

FOR LEASE OFFICE

www.equitymillrealestate.com



EQUITY MILL
REAL ESTATE



**2595 Arlington Avenue
Toledo, Ohio 43614**

- Located near UTMC
- Professionally managed & maintained
- Below Market Value
- Furniture available
- Can be renovated to suit your needs

Suite	Size	Base Rent Rate
200	2,531 SF	\$12.50 PSF Gross

*Tenant responsible for their own in-suite janitorial and any increases in operating expenses, insurance and real estate taxes over the term of the lease based on their proportionate share of the building.

Year Completed: 1997 Last Renovated- 2020

Building Size: 26,024 Square Feet (above grade)

Zoning: I-P

Parcel: 18-87336

Acreage: 4.32 acres

Parking Spaces: 140+

Curb Cuts: 1

Construction Type: Concrete, steel, masonry

Elevators: Yes

Ceiling Height: 9'0" – 10'0"

Telecomm: Buckeye Broadband, AT&T

Signage: Monument; directory

Floors: 2

Type of Floor: Concrete

Public Transportation: TARTA

Nearest Intersection: Research Drive



For More Information Contact

JEREMY MILLER

419-450-6854

jmiller@equitymillrealestate.com

OFFICE FOR LEASE

2595 Arlington Avenue
Toledo, Ohio 43614

www.equitymillrealestate.com



EQUITY MILL
REAL ESTATE



For More Information Contact
JEREMY MILLER

419-450-6854
jmiller@equitymillrealestate.com

2023. Licensed Real Estate Broker. All information submitted may be subject to errors and omissions. No warranty or representation is made to the accuracy of the information contained herein.

OFFICE FOR LEASE

2595 Arlington Avenue
Toledo, Ohio 43614

www.equitymillrealestate.com



EQUITY MILL
REAL ESTATE



Suite 200- 2,531 SF



For More Information Contact
JEREMY MILLER

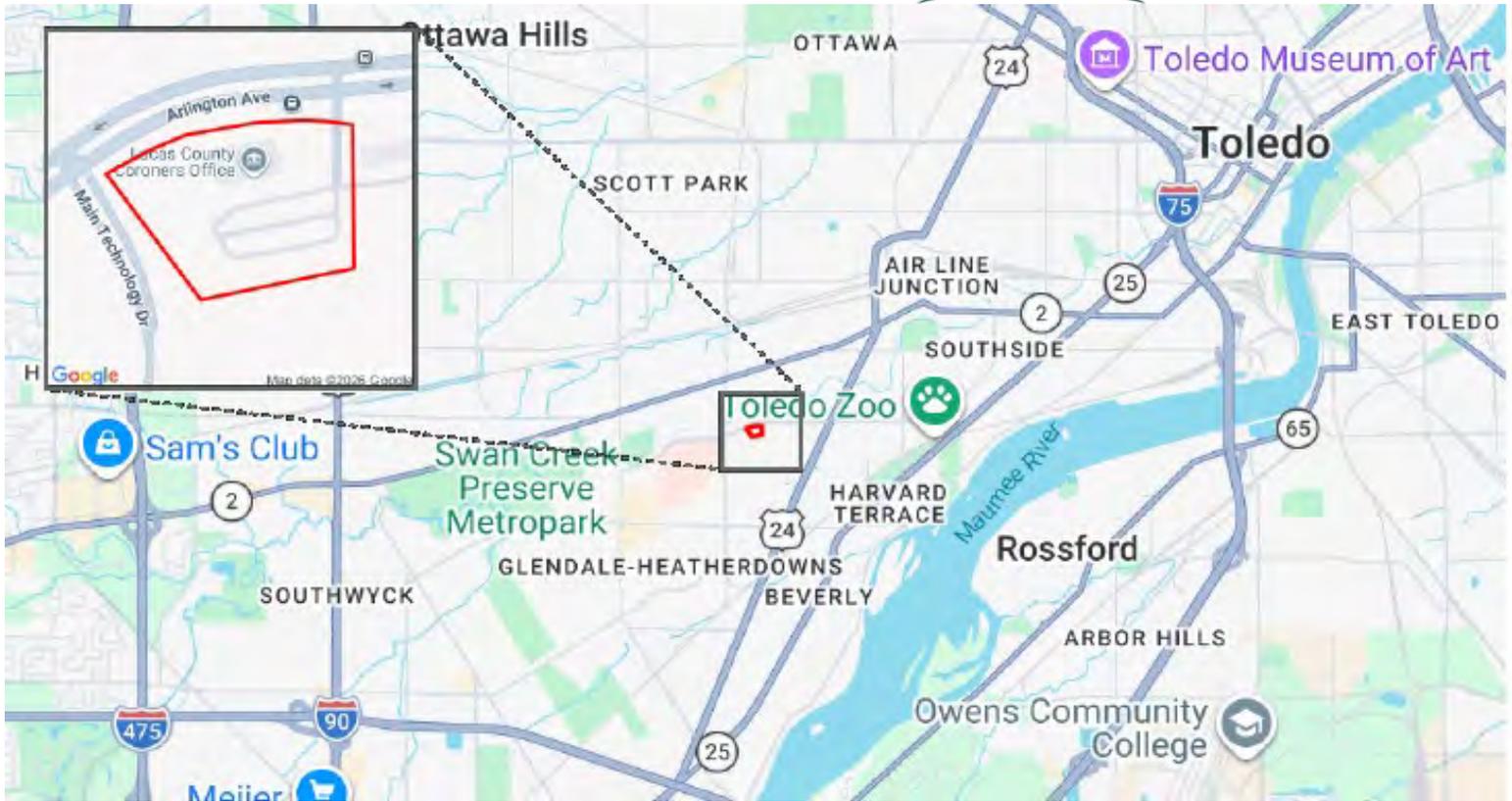
419-450-6854
jmiller@equitymillrealestate.com

