

FOR SALE/LEASE

Office Building

\$1,195,000 ♦ 11,401 SF ♦ \$104.82/SF

Multiple Available Suites with Gross
Leases Totaling 5,965 SF

VISITING ANGELS BUILDING

7110 W. Central Ave.

Toledo, OH 43617



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

AFFORDABLE, MOVE-IN READY OFFICE SUITES

- ♦ Multiple suites available from single offices to 2911 SF
- ♦ Convenient location with expressway access and numerous shopping and dining venues nearby
- ♦ Perfect for real estate office, insurance, accounting, medical, dental, and other professional service businesses

OFFERING SUMMARY

Available SF: 5,965 SF

Monthly Lease Rates/MO*:

Suite C-1	2,911 SF	\$4,125/Mo. Gross
Suite C-2	704 SF	\$970/Mo. Gross
Suite C-3	836 SF	\$295 - \$395/Mo Gross
(4 single offices)		
Suite B-2	1,514 SF	\$2,085/Mo. Gross
	5,965 SF	\$7,475-\$8165/Mo. Gross

*See attached floor plans

Lot Size: 1.07 Acres

Building Size (Gross): 11,401 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,920	\$74,725
3 Miles	45,389	\$60,384
5 Miles	144,046	\$56,431



Call Now
For More Information
Steven R. Lennex, CCIM
C: 419.356.8745
slennex@lennexrc.com

For more information contact:

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7110 W. Central Ave, Suite A-2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8745
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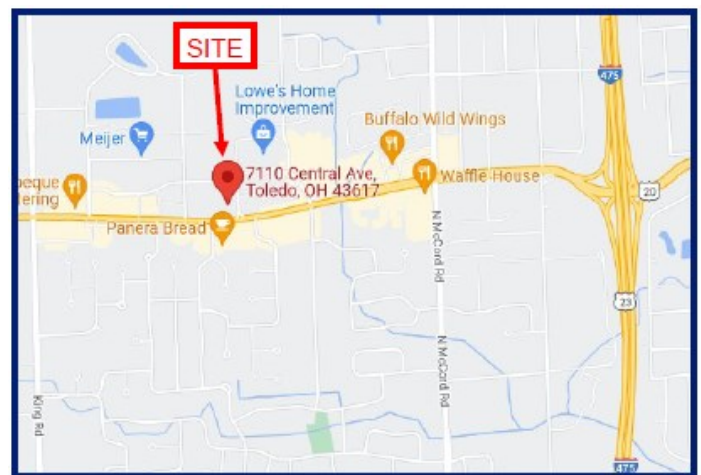
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GENERAL INFORMATION

Property: Visiting Angels Building
Location: 7110 W. Central Avenue
Closest Intersection: Meijer Drive
City, State: Toledo, Ohio
County: Lucas County
Zip: 43617
Parcel #: 79-09561

PROPERTY INFORMATION

Building SF (Gross): 11,401 SF
Building Dimensions: 71' Front x 187' Deep irregular
(See Exhibit A Sketch)
Available Rentable SF: Suite C-1 2,911 SF
Suite C-2 704 SF
Suite C-3 836 SF
Suite B-2 1,514 SF
5,965 SF
(See attached floor plans)
Land Size: Total 1.07 Acres
Land Dimensions: 146' Central x 307' Deep
(See Exhibit B - Site Dimensions)
Parking: 61
Zoning: C-2 Commercial
Previous Use: Multi-Tenant Office Building
Traffic Counts 27,143 VPD Central Ave



BUILDING DETAILS

Year Built: 1990
Type Construction: Brick
Heat Fuel/Type: Gas/Forced Air
Ceiling Height: 8'-9"
Air Conditioning: Yes

Roof: Pitched
Floor: Concrete Slab1
Lighting: Fluorescent
Restrooms: 2 (Suite B-2 North only)
Delivery Doors: Entry Door
No. of Floors: 1
Sprinklers: No
Security System: No

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LEASE SPECIFICATIONS

<i>Utilities/Heat:</i>	Landlord
<i>Electricity:</i>	Landlord
<i>Water:</i>	Landlord
<i>Real Estate Taxes:</i>	Landlord
<i>Insurance (Fire & Hazard):</i>	Landlord
<i>Content, Liability Insurance:</i>	Tenant
<i>Janitorial:</i>	Tenant
<i>Roof:</i>	Landlord
<i>Structure:</i>	Landlord
<i>CAM</i>	Landlord
<i>Improvements:</i>	Negotiable
<i>Lease Term:</i>	3-5 Years

