

FOR SALE/LEASE

Office Building

\$1,195,000 ♦ 11,401 SF ♦ \$104.82/SF

Multiple Available Suites with Gross Leases Totaling 1,390 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 1,390 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:	1,390 SF
Monthly Lease Rates/MO*:	
Suite C-2	704 SF \$970/Mo. Gross
Suite C-3	686 SF \$295 - \$395/Mo Gross
(5 single offices)	
Total SF:	1,390 SF \$2,545/Mo. Gross

*See attached floor plans

Lot Size:	1.07 Acres
Building Size (Gross):	11,401 SF

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	7,094	\$169,676
3 Miles	51,807	\$127,910
5 Miles	126,108	\$116,472



Call Now
For More Information
Steven R. Lennex, CCIM

C: 419.356.8745
slennex@lennexrc.com

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

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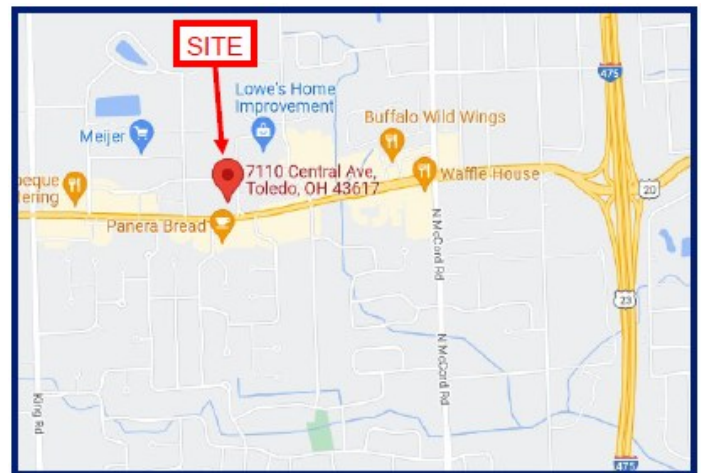
Toledo, OH 43617

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-2 704 SF
Suite C-3 686 SF
1,390 SF
(See attached floor plans)
Land Size: Total 1.07 Acres
Land Dimensions: 146' Central x 307' Deep
Parking: (See Exhibit B - Site Dimensions)
Zoning: 61
Previous Use: C-2 Commercial
Traffic Counts: Multi-Tenant Office Building
31,708 VPD Central Ave



BUILDING DETAILS

Year Built:	1990	Roof:	Pitched
Type Construction:	Brick	Floor:	Concrete Slab1
Heat Fuel/Type:	Gas/Forced Air	Lighting:	Fluorescent
Ceiling Height:	8'-9"	Restrooms:	2 (Suite B-2 North only)
Air Conditioning:	Yes	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>	2025
<i>General Taxes:</i>	\$33,146.48
<i>Special Assessments:</i>	\$ 650.22
<i>Total Annual Taxes:</i>	\$33,796.70

UTILITIES

<i>Gas:</i>	Columbia Gas
<i>Water:</i>	City of Toledo
<i>Sanitary Sewer:</i>	City of Toledo
<i>Electric:</i>	Toledo Edison
<i>Storm Sewer:</i>	City of Toledo

