



## 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

Profesionally 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

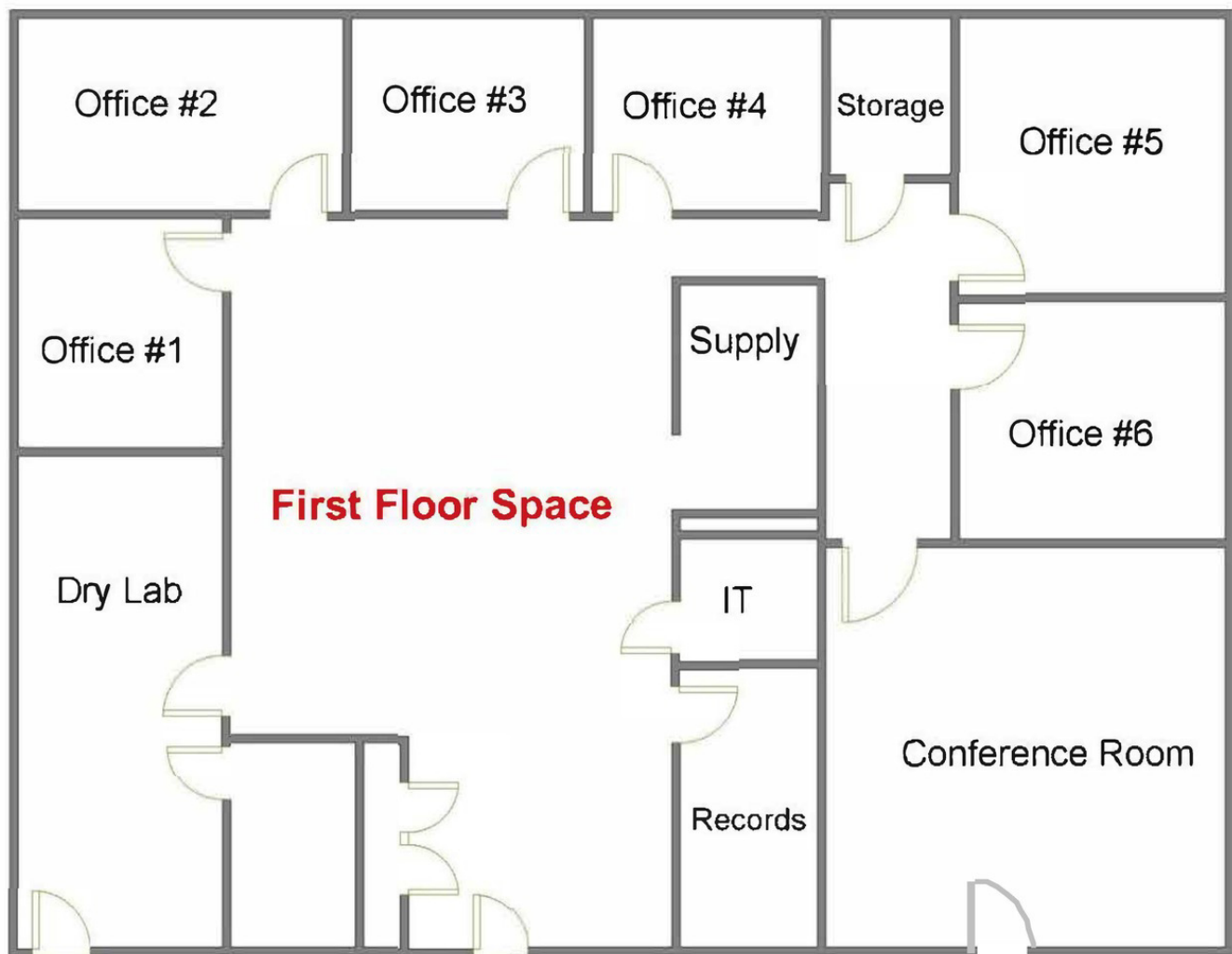
Parking Type	Surface
Number of Parking Spaces	74