REAL ESTATE TAX INFORMATION

<i>Real Estate Tax Year:</i>	2023
<i>General Taxes:</i>	\$32,016.98
<i>Special Assessments:</i>	\$ 584.30
<i>Total Annual Taxes:</i>	\$32,601.28

UTILITIES

<i>Gas:</i>	Michigan Gas Utilities
<i>Water:</i>	South County Water
<i>Sanitary Sewer:</i>	Bedford Township
<i>Electric:</i>	Consumers Energy
<i>Storm Sewer:</i>	Bedford Township

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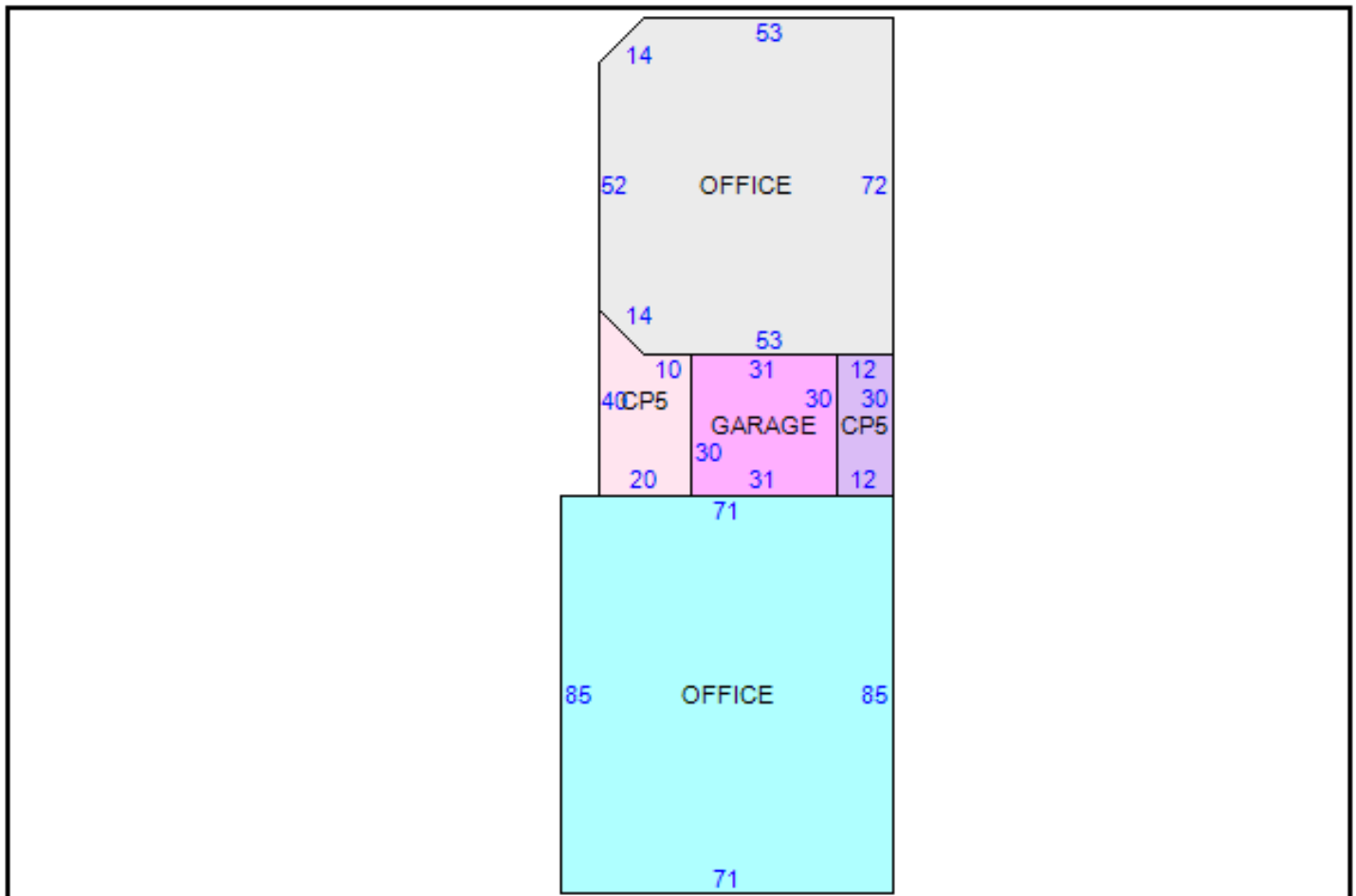
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**EXHIBIT A
7110 W. CENTRAL AVE
BUILDING SKETCH**