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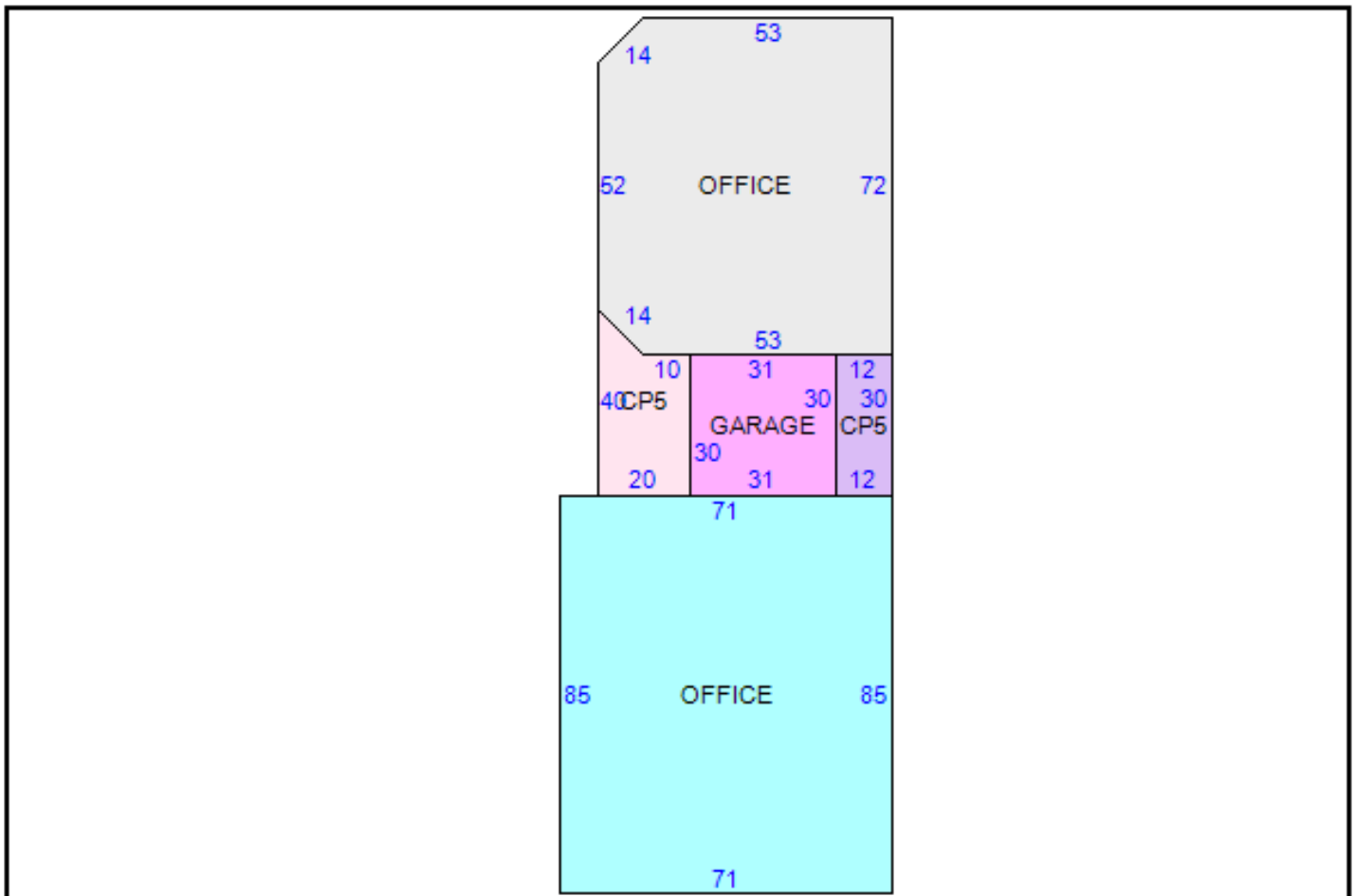
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**EXHIBIT A
7110 W. CENTRAL AVE
BUILDING SKETCH**



