

4428 SECOR ROAD

Toledo, OH 43623



Offering Summary

Sale Price:	\$385,000
Lease Rate:	\$10.00 SF/yr (Gross + Utilities & Janitorial)
Building Size:	13,214 SF
Available SF:	1,710 - 5,171 SF
Lot Size:	1.257 Acres
Year Built:	1970
Building Class:	C
Market:	Toledo
Submarket:	W. Toledo/Sylvania

Property Overview

- Ideal owner occupant opportunity
- Immediately available first floor office space – up to 3,591 SF
- Multiple suite configurations are available
- Ample on-site parking with approximately 67 spaces
- Conveniently located with quick access to I-475
- Neighboring retailers include: Jing Chuan, West Toledo Animal Hospital, Toledo Thai Restaurant, Taco Bell, Walgreen's, Kroger and Best Buy
- Financials available upon qualified request

Location Overview

- Located on the east side of Secor Road within 0.8 miles of I-475 interchange

Ryan Miller

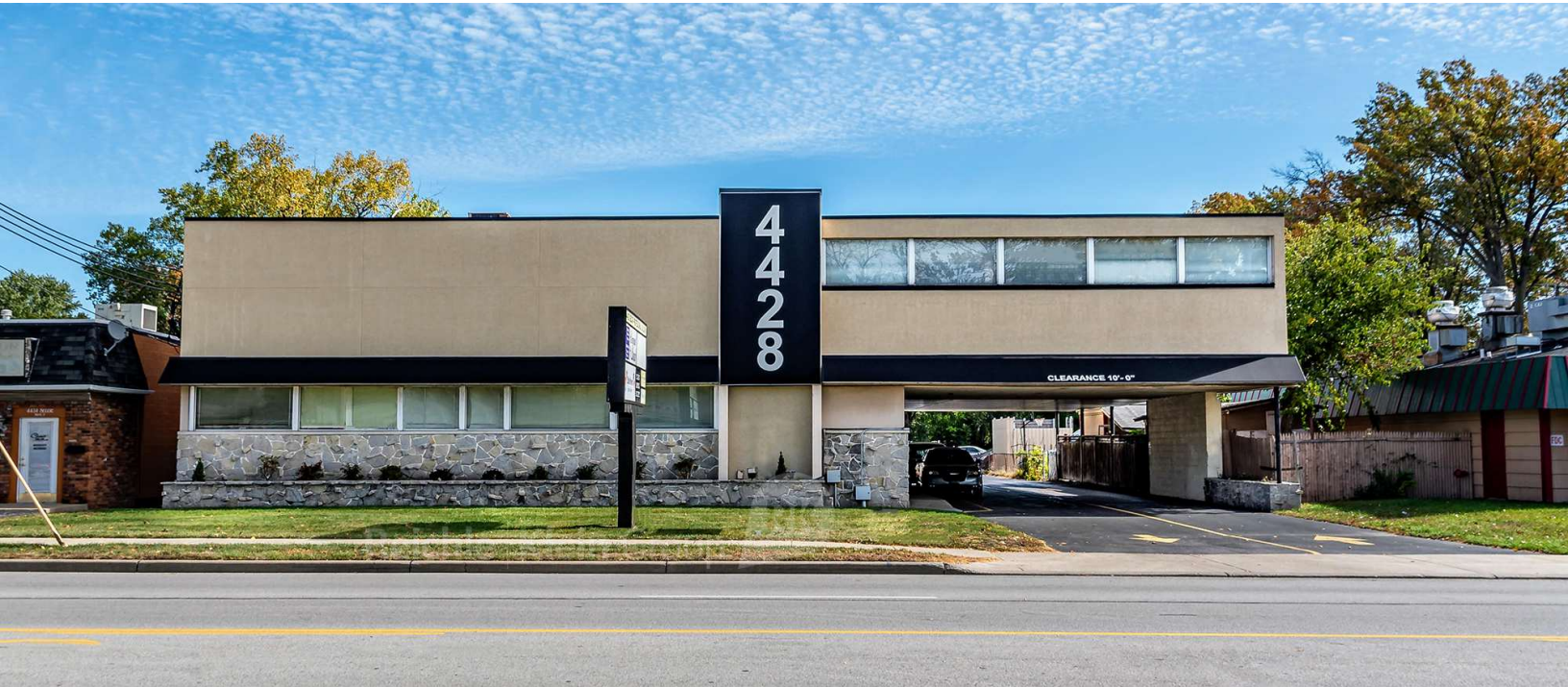
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Available Spaces

