



The Harmon Building

4427 Talmadge Road
Toledo, Ohio 43623

Property Highlights

- First Time offered for Sale!
- 36,000 SF on 5.8 acres
- Talmadge Road at Monroe Street corridor
- Across from Franklin Park Mall
- Mixed use zoning allows for many uses
- Large parking field
- Professionally managed and maintained by the NAI Harmon Group

Offering Summary

Sale Price:	\$1,750,000
Building Size:	36,127 SF
Lot Size:	5.86 Acres

For More Information



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Sale Price

\$1,750,000

Location Information

Building Name	The Harmon Building
Street Address	4427 Talmadge Road
City, State, Zip	Toledo, OH 43623
County	Lucas
Cross-Streets	Talmadge Rd & Monroe St
Nearest Highway	I-475
Nearest Airport	Toledo Express and Detroit Metro

Building Information

Building Size	36,127 SF
Building Class	B
Occupancy %	65.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Built	1963
Gross Leasable Area	36,127 SF
Condition	Good
Roof	Rubber

Property Information

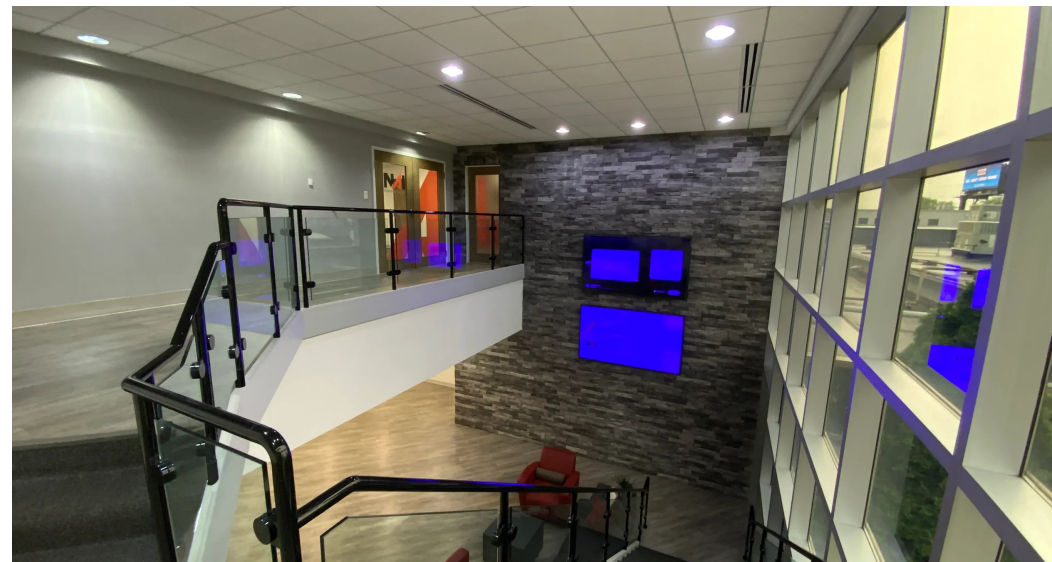
Property Type	Prime Business Location
Property Subtype	Office Building
Zoning	10-MX Mixed use
Lot Size	5.86 Acres
APN #	24-02007
Lot Frontage	119 ft
Lot Depth	887 ft
Traffic Count	15751
Traffic Count Street	Talmadge Rd
Amenities	High street visibility Close to restaurants and retail Close to highway access