For more information contact:

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**EXHIBIT B
7110 W. CENTRAL AVE
SITE DIMENSIONS**



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**SUITE C-1
2,911 SF
\$4,125/Mo. Gross**



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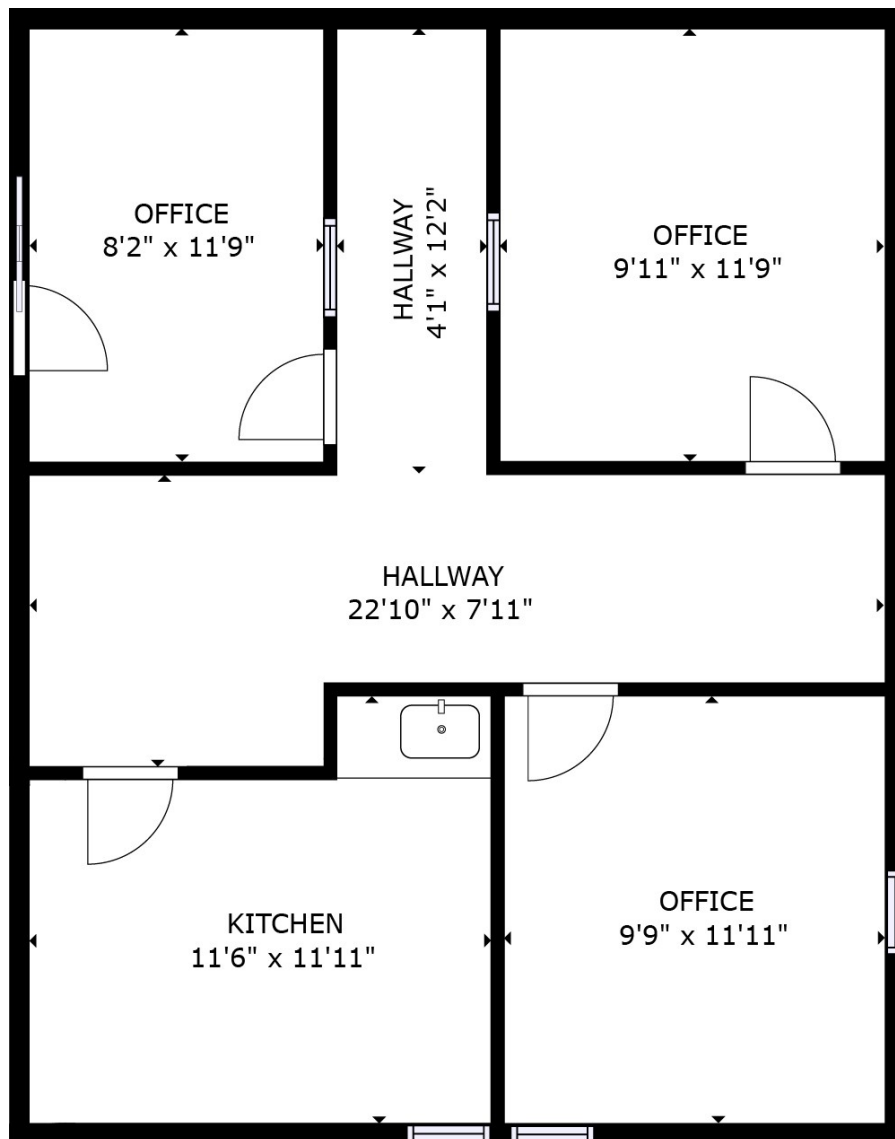
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**SUITE C-2
704 SF
\$970Mo. Gross**