### Utilities & Amenities

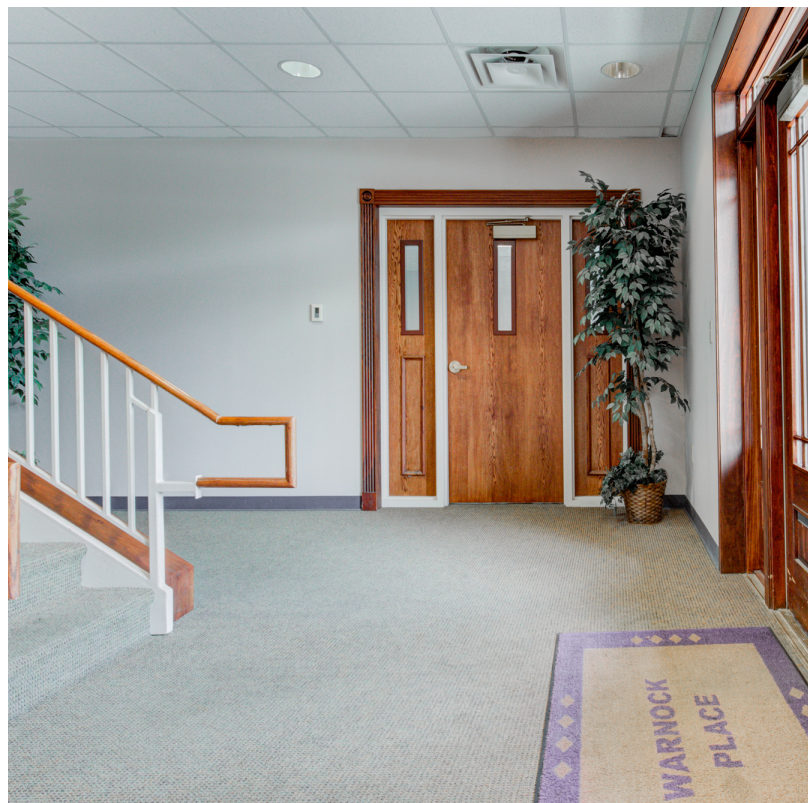
Handicap Access	Yes
Number of Elevators	1
Restrooms	ADA, common on each floor
Gas / Propane	Columbia Gas
Electric	Toledo Edison
Internet	Buckeye Broadband
Water	City of Maumee

