



959 Illinois Avenue

Maumee, Ohio 43537

Property Highlights

- Multi-purpose medical/office building situated on 5 acres
- Professionally maintained Class B, ADA-compliant building with elevator
- Excellent user/value add opportunity
- First floor features 2,812 SF of professional office space (could easily be demised)
- Second floor features 1,495 SF shell space available for buildout

Property Overview

Professionally maintained, multi-tenant medical/office asset located within Maumee's commercial corridor; Located just off the newly opened I-475 / U.S. 20A diverging diamond interchange, providing improved regional access and traffic flow; The property is fully ADA-compliant, featuring barrier-free entries, an interior elevator, and accessible routes from the parking areas to the building entrances; The site offers approximately 74 surface parking spaces with parking fields located in front of and behind the building to distribute traffic and provide convenient access to all suites.

Offering Summary

Sale Price:	Contact Broker For Price
Lease Rate:	\$12.00/ SF NNN
Building Size:	14,848 SF
Available SF:	1,495 - 2,812 SF
Lot Size:	5 Acres

For More Information



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Sale Price	Contact Broker For Price
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Lease Rate	\$12.00/SF NNN
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Location Information

Building Name	Namay Dental Building
Street Address	959 Illinois Avenue
City, State, Zip	Maumee, OH 43537
County	Lucas
Market	Toledo, OH MSA
Sub-market	South/Maumee
Cross-Streets	Mingo Drive
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 475
Nearest Airport	Toledo Express Airport

Building Information

Building Size	14,848 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	8 ft drop ceilings
Number of Floors	2
Year Built	2004
Floor Coverings	Multiple
Building Signage	Exterior Sign - Monument Interior Sign - In Lobby
Delivery Area	Rear

Property Information

Property Type	Professional Office Building
Zoning	Maumee, allowing a range of office and medical office uses
Lot Size	5 Acres
APN #	36-80177
Traffic Count	8,277 VPD (Illinois Ave.) 76,476 VPD (I-475)
Amenities	Elevator-served with basement storage areas supporting clinical users, administrative functions, and record storage Modern utilities and infrastructure suitable for healthcare, counseling, and professional service operations

Parking & Transportation

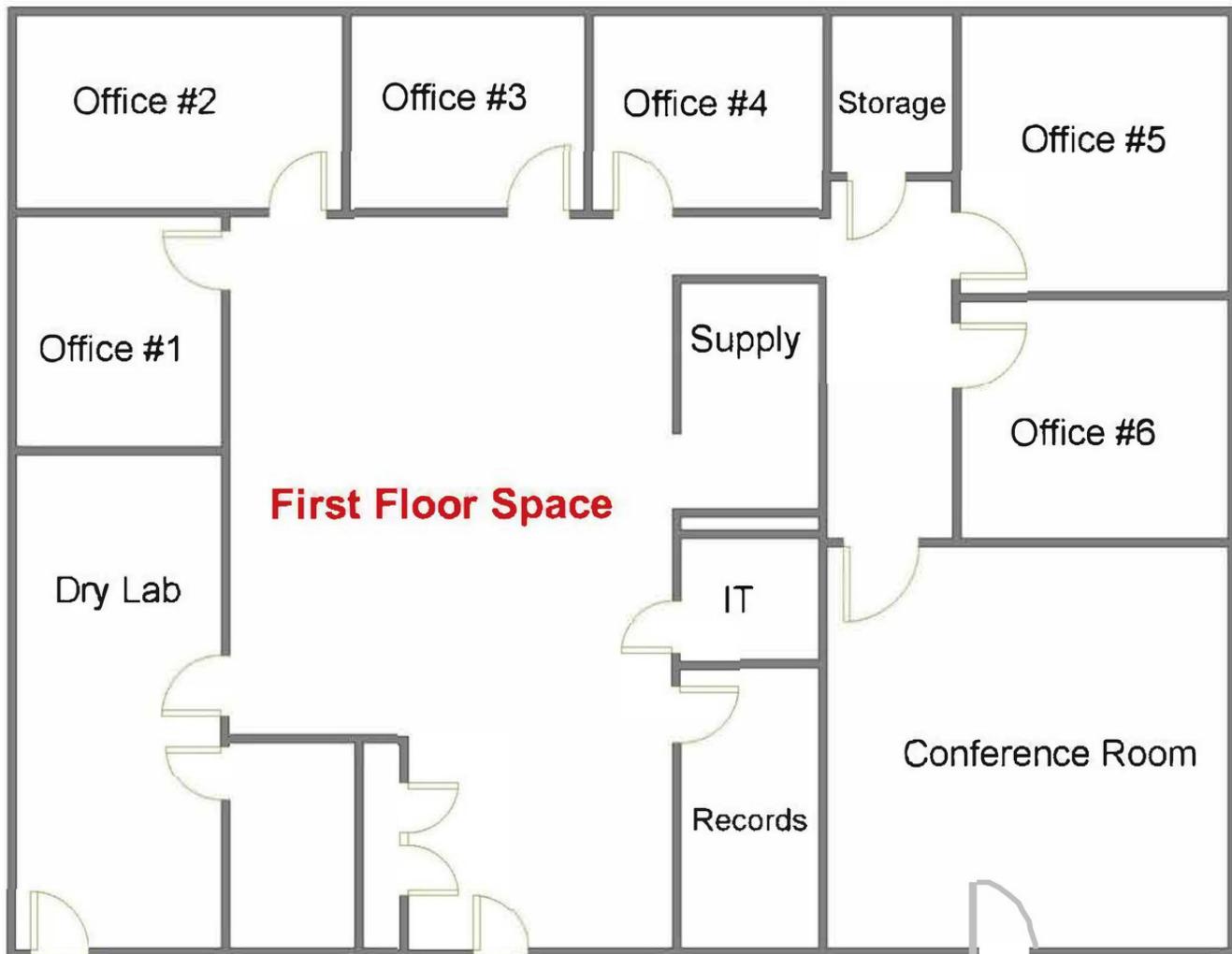
Parking Type	Surface
Number of Parking Spaces	74