OFFICE FOR LEASE

2595 Arlington Avenue
Toledo, Ohio 43614

www.equitymillrealestate.com

EQUITY MILL
REAL ESTATE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2595 Arlington Ave, Toledo, OH 43614.

CITY, STATE

Toledo, OH

POPULATION

57,733

AVG. HHSIZE

2.28

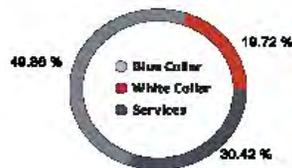
MEDIAN HH INCOME

\$41,588

HOME OWNERSHIP



EMPLOYMENT



45.48 % **2.53 %**
Employed Unemployed

EDUCATION

High School Grad: **30.22 %**
Some College: **24.75 %**
Associates: **8.36 %**
Bachelors: **23.80 %**

GENDER & AGE

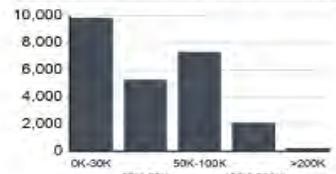
47.85 % **52.15 %**



RACE & ETHNICITY

White: **37.76 %**
Asian: **6.60 %**
Native American: **0.08 %**
Pacific Islanders: **0.00 %**
African-American: **42.69 %**
Hispanic: **6.78 %**
Two or More Races: **6.10 %**

