

FOR LEASE

OFFICE



1645 Indian Wood Circle
Maumee, OH 43537

- Wooded setting
- Access to walking trail
- Close proximity to Ohio Turnpike, I-475, hotels, restaurants and shopping
- Monument signage

Suite

Size

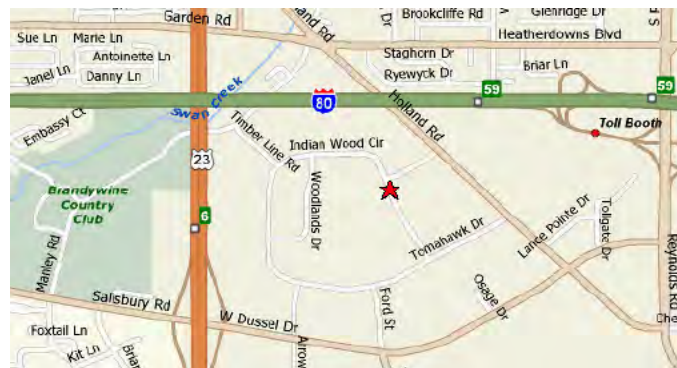
Base Rate

201

2,175 Square Feet

\$13.50 PSF NNN*

*Tenant responsible for their proportionate share of the building operating expenses, real estate taxes, insurance and utilities.



Property Information

Year Completed: 1995; Last Renovated- 2022

Building Size: 27,648 SF per Lucas County Auditor

Zoning: C-M

Parcel: 36-40863

Acreage: 2.10 acres

Parking Spaces: 117

Curb Cuts: 1

Construction Type: Brick/Steel

Elevator: Yes

Ceiling Height: 8'6" – 9'6"

Telecomm/Fiber: AT&T and Buckeye Broadband

Signage: Monument Available

Air Conditioning: Central (individually zoned)

Heat: Gas Boiler (individually zoned)

