



715 S Coy Rd 1st Floor Suite

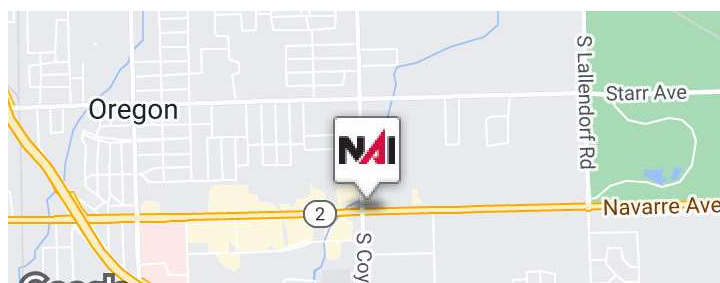
Oregon, Ohio 43616

Property Highlights

- Beautiful professional office building
- High visibility in a heavy traffic zone
- Over 20,000 vehicles per day at the Navarre Ave and Coy Rd intersection
- Great accessibility right off of Coy Rd and Navarre Ave (Rt. 2) intersection
- Security System installed
- In the busy retail sector of town

Property Overview

Well-positioned professional office building in the heart of Oregon's Business District off of Route 2. Ideally suited for attorney firms, engineering firms, medical services. The lower level suited for dance and fitness uses.



Offering Summary

Building Size:	10,656 SF
Available SF:	1,125 SF
Lot Size:	0.9 Acres

For More Information



Dallas Paul

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Location Information

Street Address	715 S Coy Rd
City, State, Zip	Oregon, OH 43616
County	Lucas
Sub-market	Oregon
Cross-Streets	Navarre Avenue
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	I-280
Nearest Airport	Toledo Express Airport

Building Information

Building Size	10,656 SF
Building Class	B
Occupancy %	75.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	2
Year Built	1988
Gross Leasable Area	1,125 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	Pitched asphalt shingle
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Carpet and vinyl tile
Exterior Walls	Brick veneer

Property Information

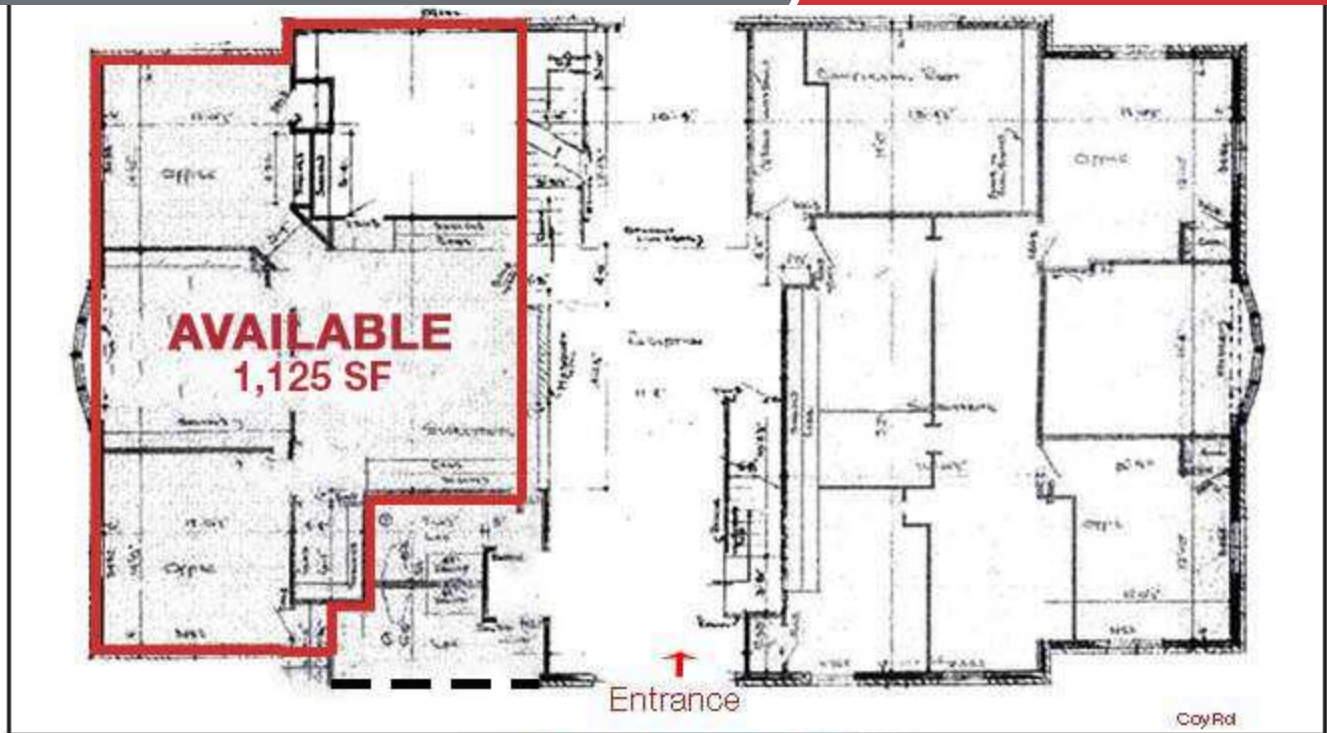
Property Type	Office
Property Subtype	Office Building
Zoning	Navarre Avenue Business District
Lot Size	0.9 Acres
APN #	19894
Corner Property	No
Traffic Count	20,937 VPD (Navarre Ave) 9,950 VPD (S Coy Rd)

