest Highway	1.75 miles

## Utilities

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Maumee

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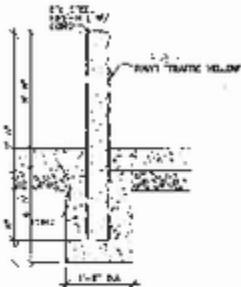
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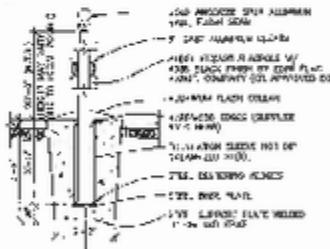
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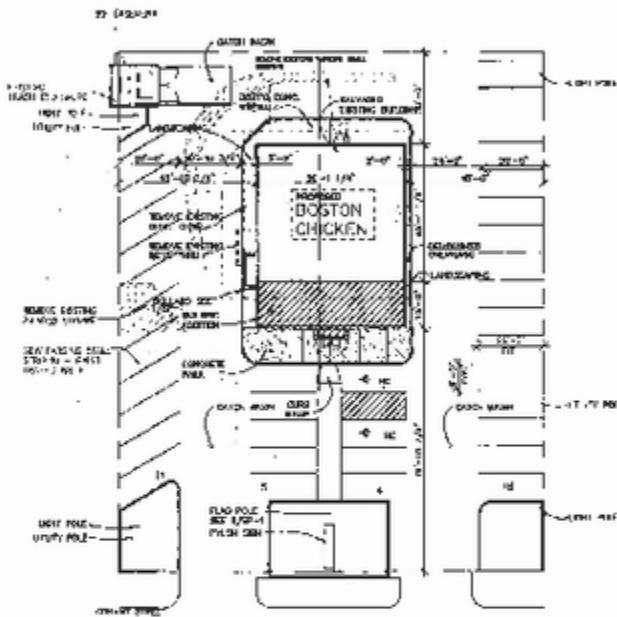
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① BOLLARD DETAIL



② FLAGPOLE DETAIL



③ SITE PLAN

NOTE:  
THIS SITE PLAN IS FOR  
ARCHITECTURAL REFERENCE  
ONLY. REFER TO CIVIL  
DRAWINGS FOR LEGAL  
SITE DOCUMENTS.

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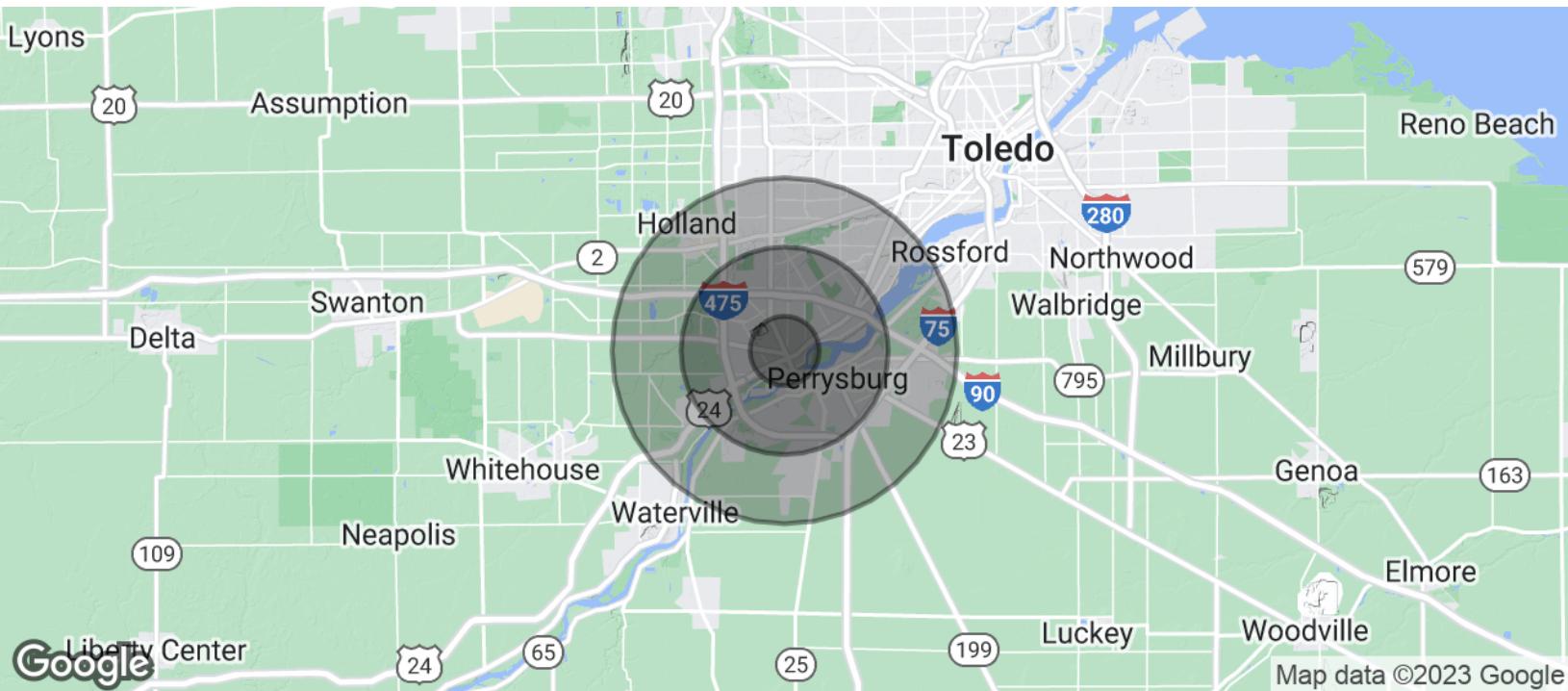
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,487	50,412	126,053
Average Age	41.2	38.4	38.6
Average Age (Male)	40.4	37.0	37.3
Average Age (Female)	41.5	39.1	39.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,874	21,249	53,959
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$69,042	\$69,651	\$66,513
Average House Value	\$168,435	\$174,524	\$169,328

