

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

419.794.1121
dwheeler@rkcommercial.com

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

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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

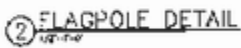
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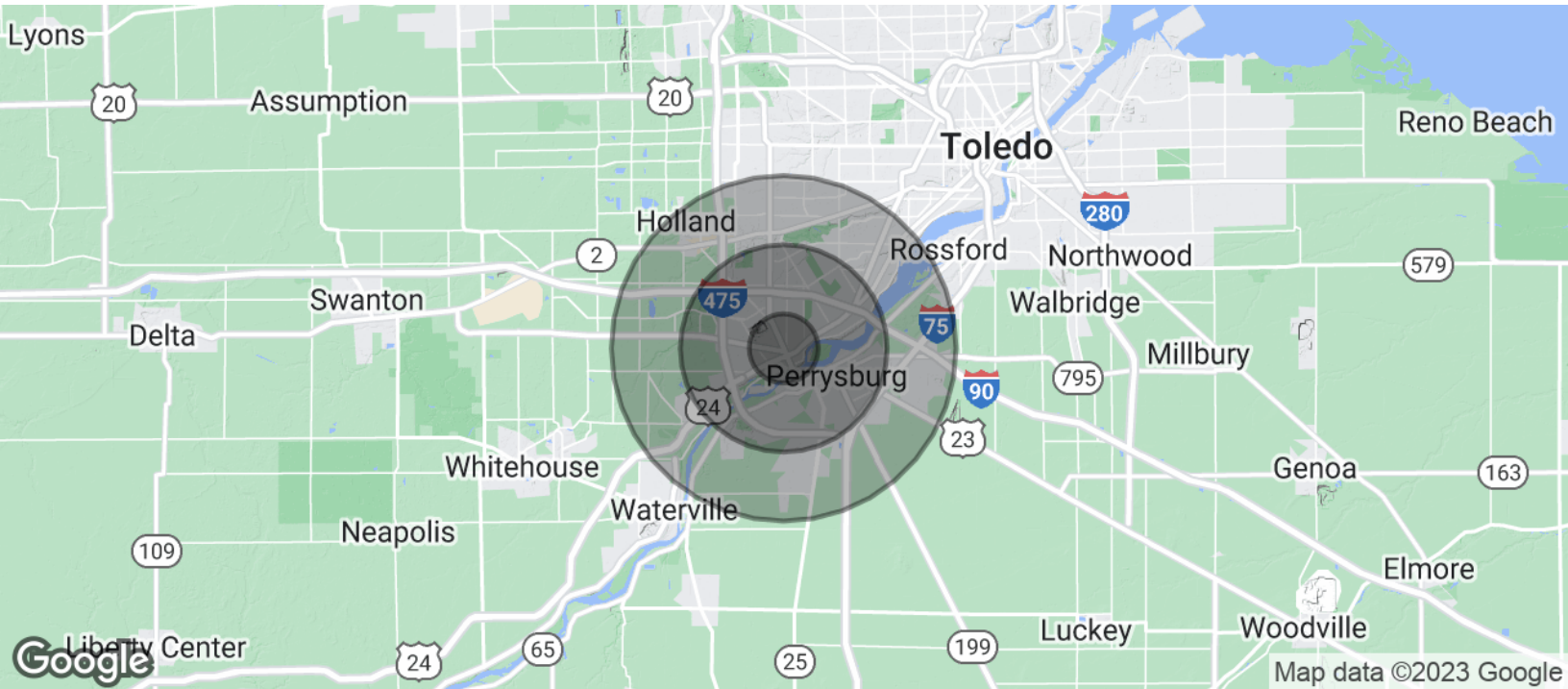
