

For Lease

Office Building Suites

910-1,125 SF | \$10.50-12.50/SF/Yr



715 S Coy Rd

Oregon, Ohio 43616

Property Highlights

Property Description

Well-positioned professional office building in the heart of Oregon's Business District. Ideally suited for attorney firms, engineering firms, medical services. The lower level suited for dance and fitness uses.

OFFERING SUMMARY

Available SF	910-1,125 SF
Lease Rate	\$10.50-12.50/SF/Yr
Lot Size	0.9 Acres
Building Size	10,656 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,449	\$73,437
5 Miles	89,491	\$43,119
15 Miles	496,470	\$63,273

For more information



Dallas Paul

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NaiHarmon Group

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4427 Talmadge Rd, Suite A

Toledo, OH 43623

419 960 4410 tel

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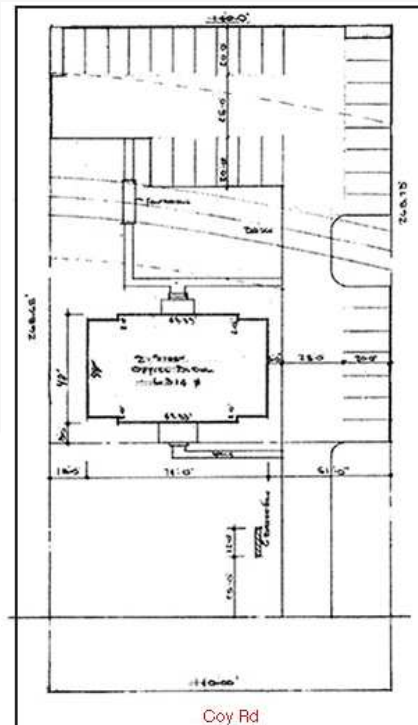


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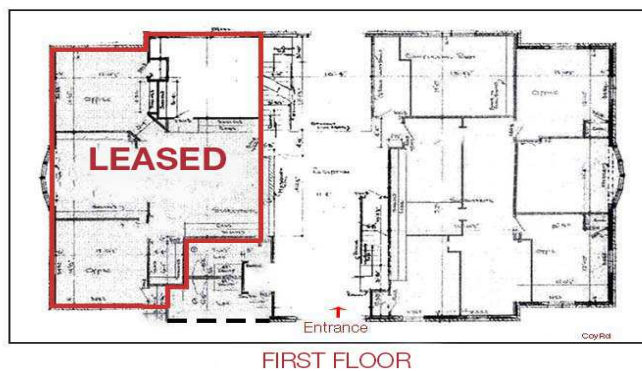
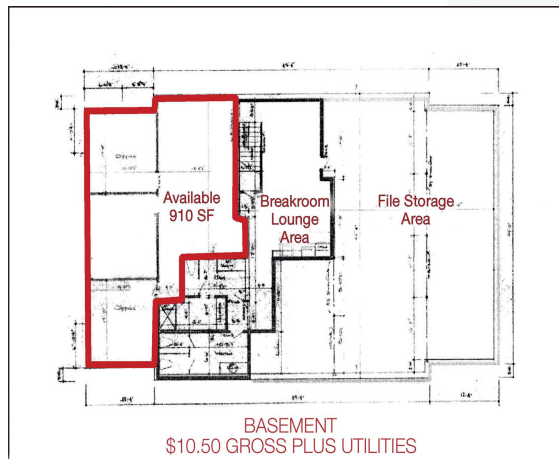
PROPERTY NAME:	Coy Investors
PROPERTY ADDRESS:	715 S Coy Rd Oregon, OH 43616
PROPERTY TYPE:	Office
APN:	19894
LOT SIZE:	0.9 Acres
BUILDING CLASS:	B
ZONING:	Navarre Avenue Business District
PARKING SPACES:	30
SECURITY SYSTEM:	Yes
HVAC:	Gas forced air / Central air conditioning
CROSS STREETS:	Navarre Avenue
YEAR BUILT:	1988
CEILING HEIGHT:	8'
NUMBER OF STORIES:	2
RESTROOMS:	Two per floor and basement
POWER:	200 amps
EXTERIOR WALLS:	Brick veneer
STRUCTURAL SYSTEM:	Wood frame
ROOF:	Pitched asphalt shingle



