

PRICE REDUCED



FOR LEASE/SALE

3131 Executive Parkway, Toledo, OH 43606

34,344 SF OFFICE BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

3131



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3131 EXECUTIVE PARKWAY

OFFERING SUMMARY

Sale Price:
\$1,975,000

Lease Rate:
\$16.95 SF/YR (Gross)

Available SF:
1,946 - 3,403 SF

Building Size:
34,344 SF

Year Built/Renovated:
1980/2010

Lot Size:
1.75 Acres

Property Overview:

- Investment | Owner Occupant Opportunity w/ Income
- Well maintained asset, professionally managed throughout long-term ownership
- 78% occupancy with long-term tenants in place
- Pro forma available to qualified prospects
- Professionally maintained office suites for lease
- Multiple configurations available up to 3,403 SF
- Centrally located within the Westgate area, less than one mile from the expressway interchange
- Excellent exposure and prominent signage along Executive Parkway

Contact us for additional information!
<https://www.rkgcommercial.com/>

3131 Executive Parkway

LEASE RATE \$16.95 SF/YR (GROSS)

SALE PRICE \$1,975,000

LOCATION INFORMATION

STREET ADDRESS 3131 Executive Parkway

CITY, STATE, ZIP Toledo, OH, 43606

CROSS STREETS Central Ave

PROPERTY INFORMATION

PROPERTY TYPE Office

LOT SIZE 1.75 Acres

APN # 2368905

ANNUAL REAL ESTATE TAXES \$63,924.54

ANNUAL RE TAXES PER SF \$1.86

OF PARKING SPACES 117

BUILDING INFORMATION

BUILDING SIZE 34,344 SF

AVAILABLE 1,946 - 3,403 SF

TENANCY Multiple

OF FLOORS 3

BUILDING EXTERIOR Brick

YEAR BUILT/RENOVATED 1980/2010

UTILITIES

INTERNET PROVIDER Buckeye

POWER PROVIDER First Energy

FUEL PROVIDER Columbia Gas

WATER PROVIDER City of Toledo

3131 Executive Parkway



Available Spaces:

Suite	Size	Lease Type	Lease Rate
207	1,946 SF	Gross	\$16.95 SF/YR
200	3,403 SF	Gross	\$16.95 SF/YR
101 (1st Floor)	2,250 SF	Gross	\$16.95 SF/YR