INCOME BY HOUSEHOLD



HH SPENDING



For More Information Contact
JEREMY MILLER

419-450-6854
jmill@equitymillrealestate.com

OFFICE FOR LEASE

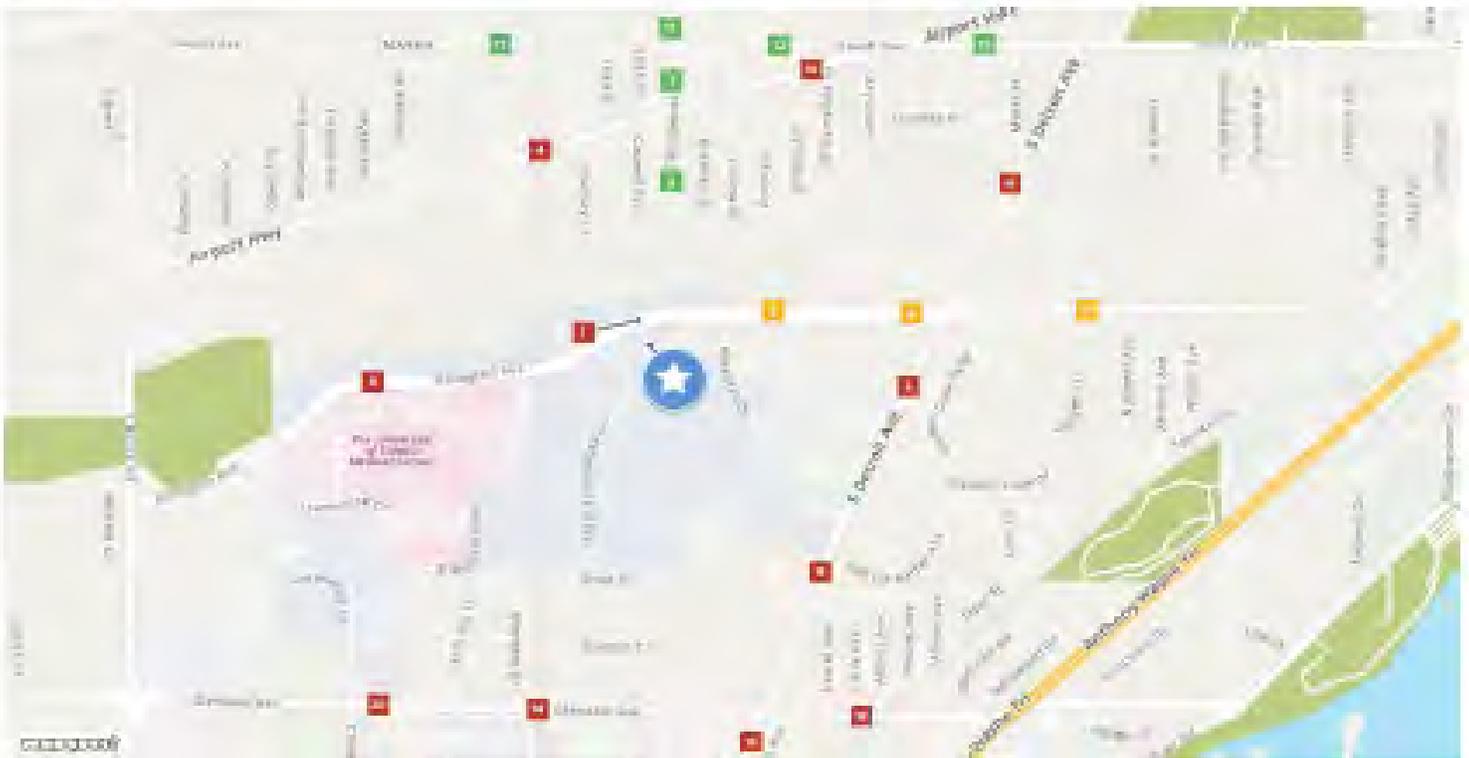
2595 Arlington Avenue
Toledo, Ohio 43614

www.equitymillrealestate.com



EQUITY MILL
REAL ESTATE

Traffic Counts



Arlington Ave 1	Arlington Ave 6	South Westwood Avenue 7	Airport Highway 4	S Detroit Ave 5
S Westwood Ave	Research Dr	Barwell Dr	Henderson Ct	Garden Lake Blvd
Year 2002: 16,200	Year 2017: 8,734	Year 2001: 485	Year 2021: 14,463	Year 2003: 15,200
		Year 2020: 452	Year 2020: 13,151	
		Year 2019: 501	Year 2019: 13,012	
ARLINGTON AVE 6	S Westwood Ave 7	Arlington Ave 8	S Detroit Ave 9	Airport Hwy 14
S Detroit Ave	Airport Hwy	Library Cir	Aberdeen Ave	Williamsville Dr
Year 2020: 8,218	Year 2018: 2,454	Year 2018: 11,886	Year 1995: 12,500	Year 1995: 14,850
Year 2019: 8,875	Year 2003: 2,580	Year 1995: 15,000		Year 1994: 16,330
Year 2002: 10,200	Year 1995: 3,480			
WESTWOOD AVE 11	SOUTH AVE 12	South Avenue 13	Glendale Avenue 14	South Detroit Avenue 15
South Ave	Brook Dr	Elm Dale Rd	Winnette Dr	N Kambon Dr
Year 2020: 2,288	Year 2020: 2,703	Year 2021: 1,290	Year 2021: 20,829	Year 2021: 13,877
Year 2019: 2,471	Year 2019: 2,997	Year 2020: 1,203	Year 2020: 18,953	Year 2020: 13,051
Year 2017: 2,432	Year 2017: 2,918	Year 2019: 1,334	Year 2019: 21,538	Year 2019: 14,094
S Detroit Ave 16	Arlington Ave 17	Glen Dale Ave 18	South Avenue 19	Glen Dale Ave 20
Lougan Dr	Francis Ave	Cory Ave	Myers Ct	Oak Hill Ct
Year 2003: 10,940	Year 2015: 6,302	Year 2010: 17,400	Year 2021: 4,308	Year 2011: 17,450
Year 1995: 16,500	Year 2002: 12,200	Year 2002: 24,000	Year 2020: 4,025	Year 2002: 20,800
Year 1994: 12,510	Year 1995: 9,100		Year 2019: 4,473	



For More Information Contact
JEREMY MILLER

419-450-6854
jmill@equitymillrealestate.com