Type of Floor: Concrete

Public Transportation: TARTA Call a Ride

For more information: Jeremy Miller, Broker (419) 450-6854

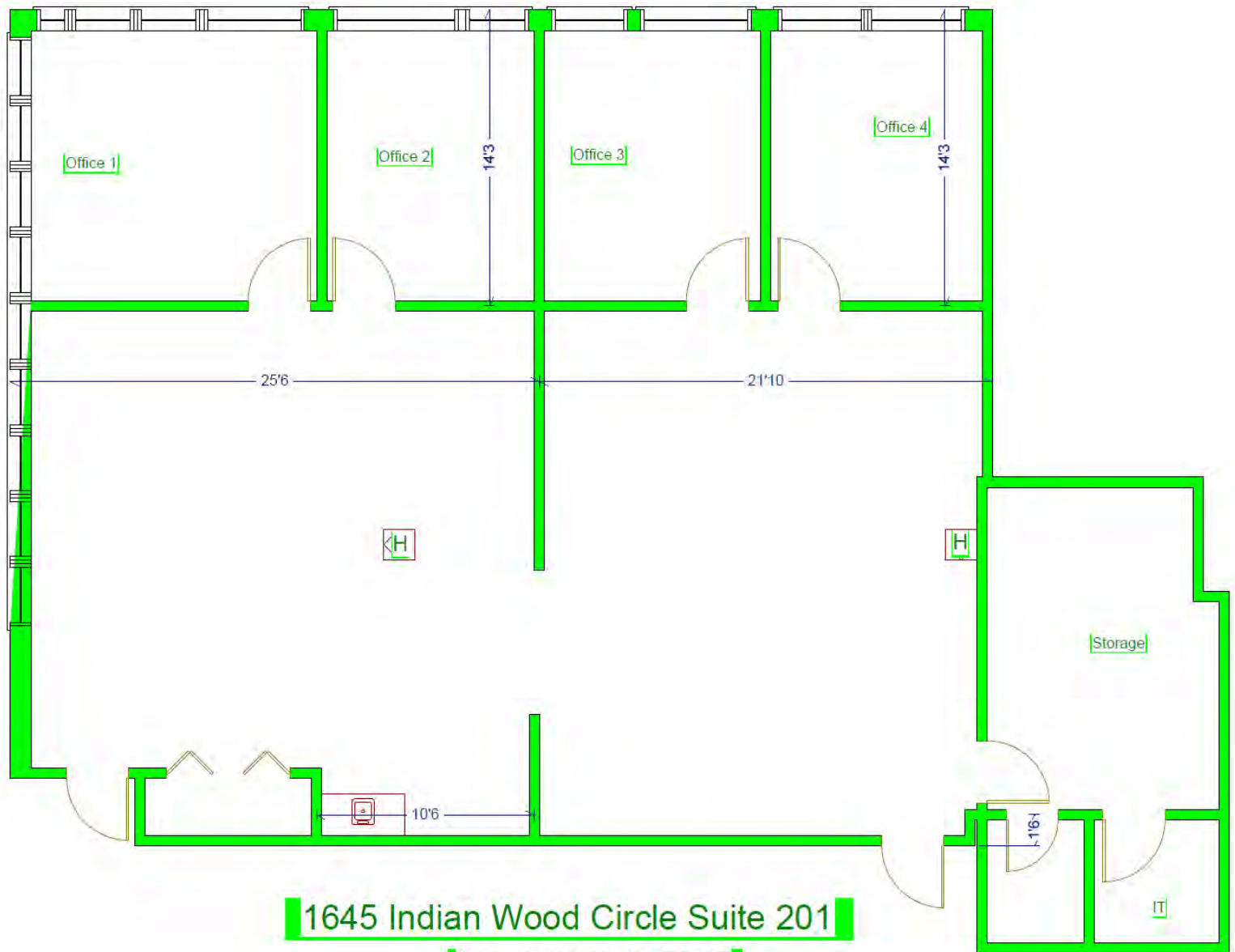
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1645 INDIAN WOOD CIRCLE