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,487	50,412	126,053
Average Age	41.2	38.4	38.6
Average Age (Male)	40.4	37.0	37.3
Average Age (Female)	41.5	39.1	39.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,874	21,249	53,959
# 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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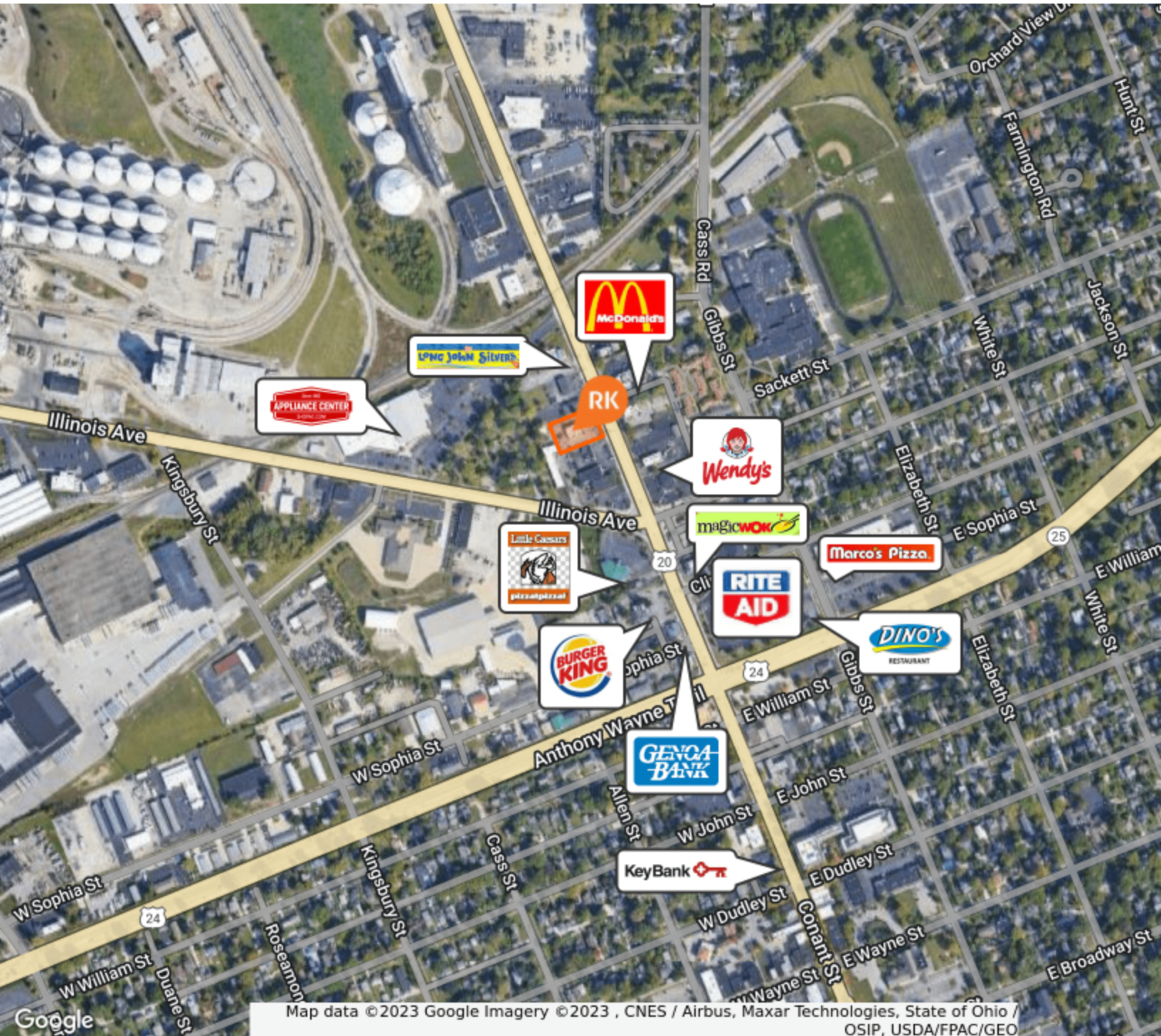
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