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



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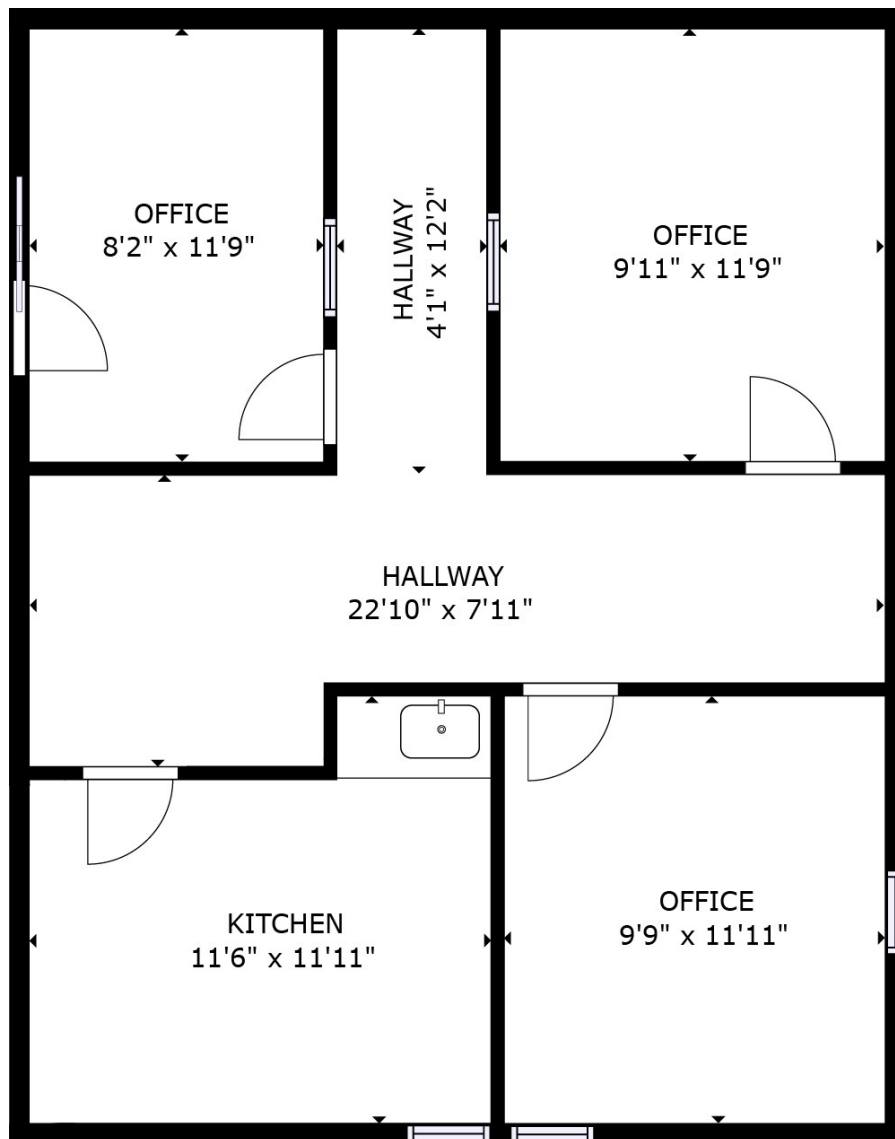
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**SUITE C-2
704 SF
\$970Mo. Gross**



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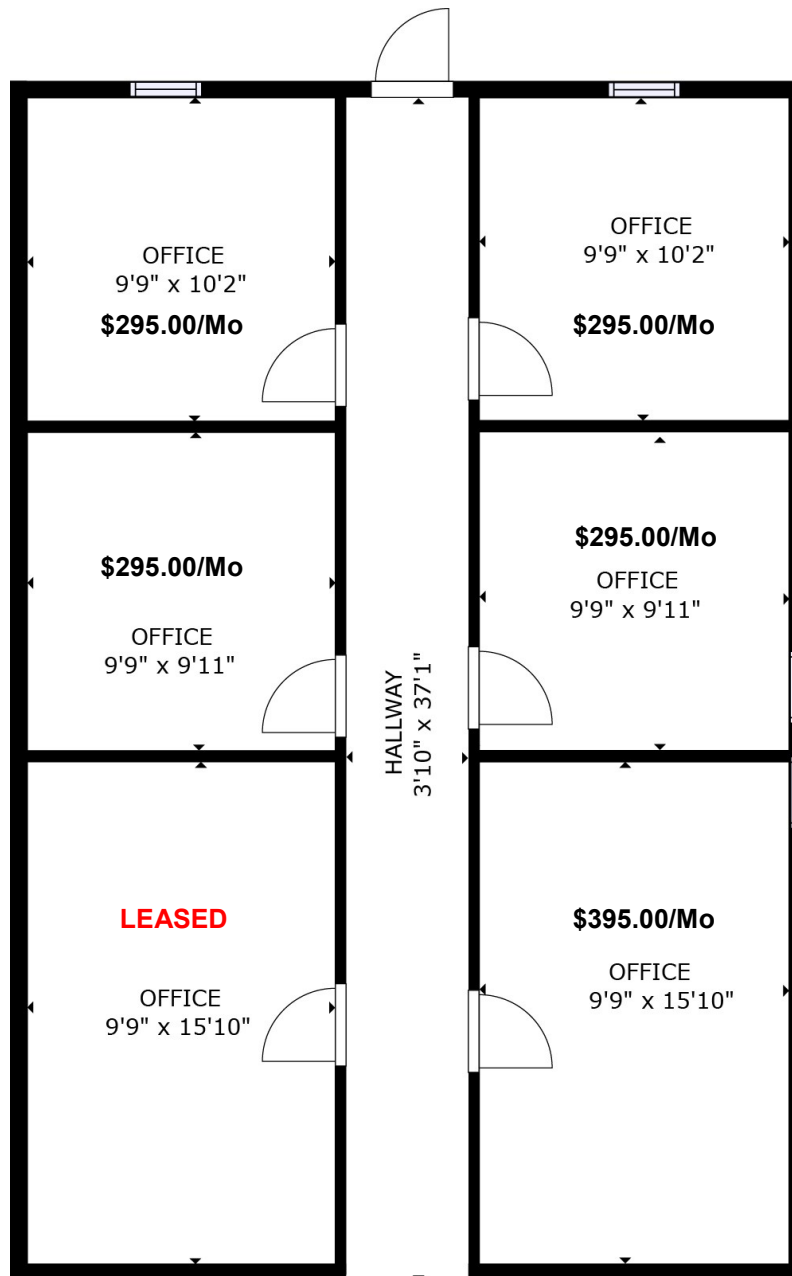
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**SUITE C-3
836 SF (23'X36')
Single Offices**