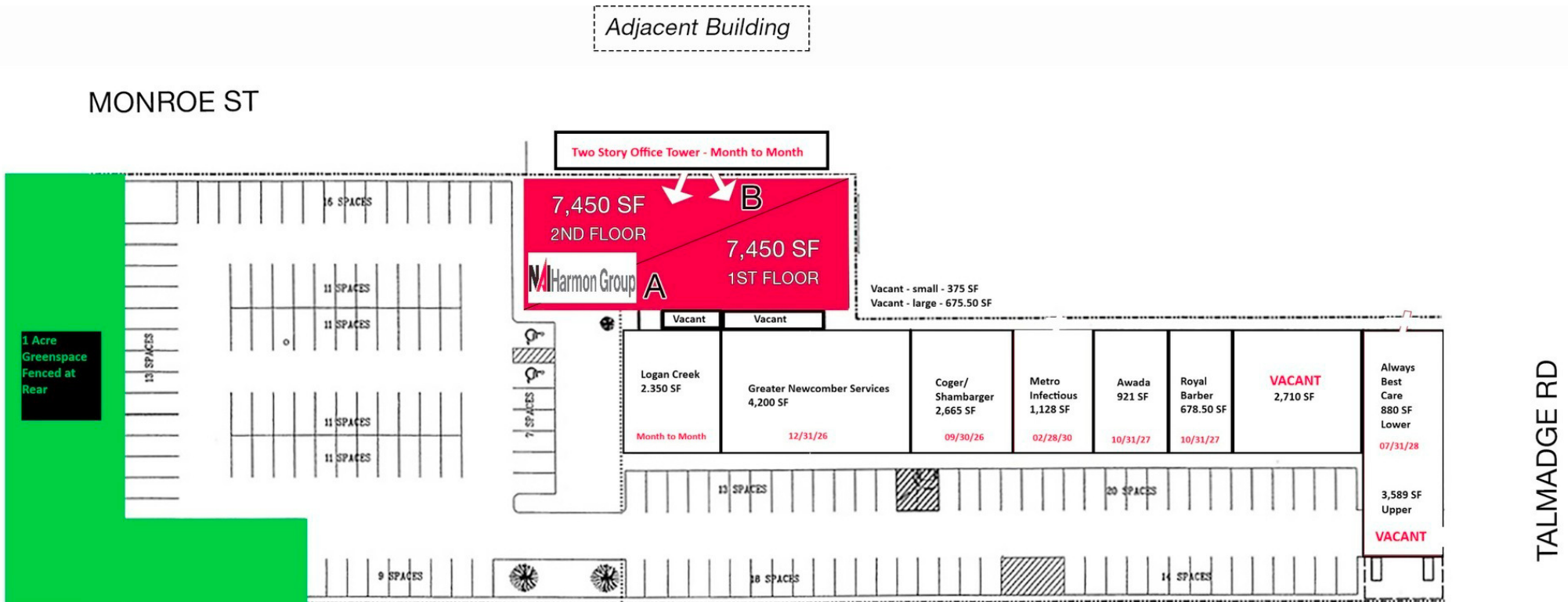
Parking & Transportation

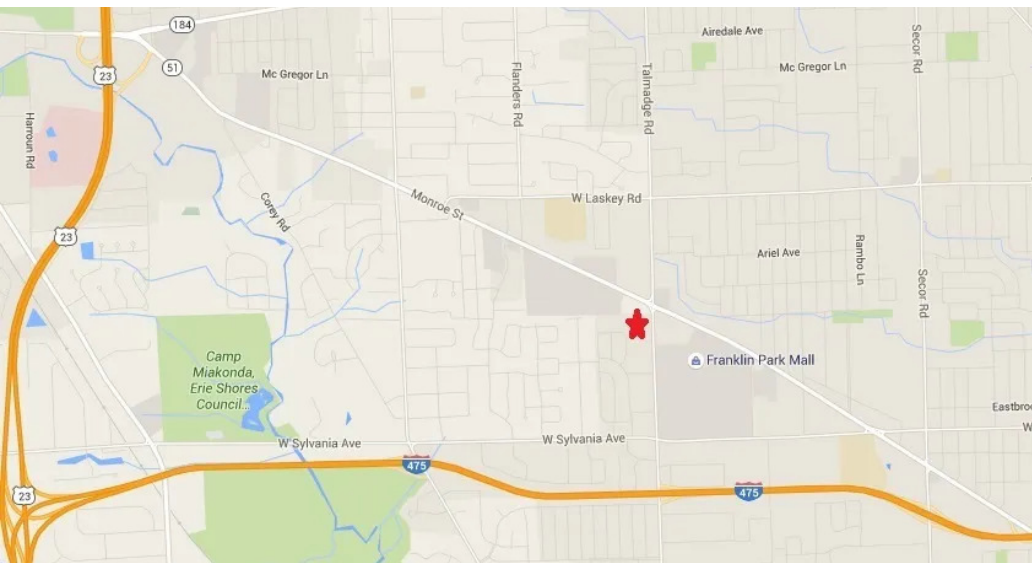
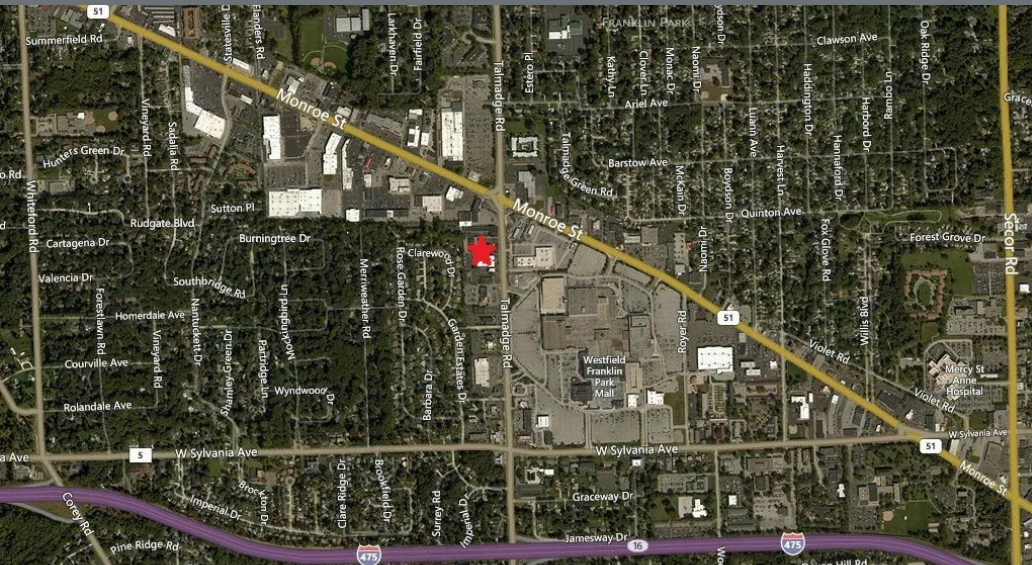
Parking Type	Surface
Number of Parking Spaces	154