Suite	Size (SF)	Lease Type	Description
Suite 101	1,881 - 3,591 SF	Gross + Utilities & Janitorial	Can be combined with Suite 102
Suite 102	1,710 - 3,591 SF	Gross + Utilities & Janitorial	Can be combined with Suite 101
Suite 200	3,100 - 5,171 SF	Gross + Utilities & Janitorial	Can be combined with conference room
Conference Room	2,070 - 5,171 SF	Gross + Utilities & Janitorial	Can be combined with suite 200
Daycare	3,500 SF	Gross + Utilities & Janitorial	Leased

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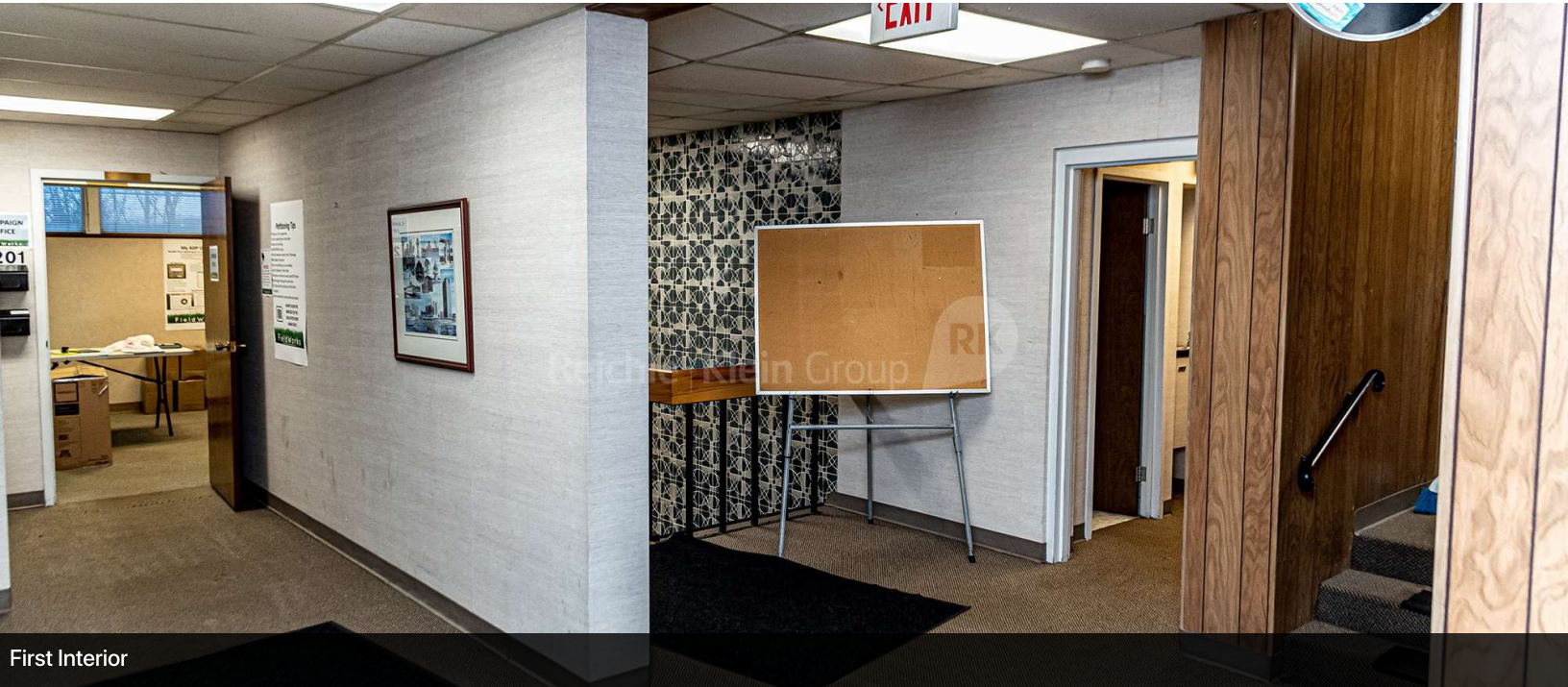
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First Interior