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For Sale & Lease

Office Building

| \$479,500 | Negotiable

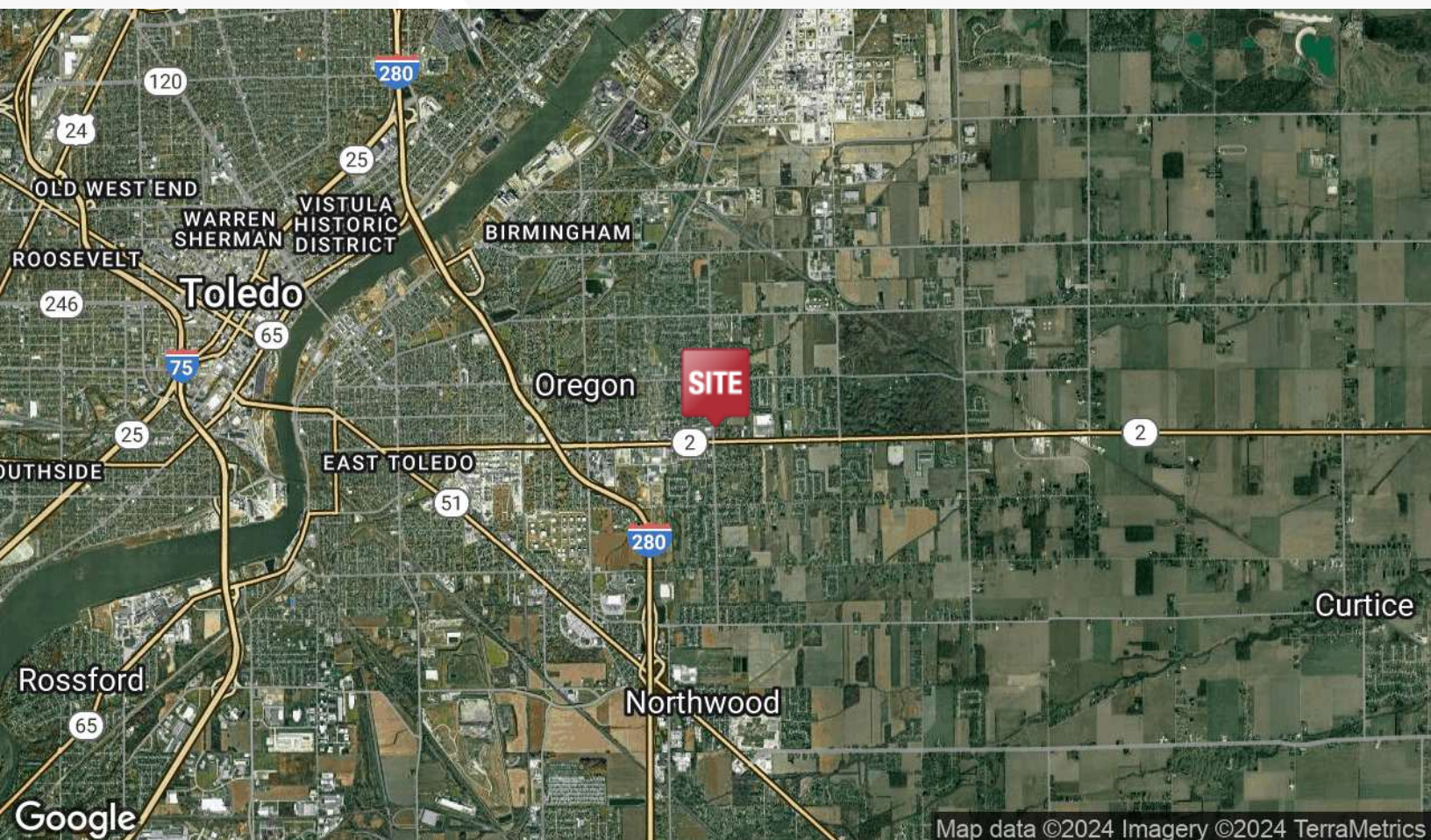
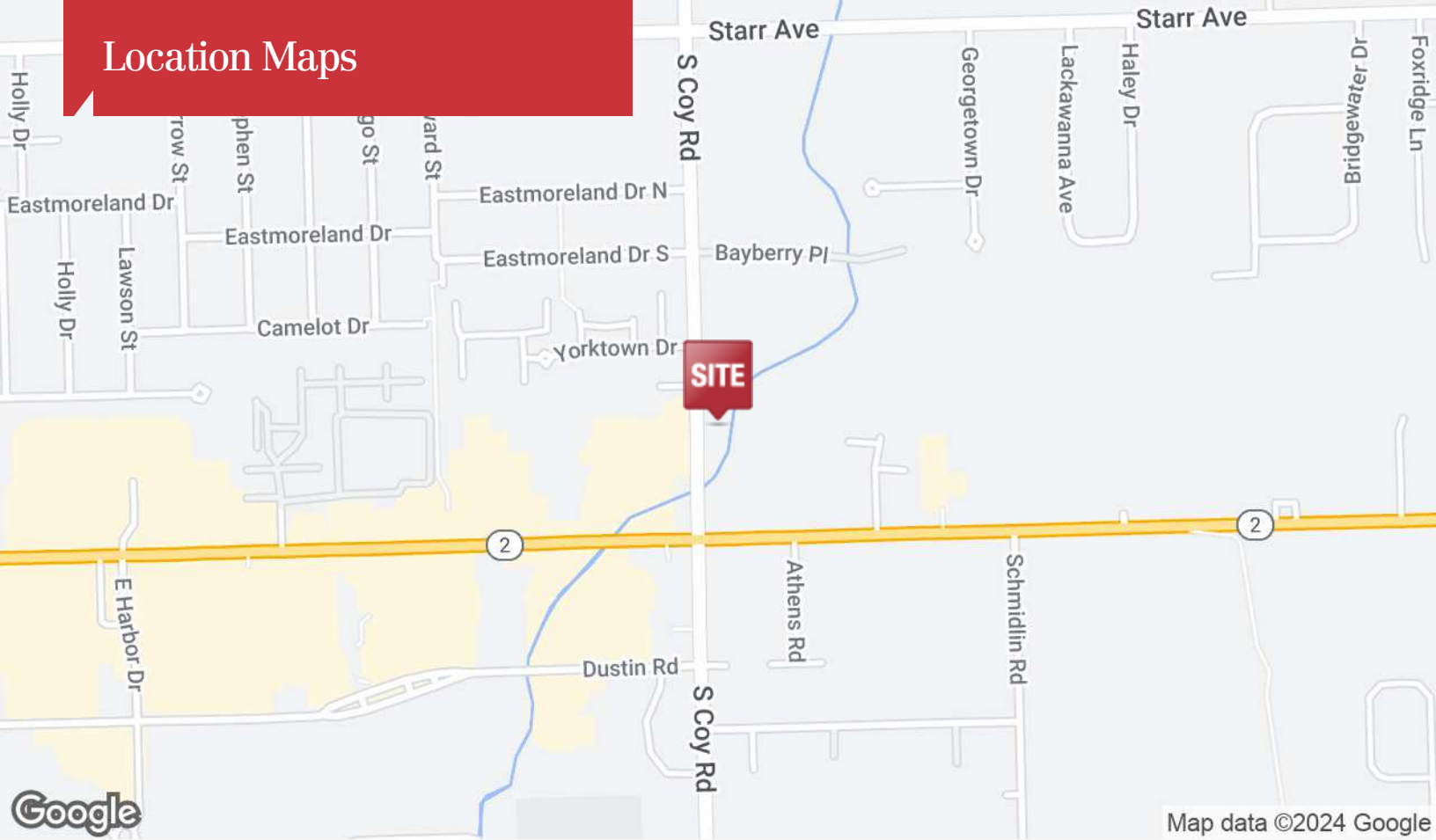
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