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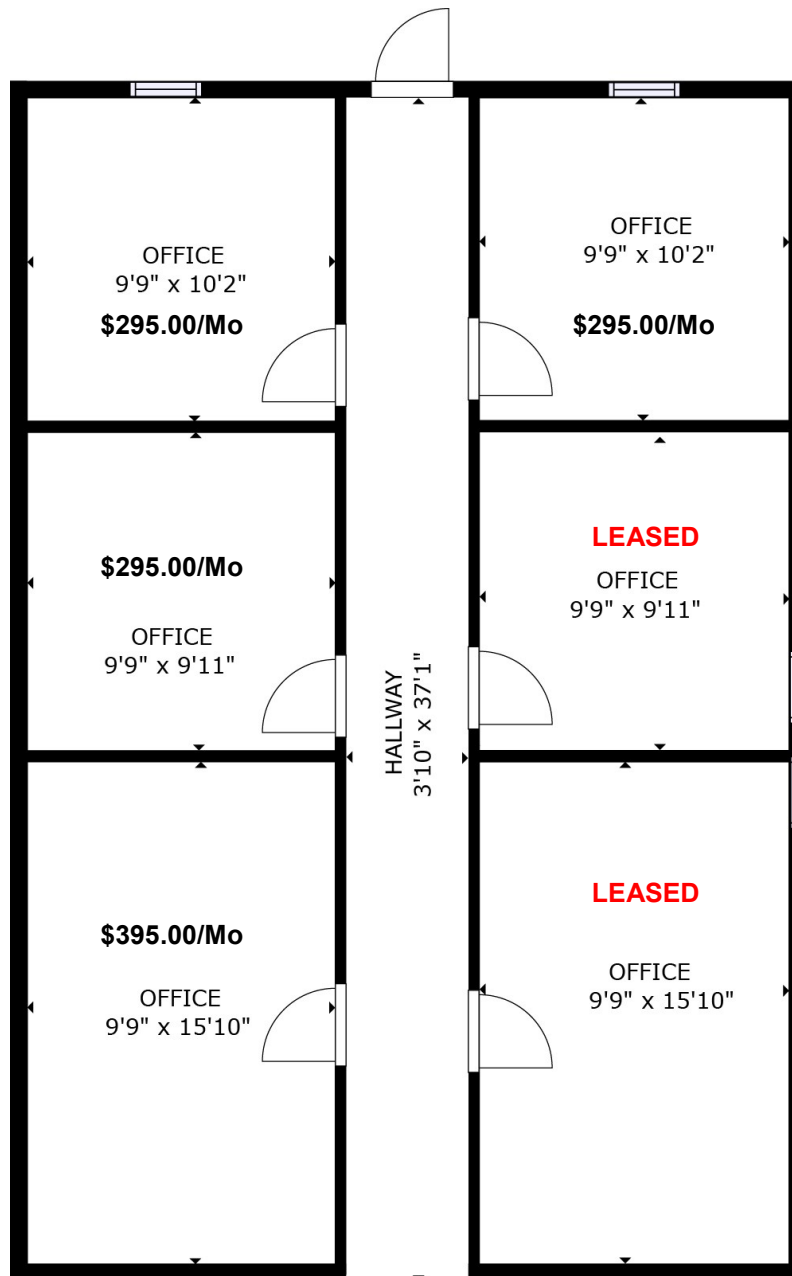
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**SUITE C-3
836 af (23'X36')
Single Offices**