Parking & Transportation

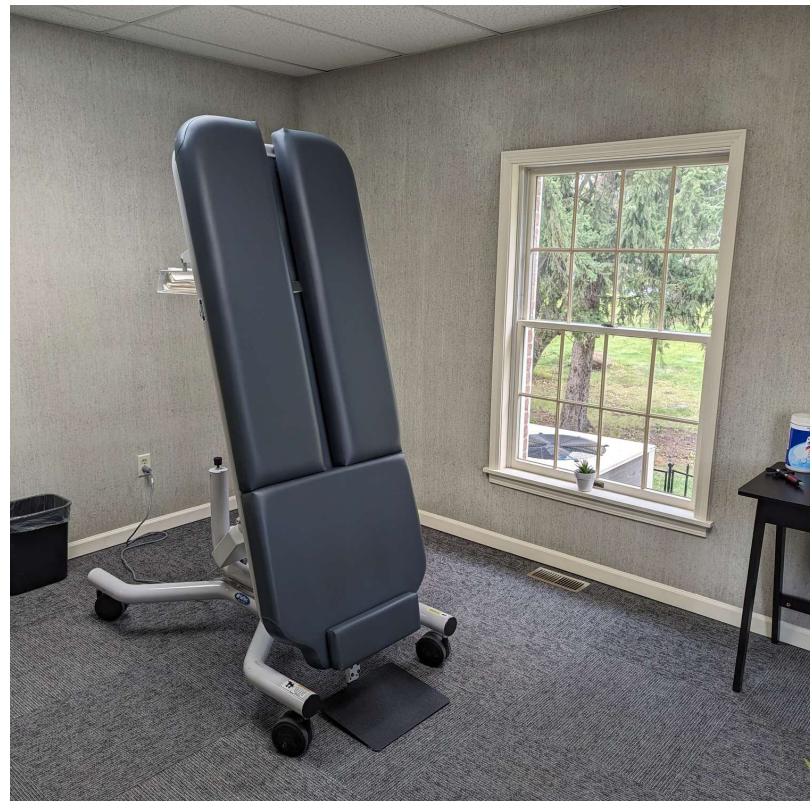
Street Parking	No
Parking Type	Surface, Paved lot
Number of Parking Spaces	30