3131 Executive Parkway



3131 Executive Parkway



Suite 101 - Current



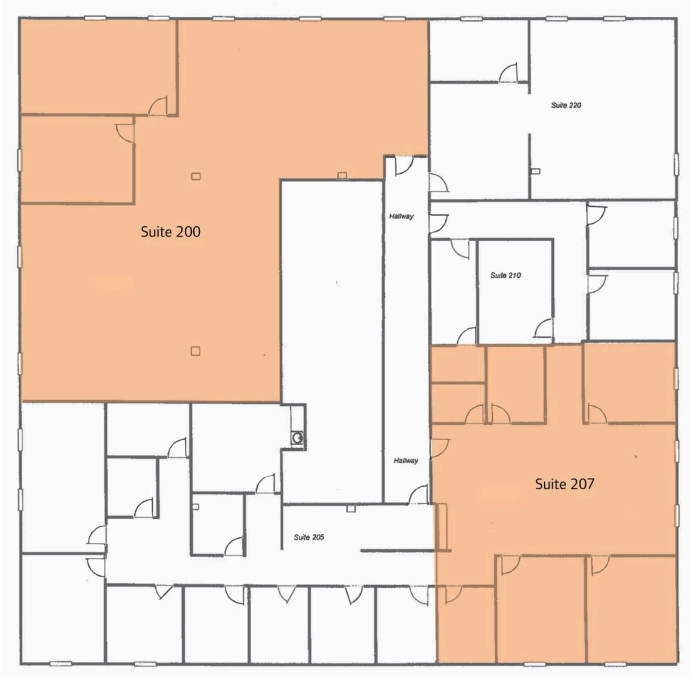
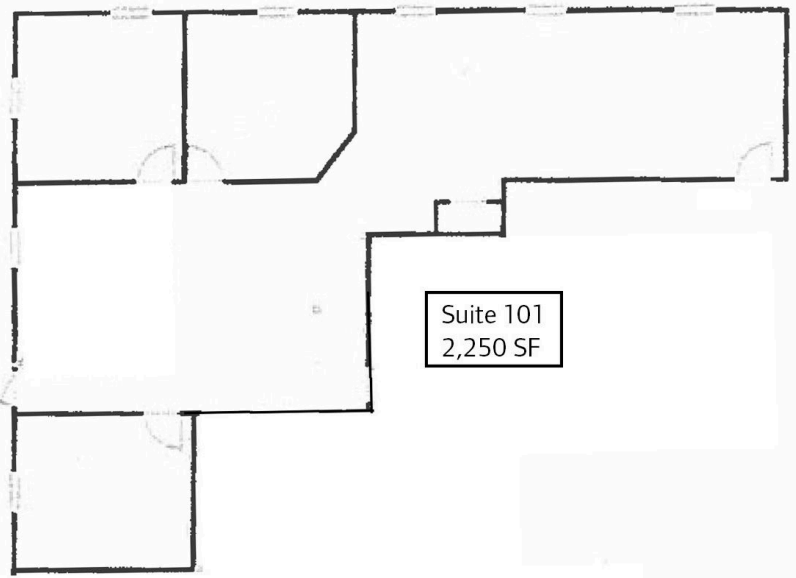
Suite 101 - Finished Rendering



Suite 207 - Current



Suite 207 - Finished Rendering



Pop-Facts® Demographic Snapshot | Summary



Trade Area: 3131 Executive Parkway - 1 mi., 3131 Executive Parkway - 3 mi., 3131 Executive Parkway - 5 mi.

	3131 Executive Parkway - 1 mi.	3131 Executive Parkway - 3 mi.	3131 Executive Parkway - 5 mi.
Population			
2010 Census	9,791	101,774	252,114
2020 Census	9,802	101,197	243,567
2026 Estimate	9,537	98,418	237,440
2031 Projection	9,338	96,451	233,056
Population Growth			
Percent Change: 2010 to 2020	0.11	-0.57	-3.39
Percent Change: 2020 to 2026	-2.70	-2.75	-2.52
Percent Change: 2026 to 2031	-2.09	-2.00	-1.85

	3131 Executive Parkway - 1 mi.	3131 Executive Parkway - 3 mi.	3131 Executive Parkway - 5 mi.
Households			
2010 Census	4,481	43,024	105,172
2020 Census	4,496	43,619	105,046
2026 Estimate	4,437	43,105	103,963
2031 Projection	4,371	42,534	102,747
Household Growth			
Percent Change: 2010 to 2020	0.34	1.38	-0.12
Percent Change: 2020 to 2026	-1.31	-1.18	-1.03
Percent Change: 2026 to 2031	-1.49	-1.32	-1.17

	3131 Executive Parkway - 1 mi.	3131 Executive Parkway - 3 mi.	3131 Executive Parkway - 5 mi.
Family Households			
2010 Census	2,391	24,030	61,506
2020 Census	2,521	23,672	58,256
2026 Estimate	2,496	23,337	57,606
2031 Projection	2,461	22,989	56,891
Family Household Growth			
Percent Change: 2010 to 2020	5.44	-1.49	-5.28
Percent Change: 2020 to 2026	-0.99	-1.42	-1.12
Percent Change: 2026 to 2031	-1.40	-1.49	-1.24

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 3131 Executive Parkway - 1 mi., 3131 Executive Parkway - 3 mi., 3131 Executive Parkway - 5 mi.