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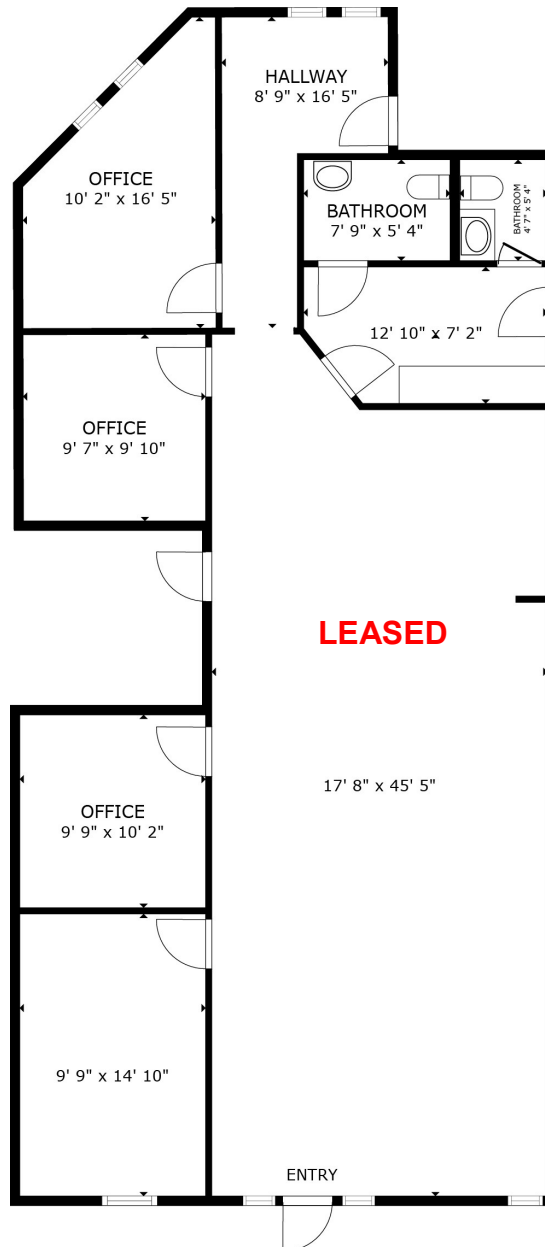
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**Suite B-2
1,514 SF
\$2,085/Mo. Gross**