1645 Indian Wood Circle Suite 201

Approximately 2,175 SF

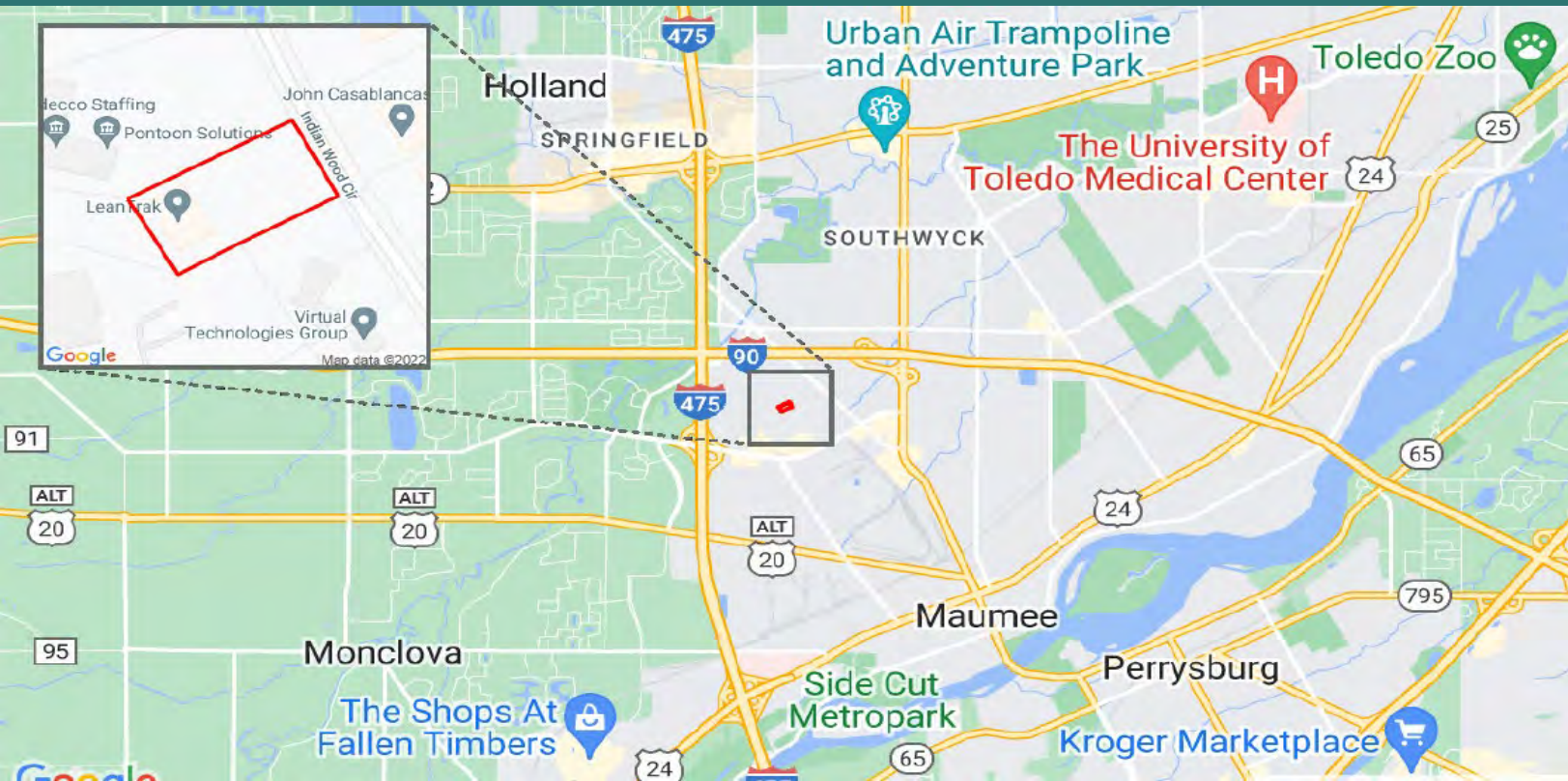
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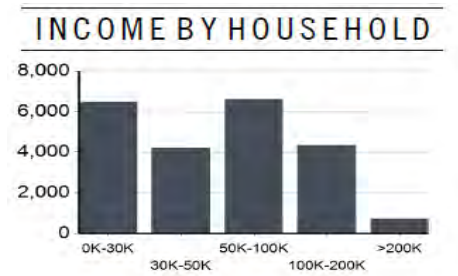
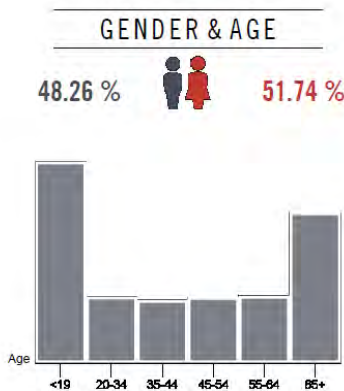
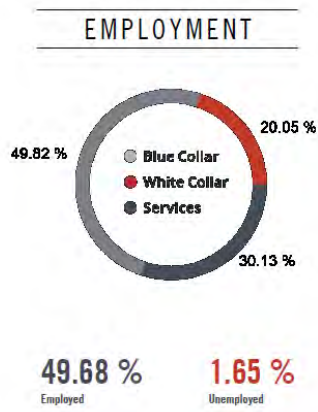
1645 INDIAN WOOD CIRCLE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1645 Indian Wood Cir, Maumee, OH 43537

CITY, STATE
Maumee, OH
POPULATION
50,396
AVG. HH SIZE
2.35
MEDIAN HH INCOME
\$58,625
HOME OWNERSHIP
Renters: 9,017
Owners: 13,031