Total Population: 9,537, 98,418, 237,440 | Total Households: 4,437, 43,105, 103,963

	3131 Executive Parkway - 1 mi.		3131 Executive Parkway - 3 mi.		3131 Executive Parkway - 5 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	171	2.48	1,791	2.73	4,686	2.92
Some High School, No Diploma	202	2.93	3,373	5.15	10,782	6.71
High School Graduate (or GED)	1,043	15.15	17,732	27.07	48,184	29.97
Some College, No Degree	1,118	16.24	15,289	23.34	35,481	22.07
Associate's Degree	629	9.14	6,159	9.40	16,366	10.18
Bachelor's Degree	1,883	27.35	12,030	18.37	25,973	16.16
Master's Degree	1,171	17.01	6,157	9.40	13,429	8.35
Professional Degree	340	4.94	1,638	2.50	3,225	2.01
Doctorate Degree	328	4.76	1,324	2.02	2,630	1.64
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	42	14.84	669	19.05	1,905	19.89
High School Graduate	35	12.37	903	25.72	2,817	29.41
Some College or Associate's Degree	103	36.40	1,125	32.04	2,754	28.76
Bachelor's Degree or Higher	104	36.75	814	23.18	2,101	21.94
2026 Est. Households by HH Income						
Income < \$15,000	389	8.77	4,879	11.32	12,848	12.36
Income \$15,000 - \$24,999	187	4.21	3,133	7.27	9,085	8.74
Income \$25,000 - \$34,999	309	6.96	3,408	7.91	8,305	7.99
Income \$35,000 - \$49,999	380	8.56	5,723	13.28	13,908	13.38
Income \$50,000 - \$74,999	764	17.22	7,425	17.23	17,744	17.07
Income \$75,000 - \$99,999	546	12.31	5,528	12.82	12,698	12.21
Income \$100,000 - \$124,999	419	9.44	4,378	10.16	9,585	9.22
Income \$125,000 - \$149,999	384	8.65	3,018	7.00	6,727	6.47
Income \$150,000 - \$199,999	385	8.68	2,706	6.28	6,339	6.10
Income \$200,000 - \$249,999	202	4.55	1,198	2.78	2,859	2.75
Income \$250,000 - \$499,999	295	6.65	1,094	2.54	2,597	2.50
Income \$500,000+	178	4.01	615	1.43	1,268	1.22
2026 Est. Average Household Income	--	122,347.00	--	87,417.00	--	83,705.00
2026 Est. Median Household Income	--	82,808.90	--	63,931.59	--	60,025.84
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	93,947.65	--	73,369.30	--	71,159.79
Black or African American Alone	--	48,254.62	--	47,253.90	--	41,651.86
American Indian and Alaskan Native Alone	--	65,787.07	--	62,715.79	--	61,205.11
Asian Alone	--	70,161.53	--	59,032.94	--	56,345.56
Native Hawaiian and Other Pacific Islander Alone	--	200,000.50	--	16,783.48	--	25,000.00
Some Other Race Alone	--	58,102.29	--	57,694.79	--	50,456.14
Two or More Races	--	78,564.15	--	68,012.99	--	59,906.69
Hispanic or Latino	--	64,962.12	--	60,734.31	--	53,757.89
Not Hispanic or Latino	--	83,447.73	--	64,074.72	--	60,446.59
2026 Est. Families by Poverty Status						
Families at or Above Poverty	2,401	96.19	20,465	87.69	49,260	85.51
Families at or Above Poverty with children	1,020	40.87	8,803	37.72	21,225	36.84
Families Below Poverty	95	3.81	2,873	12.31	8,345	14.49
Families Below Poverty, with children	58	2.32	1,929	8.27	5,902	10.25

Benchmark: USA

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3131 EXECUTIVE PARKWAY

LOCATION BENEFITS

Executive Parkway and the Westgate area are centrally located within the Toledo market. The immediate area has, and continues to see, large-scale redevelopment over the past 10 years. Area retailers include: Costco, Whole Foods, Fresh Market, Chase Bank, PNC, Key Bank, Fifth Third Bank, Huntington Bank (Adjacent Building). Located minutes from hotels and expressway access.

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RK



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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

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