\* Demographic data derived from 2020 ACS - US Census

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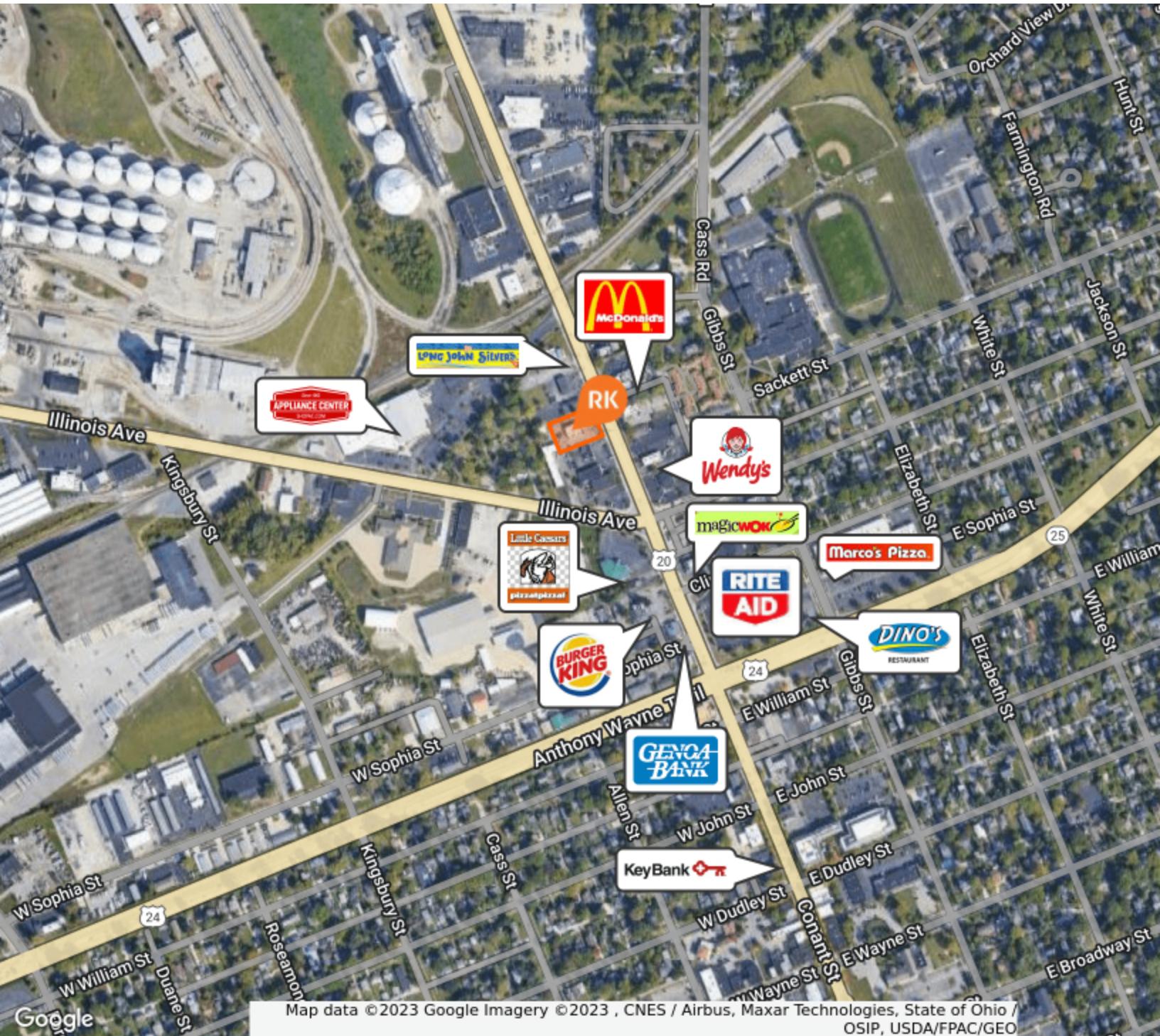