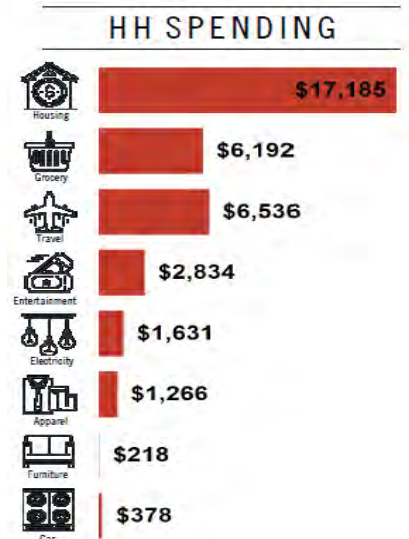


RACE & ETHNICITY

White:	72.05 %
Asian:	1.88 %
Native American:	0.00 %
Pacific Islanders:	0.03 %
African-American:	15.34 %
Hispanic:	5.32 %
Two or More Races:	5.38 %

EDUCATION

High School Grad:	26.58 %
Some College:	23.55 %
Associates:	9.19 %
Bachelors:	34.50 %

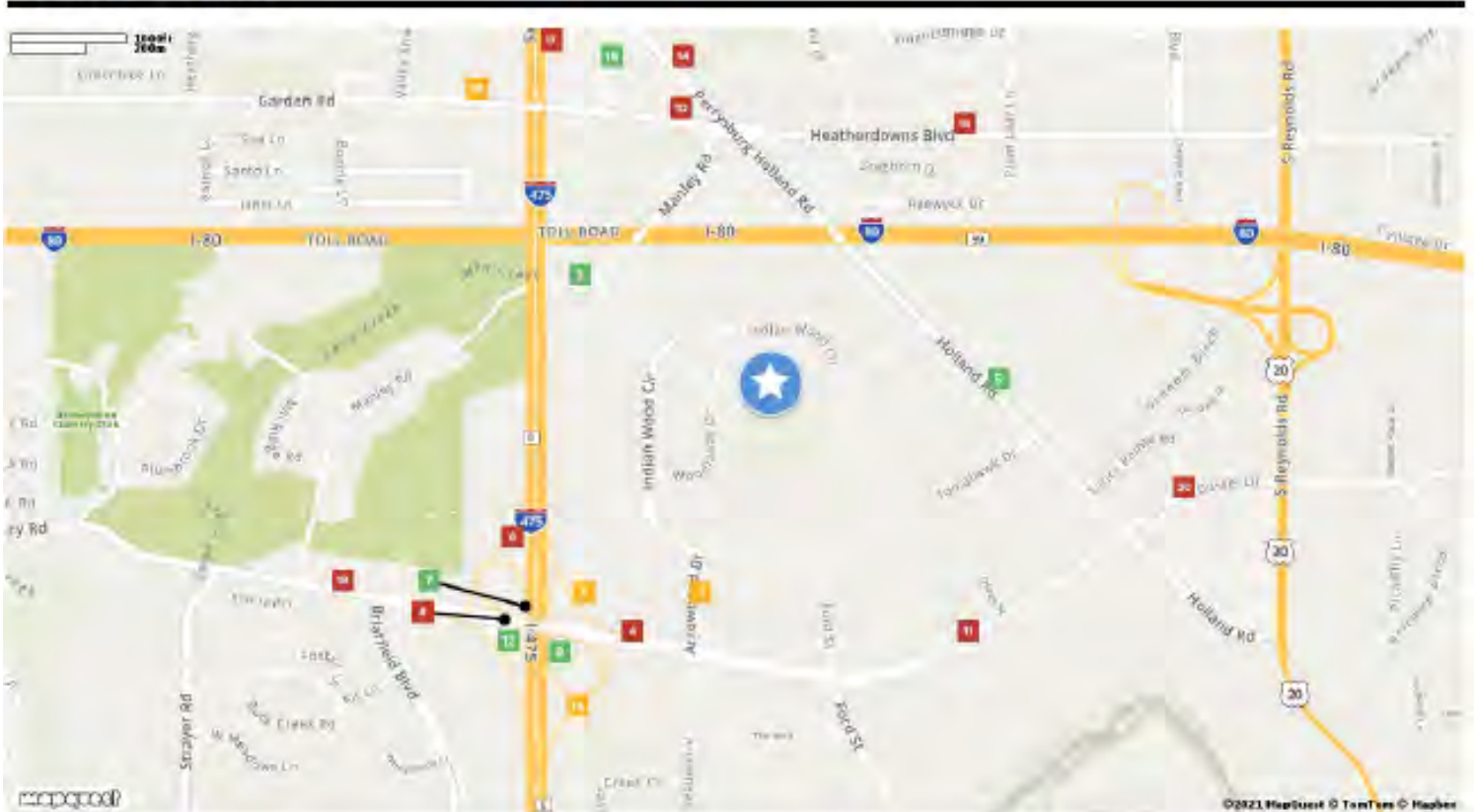


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Traffic Counts



ARROWHEAD RD 1 Dussel Dr Year: 2021 5,927 est Year: 2020 5,779 Year: 2019 6,407	MANLEY RD 2 Timberline Rd Year: 2021 4,805 est Year: 2020 2,955 Year: 2019 3,276	RAMP FROM SALISBURY RD 3 Salisbury Rd Year: 2021 6,729 est Year: 2020 6,184 Year: 2019 7,551	DUSSEL DR 4 Salisbury Rd Year: 2021 17,773 est Year: 2020 16,739 Year: 2018 20,603	HOLLAND RD 5 Holland Rd Year: 2021 6,652 est Year: 2020 3,037 Year: 2019 3,280
RAMP FROM I-475 SB TO 6 Salisbury Rd Year: 2021 11,105 est Year: 2020 10,206 Year: 2019 12,461	RAMP FROM SALISBURY RD 7 Salisbury Rd Year: 2021 2,473 est Year: 2020 2,273 Year: 2019 2,775	SALISBURY RD 8 I-475 Year: 2021 14,401 est Year: 2020 13,612 Year: 2019 15,539	