Utilities & Amenities

Handicap Access	Yes
Elevators	No
Central HVAC	Yes
HVAC	Yes
Restrooms	4 - Private

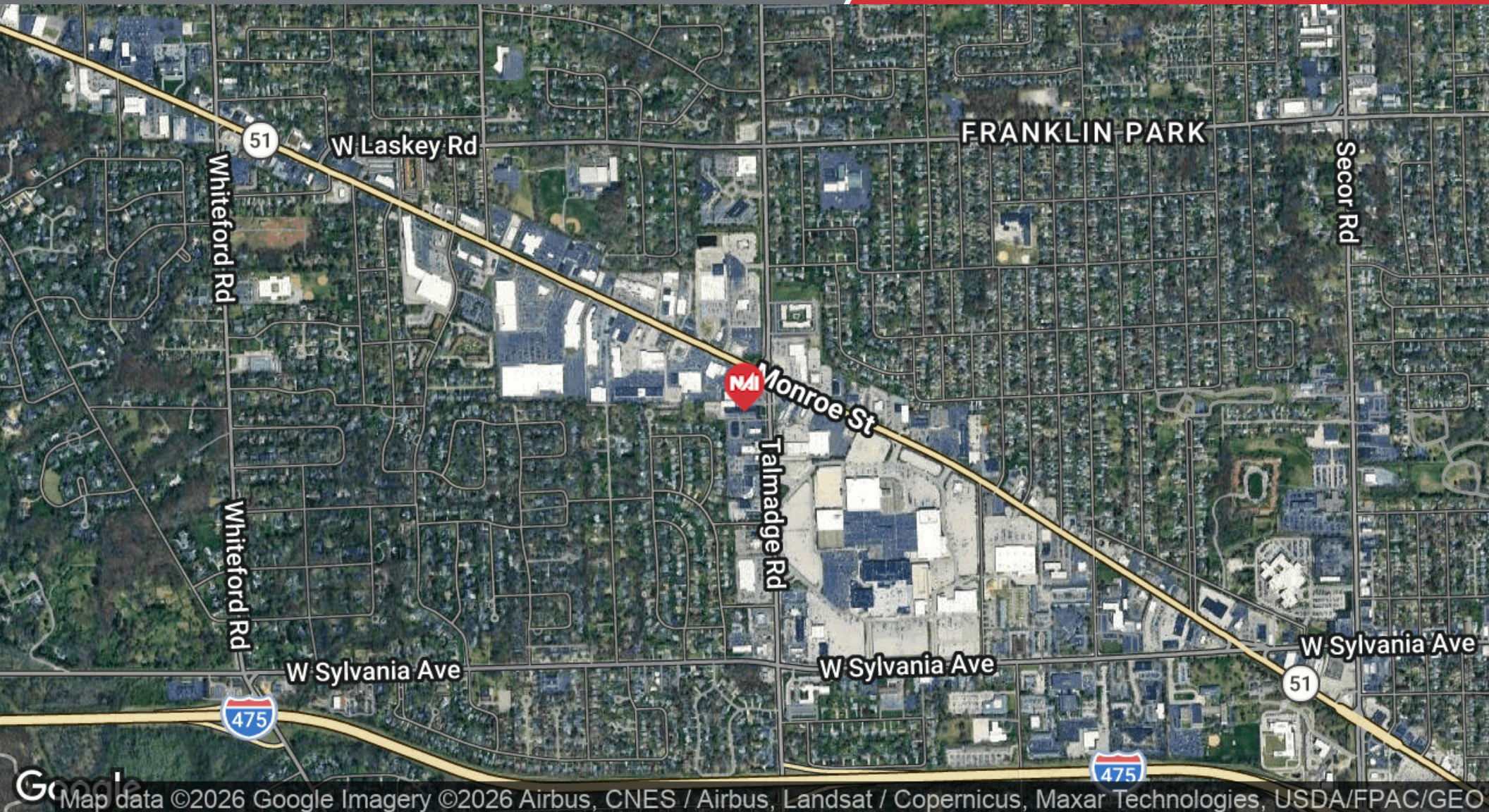






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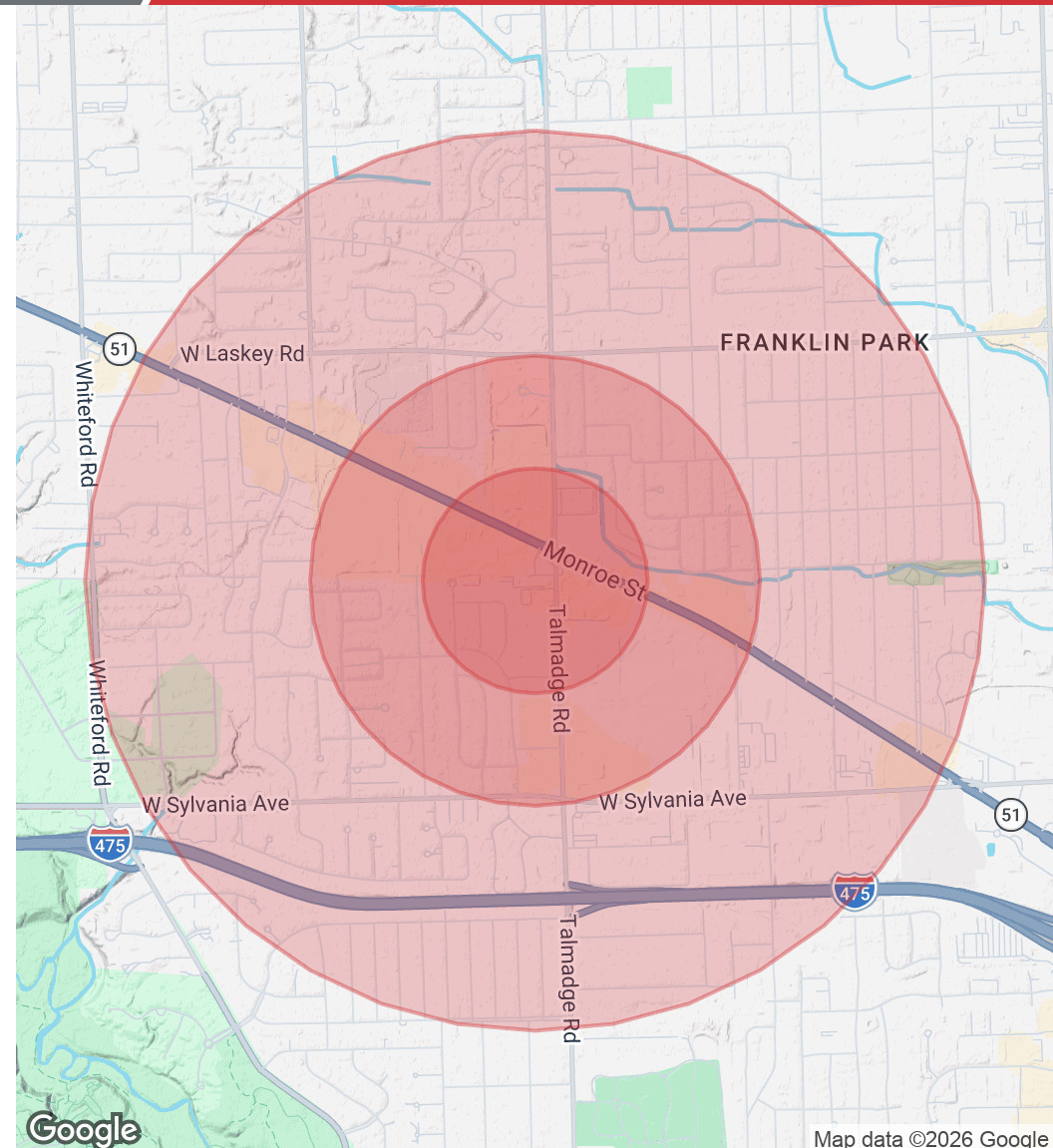
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	475	2,297	9,116
Average Age	40.0	40.6	43.7
Average Age (Male)	40.4	41.3	42.8
Average Age (Female)	38.9	39.1	44.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	214	1,001	4,207
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$78,254	\$88,001	\$84,328
Average House Value	\$203,357	\$186,193	\$192,048

2023 American Community Survey (ACS)



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