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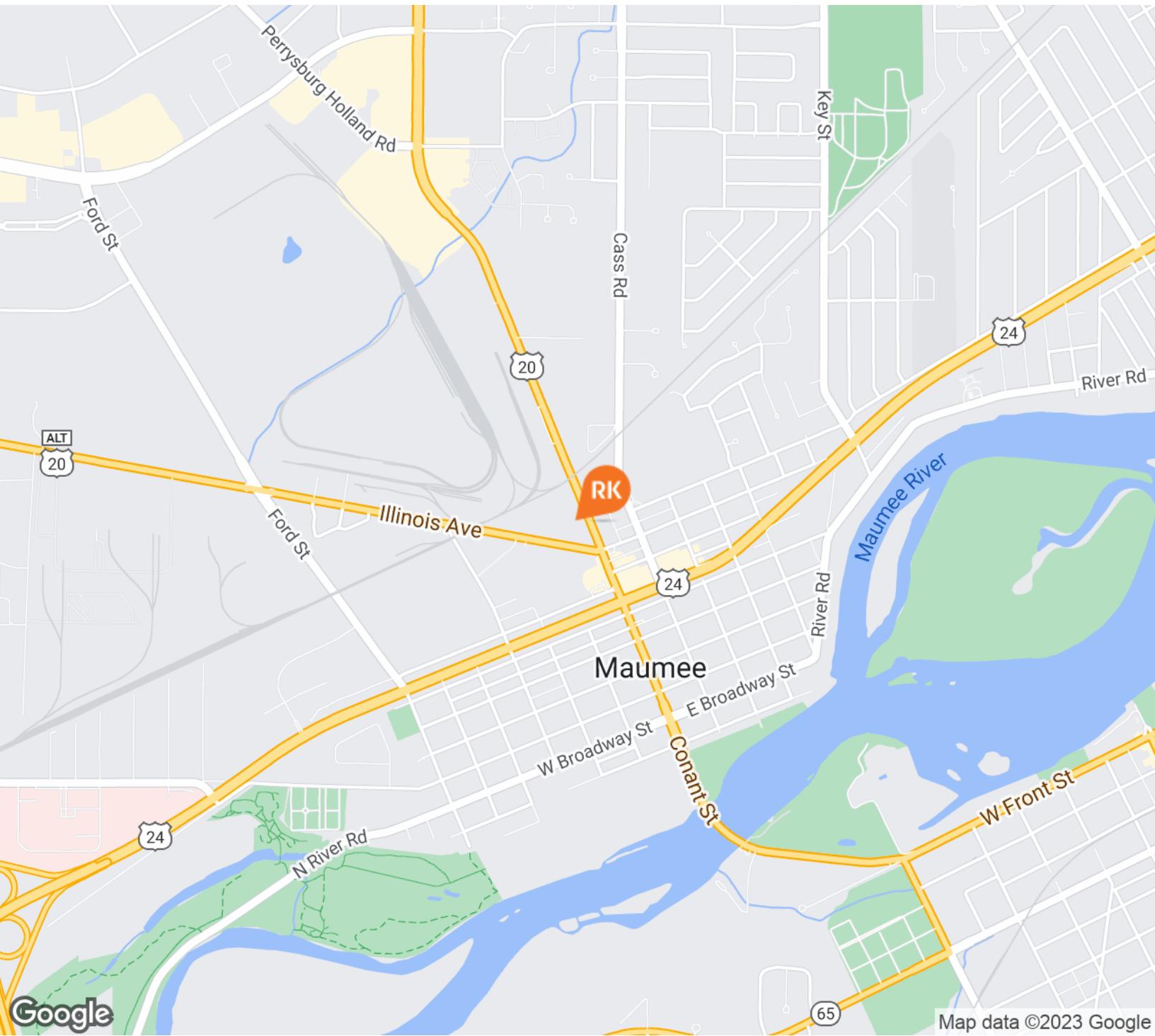
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