RAMP FROM SALISBURY RD 9 Dussel Dr Year: 2021 3,535 est Year: 2020 3,249 Year: 2019 3,967	HEATHERDOWNS BLVD 10 Manley Rd Year: 2021 11,913 est Year: 2020 11,529 Year: 2019 12,782
DUSSEL DR 11 Osage Dr Year: 2021 19,018 est Year: 2020 19,265 Year: 2019 21,992	RAMP FROM SALISBURY RD 12 Salisbury Rd Year: 2021 2,737 est Year: 2020 2,738 Year: 2019 2,738	RAMP FROM I-475 NB TO 13 Salisbury Rd Year: 2021 5,909 est Year: 2020 5,431 Year: 2019 6,631	PERRYBURG HOLLAND RD 14 Knightskill Ln Year: 2021 14,371 est Year: 2020 14,092 Year: 2019 15,218	HEATHERDOWNS BLVD 15 Heatherwyck Ct Year: 2021 16,690 est Year: 2020 16,376 Year: 2019 17,685
HOLLAND-SYLVANIA RD 16 Perryburg Holland Rd Year: 2021 4,262 est Year: 2020 4,276 Year: 2019 4,741	I-475 17 Bridton Dr Year: 2021 72,218 est Year: 2020 71,113 Year: 2019 74,187	GARDEN RD 18 I-475 Year: 2021 9,897 est Year: 2020 9,598 Year: 2019 10,641	SALISBURY RD 19 Manley Rd Year: 2021 15,479 est Year: 2020 15,158 Year: 2019 16,805	DUSSEL DR 20 Tollgate Dr Year: 2021 17,020 est Year: 2020 16,296 Year: 2019 18,603

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