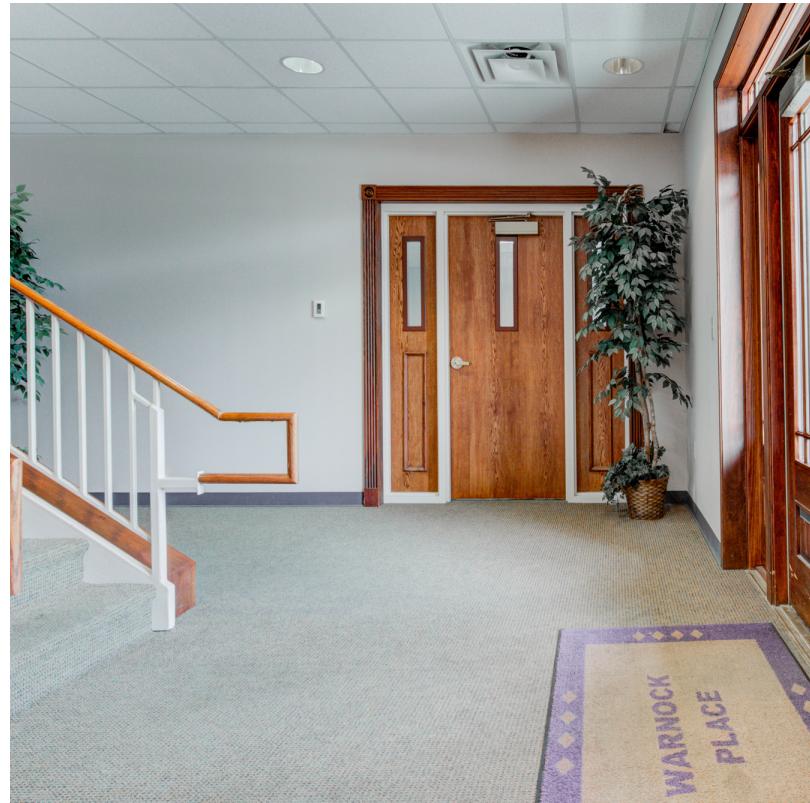
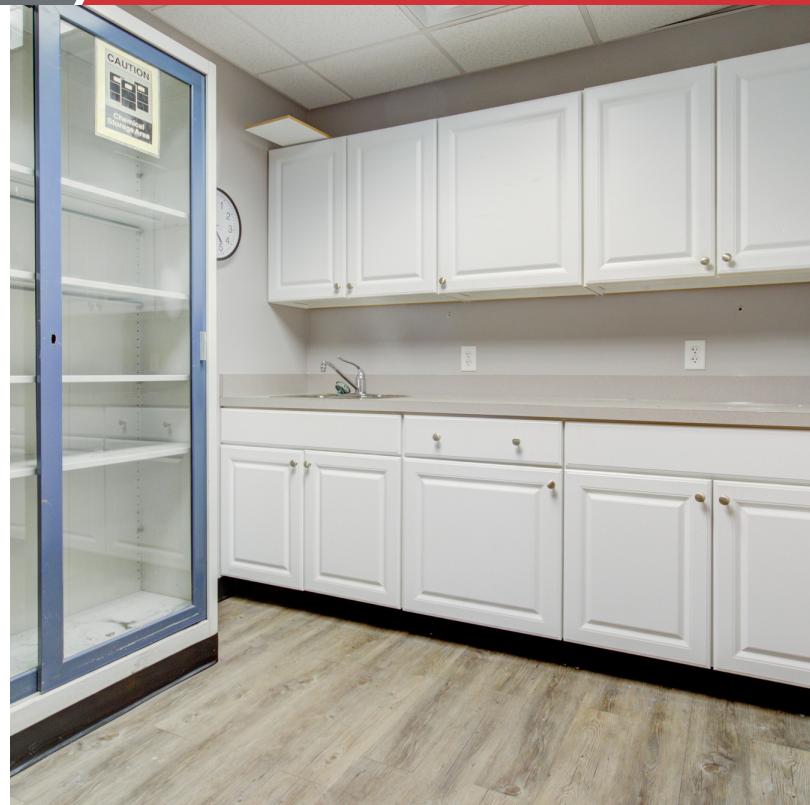
Utilities & Amenities

