

For Sale or Lease

Reichle | Klein Group

RK

Commercial Property Brokers, Managers & Investment Advisors

241 N. Superior Street

Toledo, Ohio 43604 | Lucas County

Office/
Investment



Sale Price:
\$975,000

Lease Rate:
\$12.50/SF + Utilities
and Suite Janitorial

Available:
1,481 SF - 4,200 SF

Building Size:
18,880 SF

Acreage:
0.1048 Acres

Zoning:
CD –
Downtown Commercial

Features:

- Excellent user/buyer opportunity immediately adjacent to Huntington Center
- Financials available upon qualified request
- Impeccably maintained and managed
- Located in downtown Toledo's core with many amenities nearby
- Monthly parking directly behind building and public garage nearby
- Up to 4,200 SF available for immediate occupancy
- Low operating expense - approximately \$2.00/SF (per owner 2016)

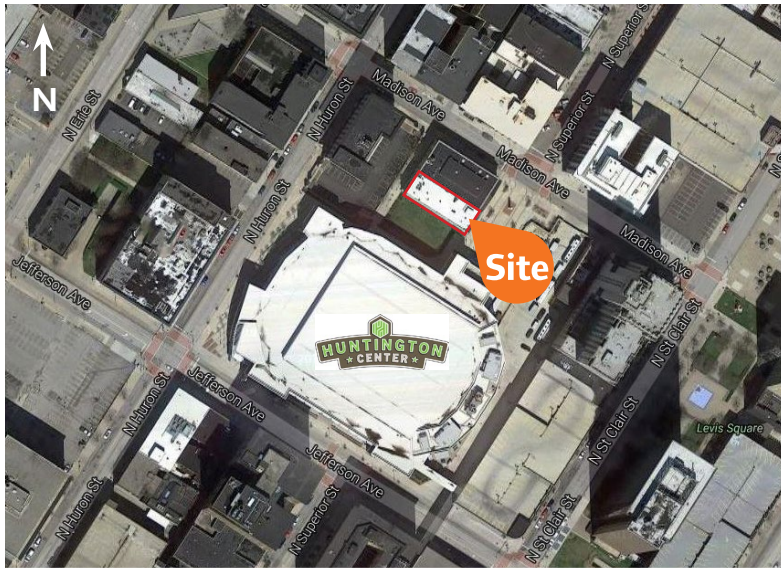
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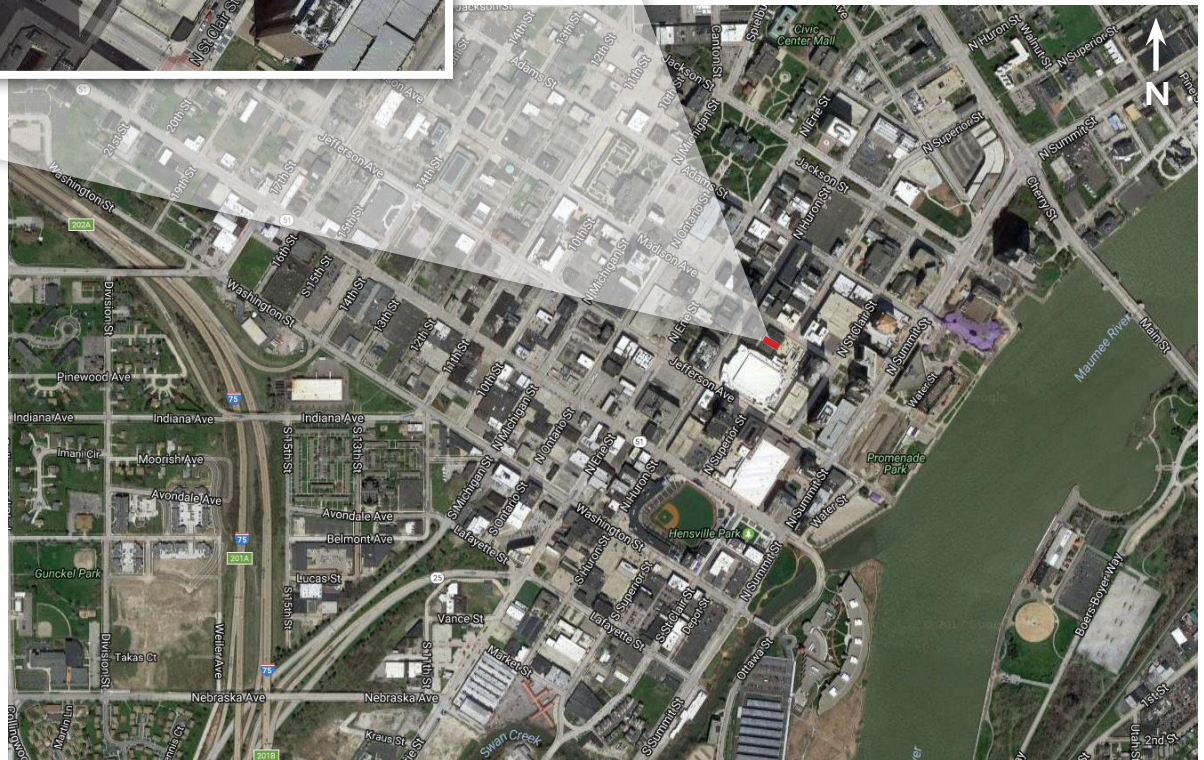
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2017 Traffic Counts

Madison Avenue	4,997
Huron Street	3,706
Superior Street	1,216



2017 Estimated Demographics

	1 mile	3 miles	5 miles	7 minute drive time
Population	10,786	102,414	211,179	197,983
Median Household Income	\$17,458	\$28,938	\$39,154	\$38,149
Median Housing Value	\$93,721	\$84,047	\$96,267	\$94,614
Employees	33,404	60,021	135,137	123,119

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