Utilities & Amenities

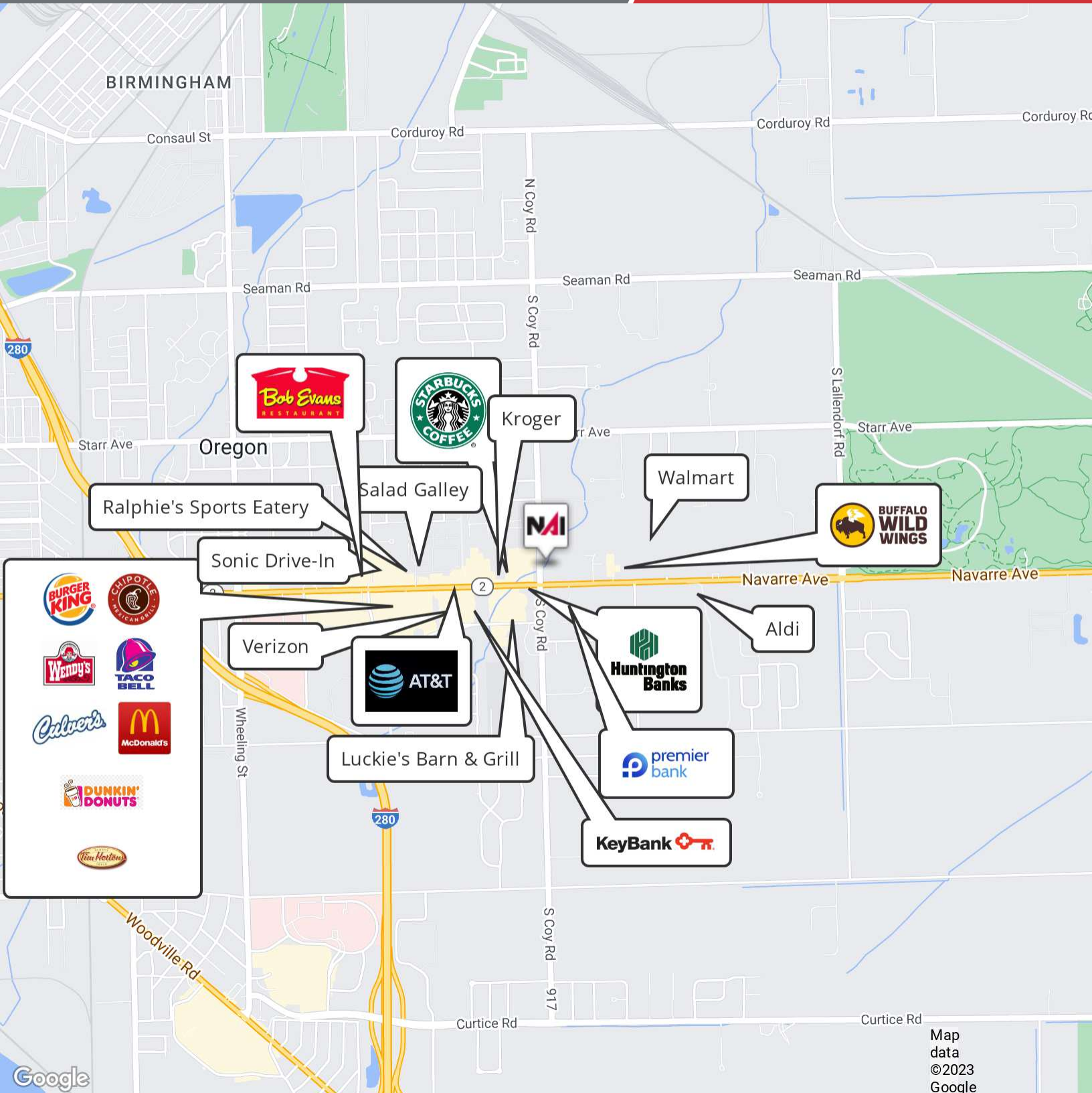
HVAC	Gas forced air / central air
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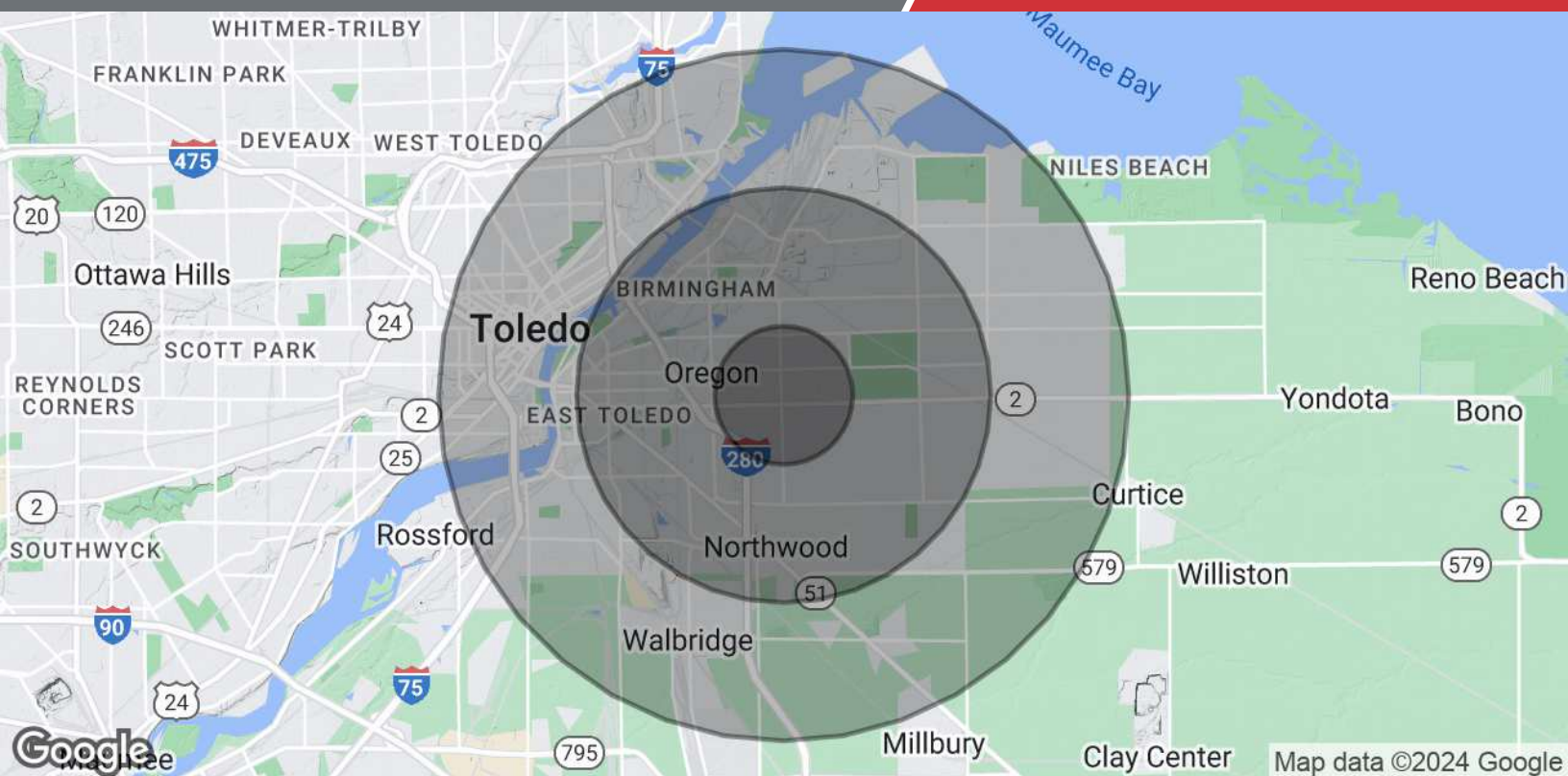


FIRST FLOOR









Population	1 Mile	3 Miles	5 Miles
Total Population	6,535	40,252	98,489
Average Age	47.9	41.0	38.3
Average Age (Male)	44.7	38.5	36.9
Average Age (Female)	49.5	42.6	39.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,865	19,123	48,257
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$75,630	\$49,663	\$43,558
Average House Value	\$155,866	\$90,571	\$78,674

2020 American Community Survey (ACS)