Handicap Access	Yes
Number of Elevators	1
Restrooms	ADA, common on each floor
Gas / Propane	Columbia Gas
Electric	Toledo Edison
Internet	Buckeye Broadband
Water	City of Maumee

Taxes

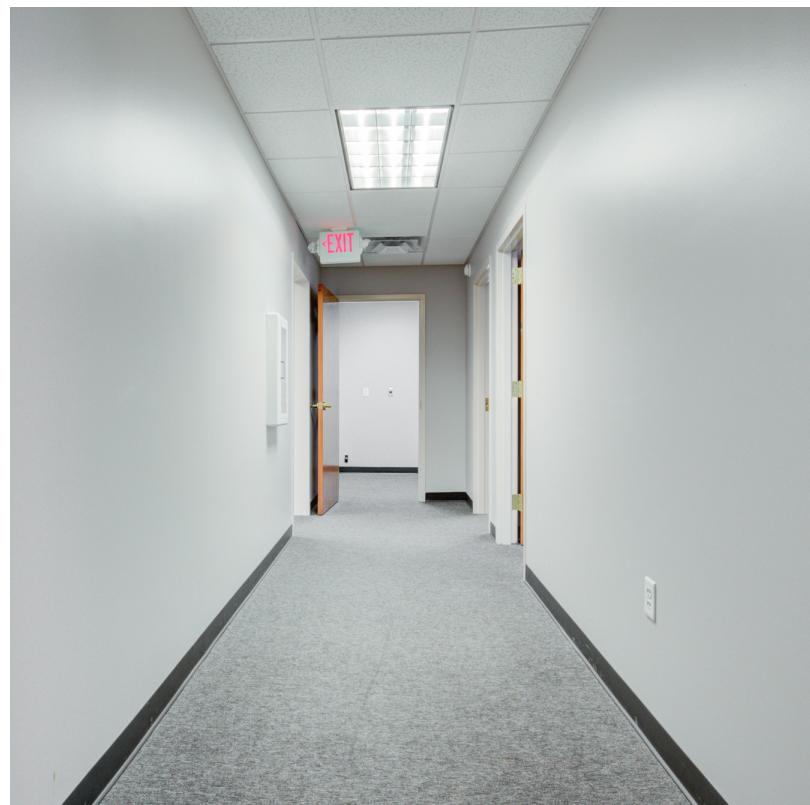
Total Annual Taxes (2025)	\$26,633.10
1st Half	\$14,273.69
2nd Half	\$12,359.41