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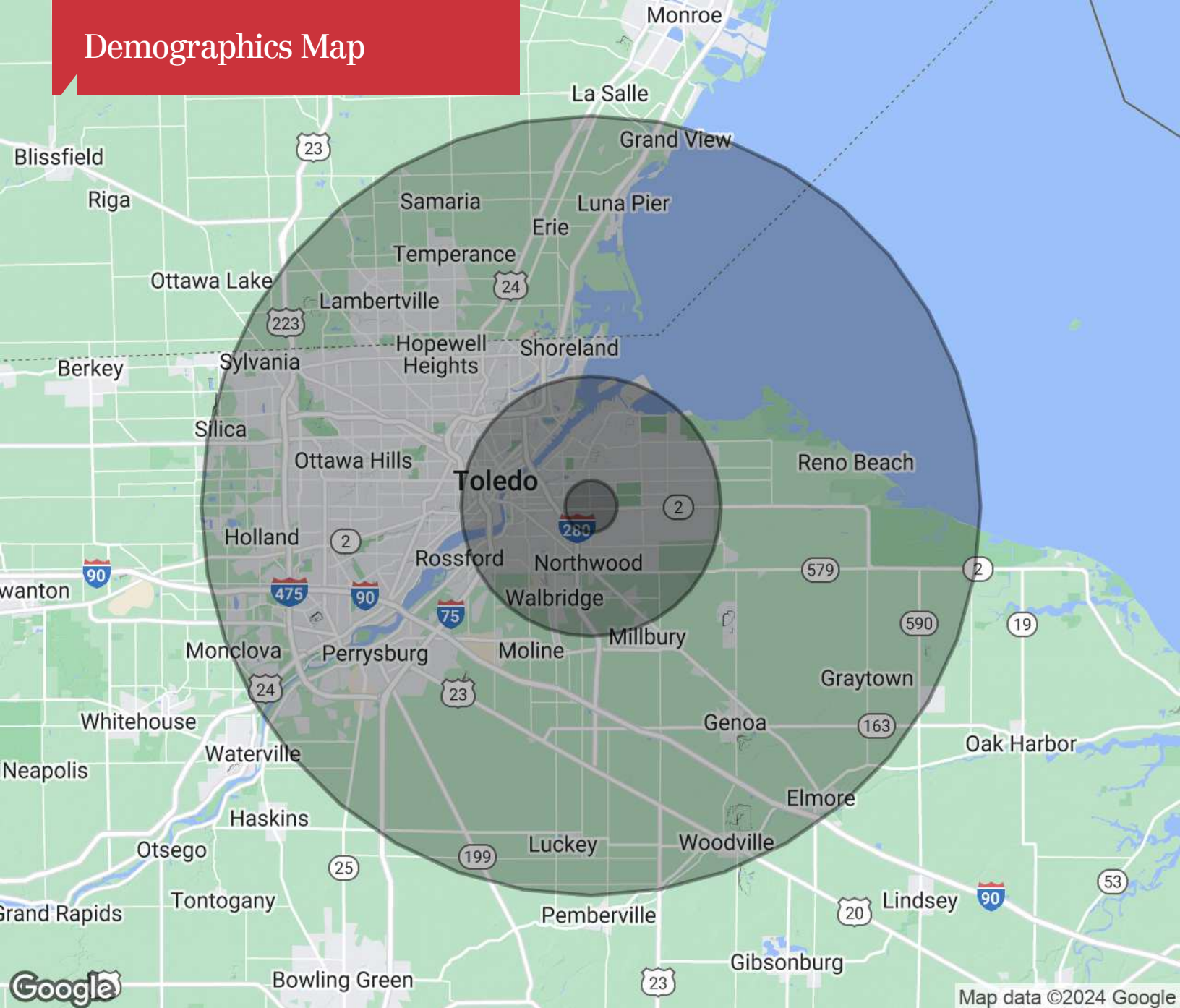
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	15 Miles
TOTAL POPULATION	4,449	89,491	496,470
MEDIAN AGE	47.3	38.2	39.8
MEDIAN AGE (MALE)	44.2	36.6	38.2
MEDIAN AGE (FEMALE)	48.2	39.4	41.1

Households & Income

	1 Mile	5 Miles	15 Miles
TOTAL HOUSEHOLDS	2,013	43,874	233,045
# OF PERSONS PER HH	2.2	2.0	2.1
AVERAGE HH INCOME	\$73,437	\$43,119	\$63,273
AVERAGE HOUSE VALUE	\$261,624	\$112,265	\$136,811

* Demographic data derived from 2020 ACS - US Census