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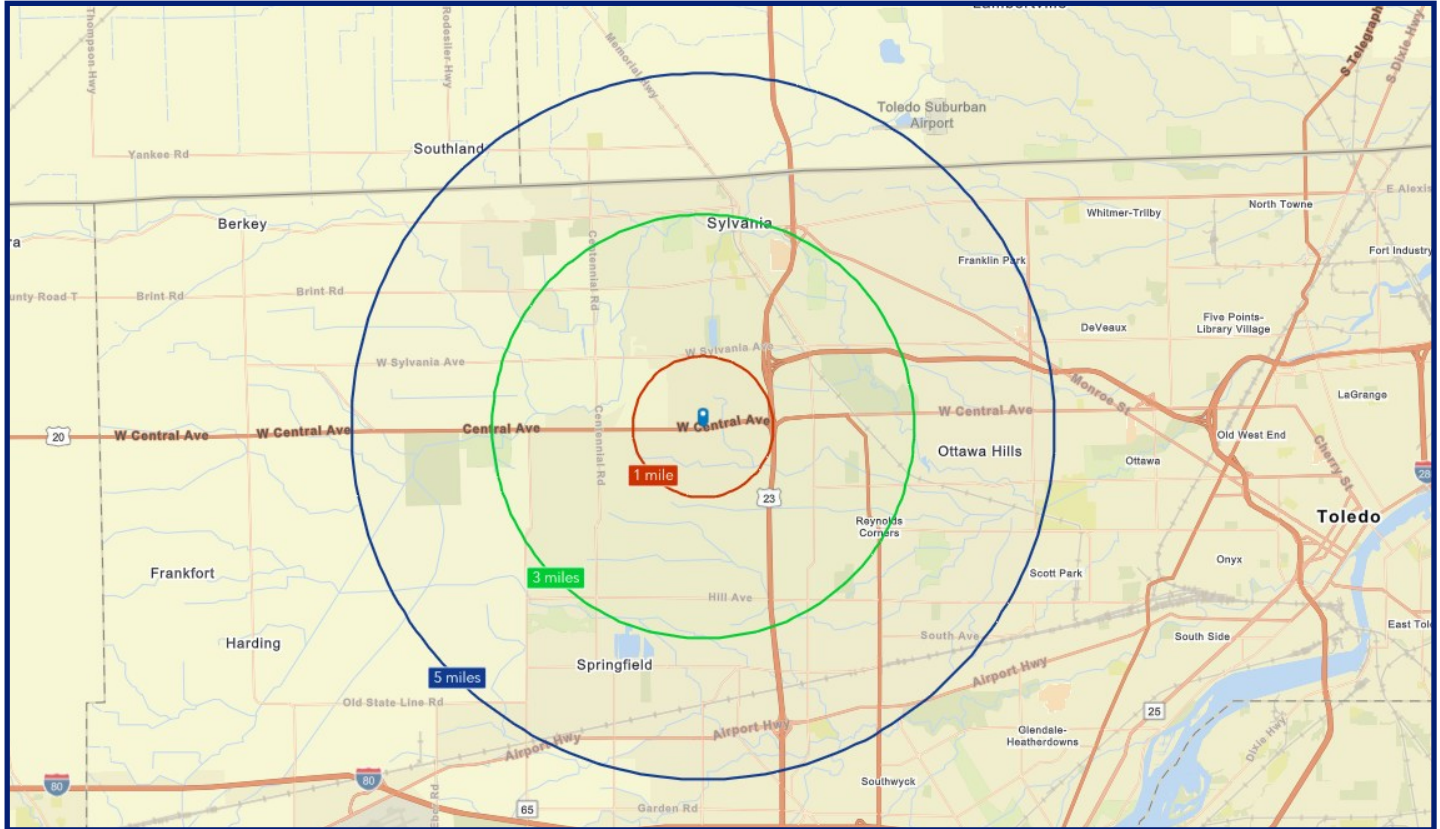
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

7,126

52,218

127,611

Average Age

44.1

43.1

42.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

2,753

22,609

54,698

of Persons per HH

2.54

2.25

2.26

Average HH Income

\$169,676

\$127,910

\$116,472

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