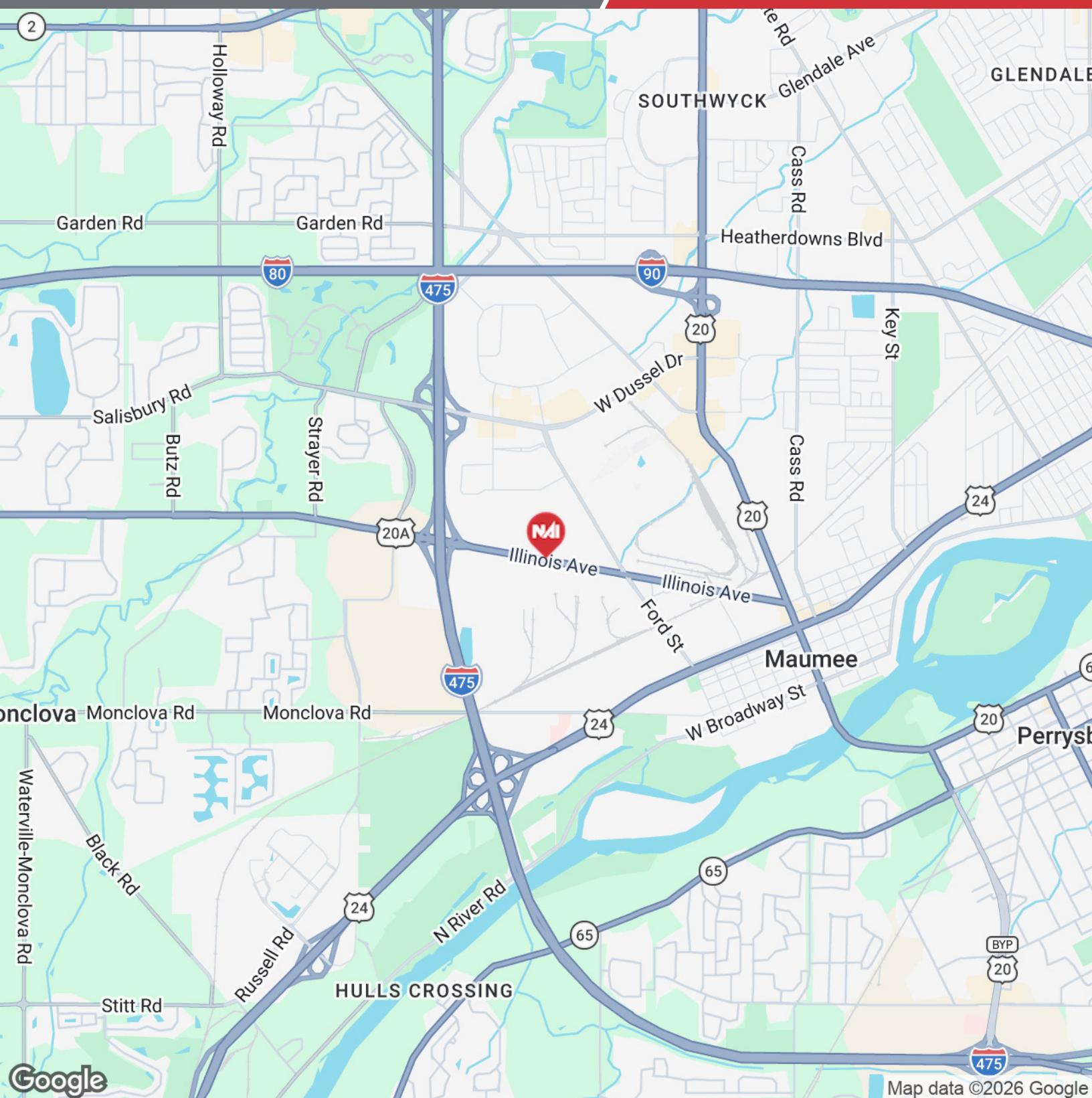
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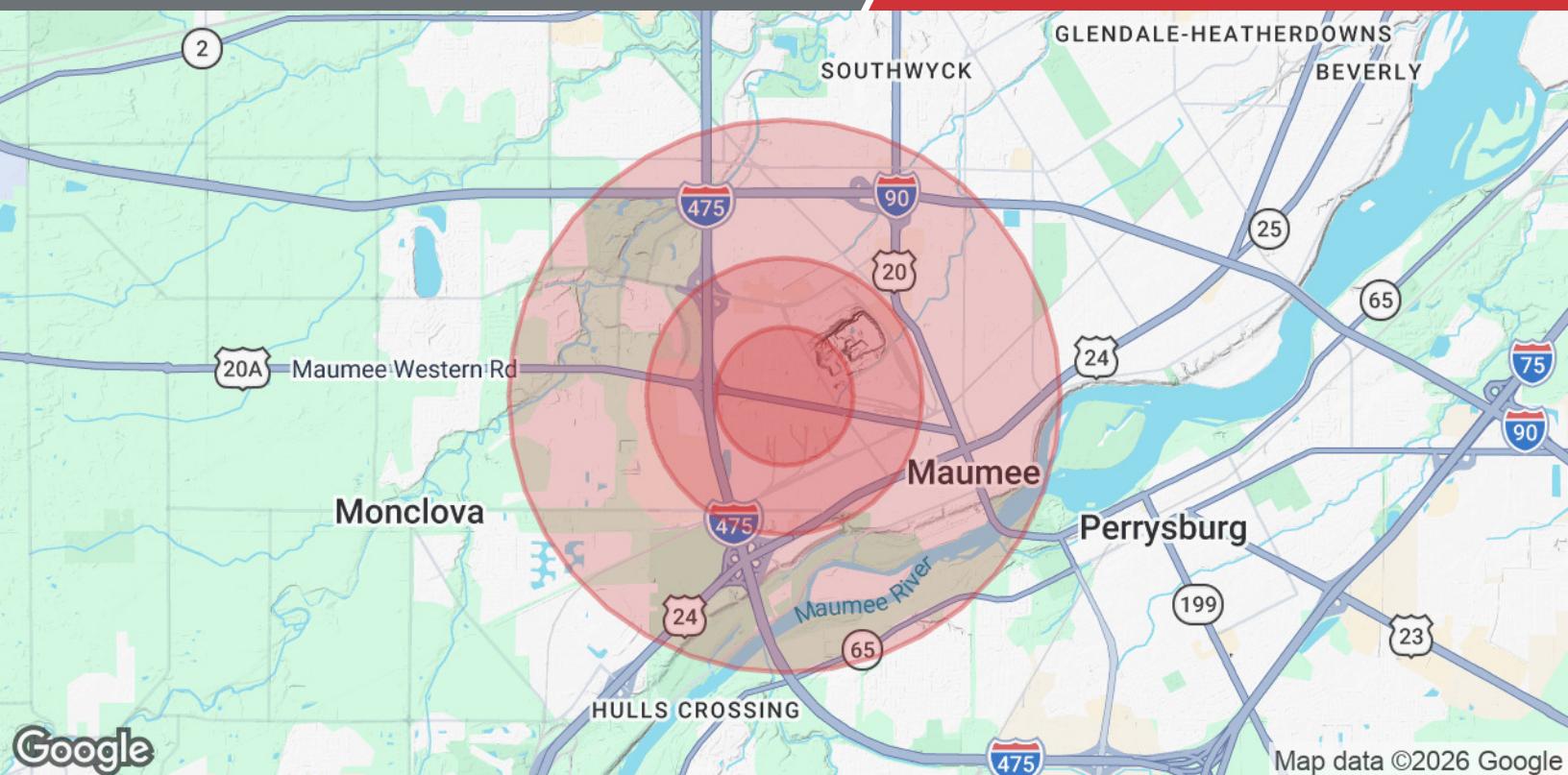
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Population

	0.5 Miles	1 Mile	2 Miles
Total Population	6	678	16,148
Average Age	46	43	43
Average Age (Male)	44	42	42
Average Age (Female)	47	44	44

Households & Income

	0.5 Miles	1 Mile	2 Miles
Total Households	3	297	7,422
# of Persons per HH	2	2.3	2.2
Average HH Income	\$95,945	\$104,763	\$102,741
Average House Value	\$235,391	\$324,938	\$254,736

Demographics data derived from AlphaMap