### Taxes

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



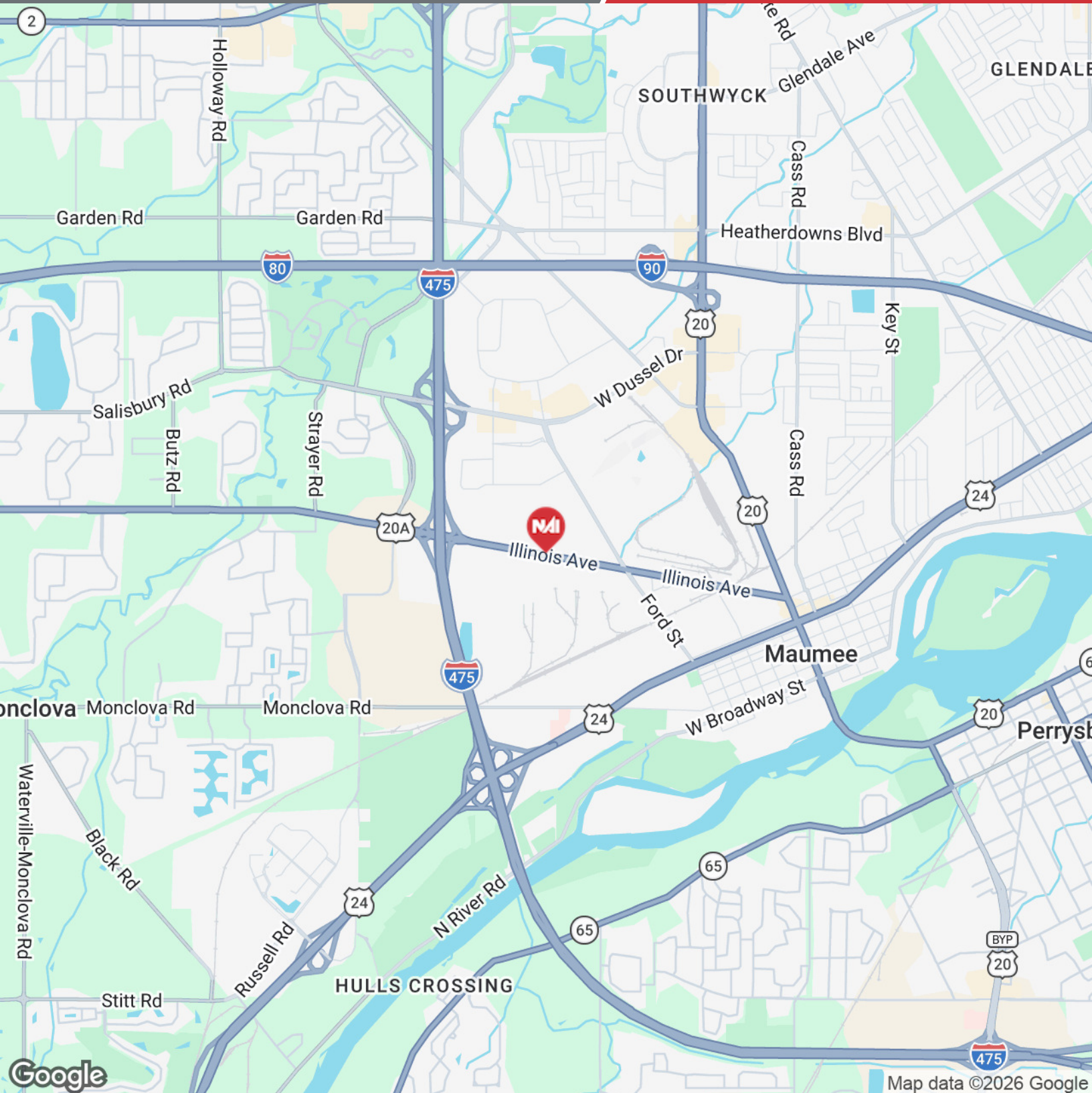




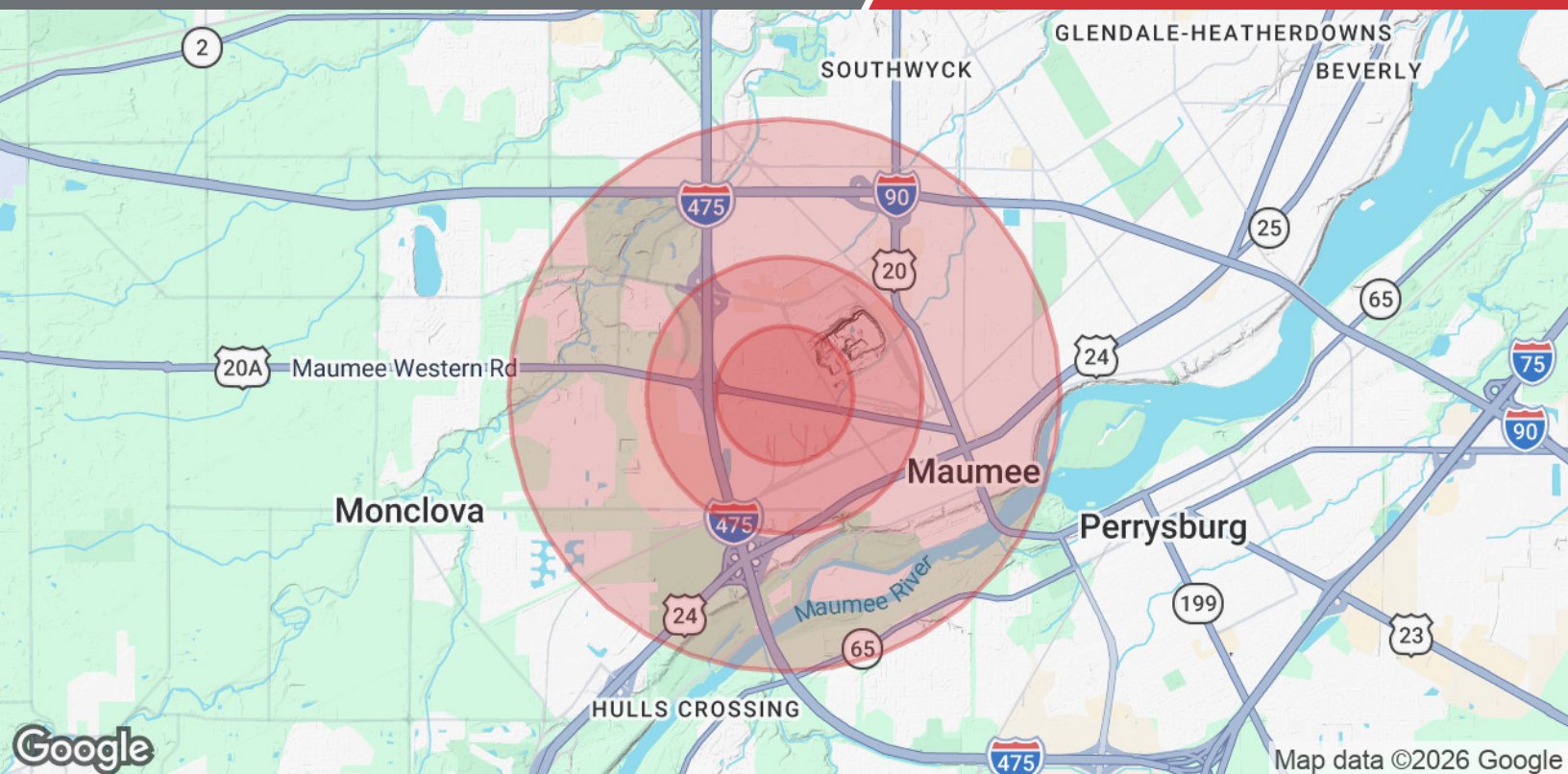












Population	0.5 Miles	1 Mile	2 Miles
Total Population	6	678	16,148
Average Age	46	43	43
Average Age (Male)	44	42	42
Average Age (Female)	47	44	44
Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	3	297	7,422
# of Persons per HH	2	2.3	2.2
Average HH Income	\$95,945	\$104,763	\$102,741
Average House Value	\$235,391	\$324,938	\$254,736

Demographics data derived from AlphaMap