First Interior

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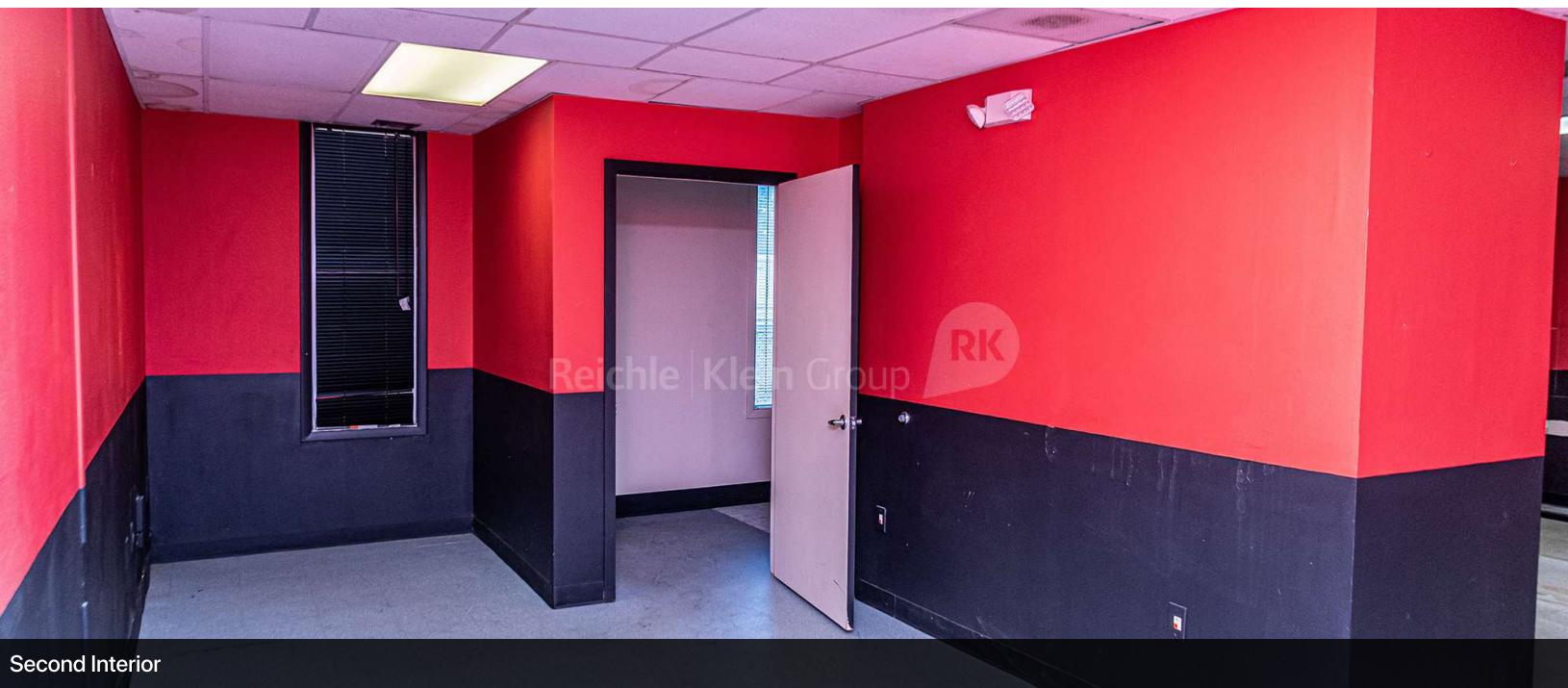
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Second Interior