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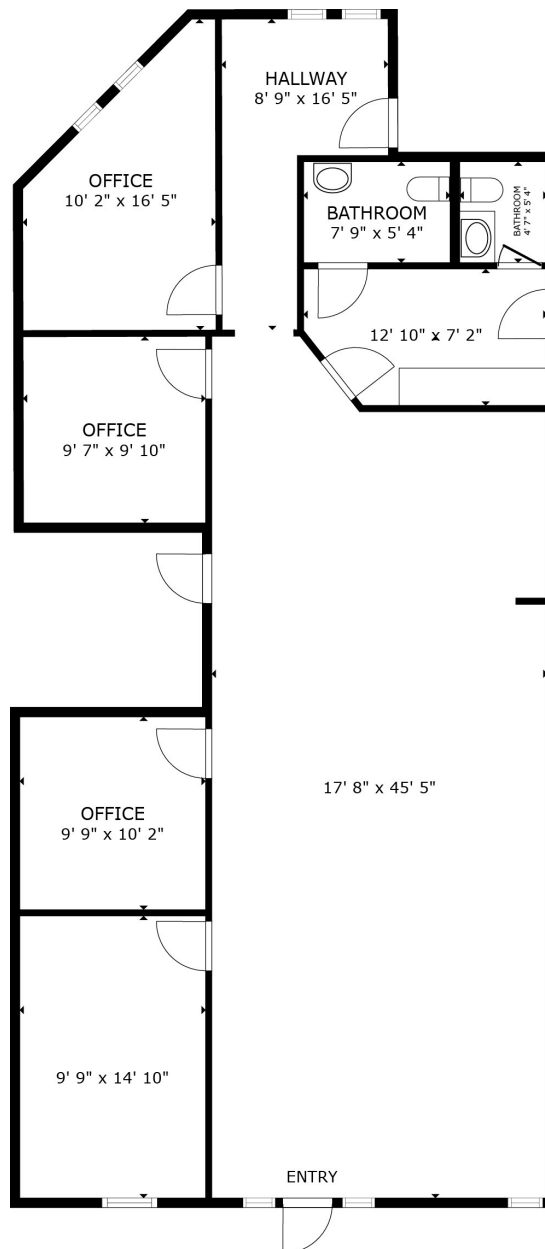
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**Suite B-2
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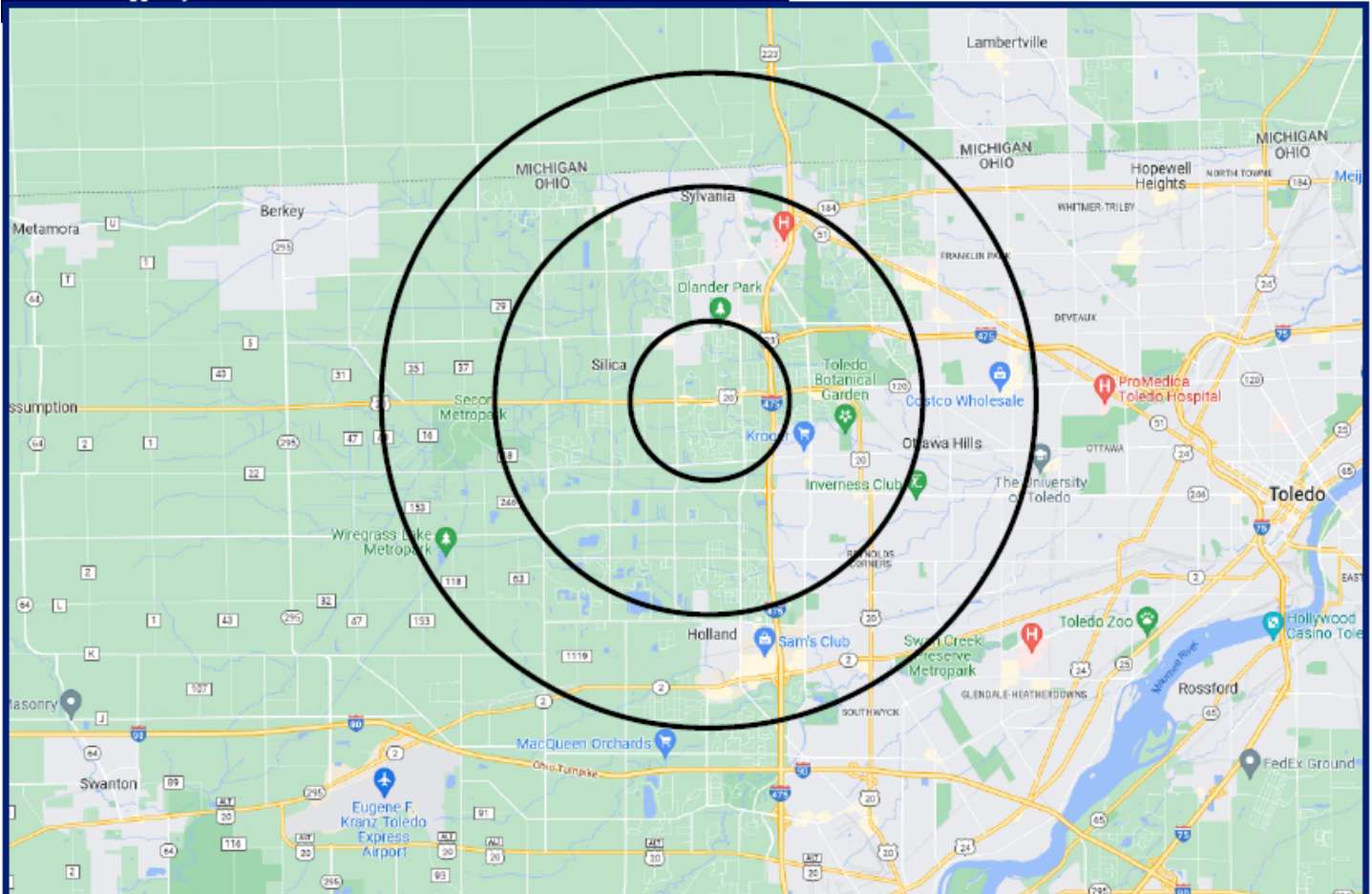
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,413	57,167	125,794
Average Age	41.2	39.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,526	22,795	50,809
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$102,777	\$83,561	\$81,006
Average House Value	\$252,003	\$194,177	\$198,643

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