Second Interior

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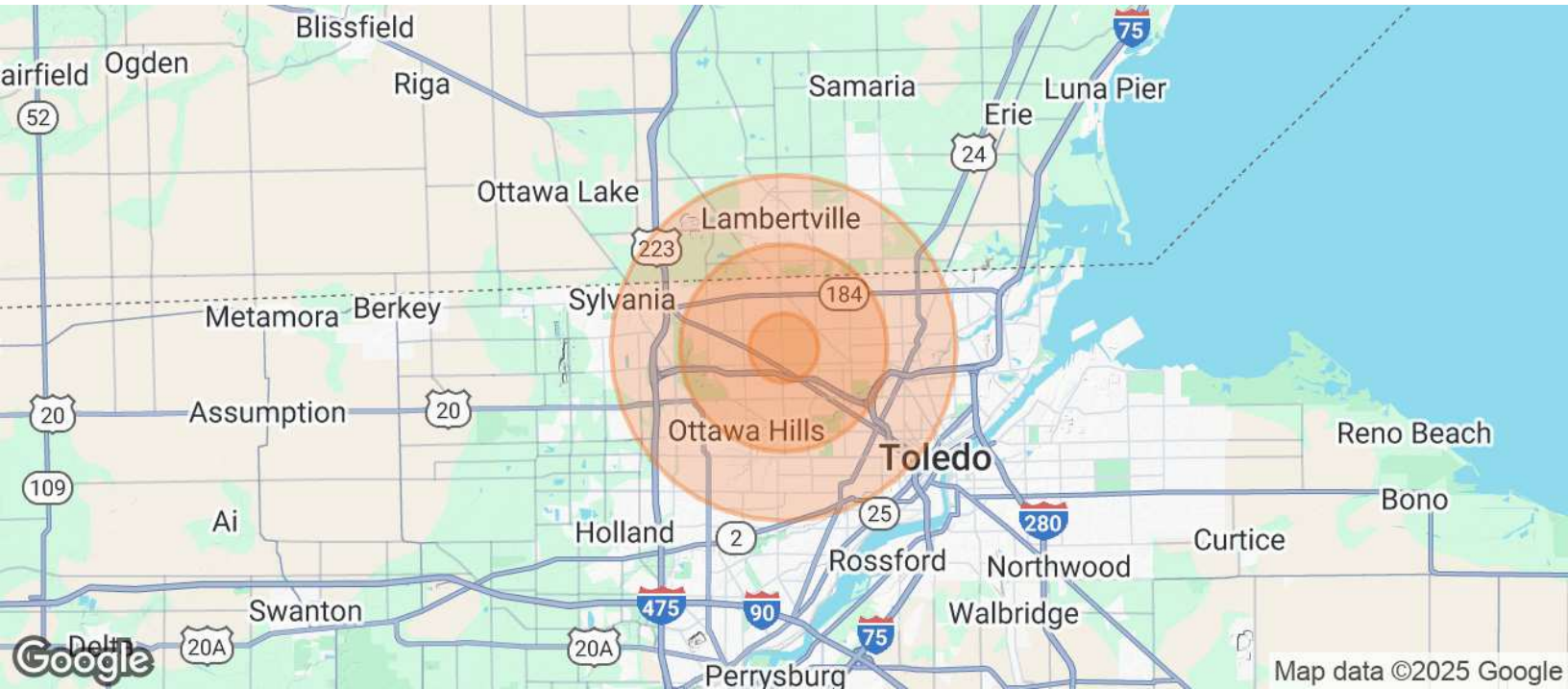
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RK



Population	1 Mile	3 Miles	5 Miles
Total Population	14,233	100,592	217,215
Average Age	37.6	38.0	38.8
Average Age (Male)	37.0	36.8	37.1
Average Age (Female)	39.7	39.2	40.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,852	46,296	103,730
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$58,439	\$64,469	\$57,667
Average House Value	\$114,118	\$123,724	\$112,756

2020 American Community Survey (ACS)

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