



3125 W Central Ave

Toledo, Ohio 43606

Property Highlights

- Highly visible on central with great signage
- Upgraded lighting throughout
- Three curb cuts
- Front and rear access
- Security system and cameras in place
- 2 restrooms

Property Overview

4,800 SF of highly visible retail on the corner of Central and Secor. Located next to Cricket West, Westgate shopping center, and Old Orchard. Basement available for additional storage. Easy access to I-475 and US-23.

Offering Summary

Lease Rate:	\$17.95 SF/yr (NNN)
Building Size:	21,750 SF
Available SF:	4,800 SF

For More Information



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Location Information

Street Address	3125 W Central Ave
City, State, Zip	Toledo, OH 43606
County	Lucas
Market	Toledo
Sub-market	West/Sylvania
Cross-Streets	Densmore Dr and W Central Ave.
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 475
Nearest Airport	Toledo Express Airport

Building Information

Building Size	21,750 SF
Tenancy	Multiple
Minimum Ceiling Height	11.5 ft
Number of Floors	1
Year Built	1958
Year Last Renovated	2022
Gross Leasable Area	4,800 SF
Construction Status	Existing
Roof	Flat, rubber
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Concrete floor

Property Information

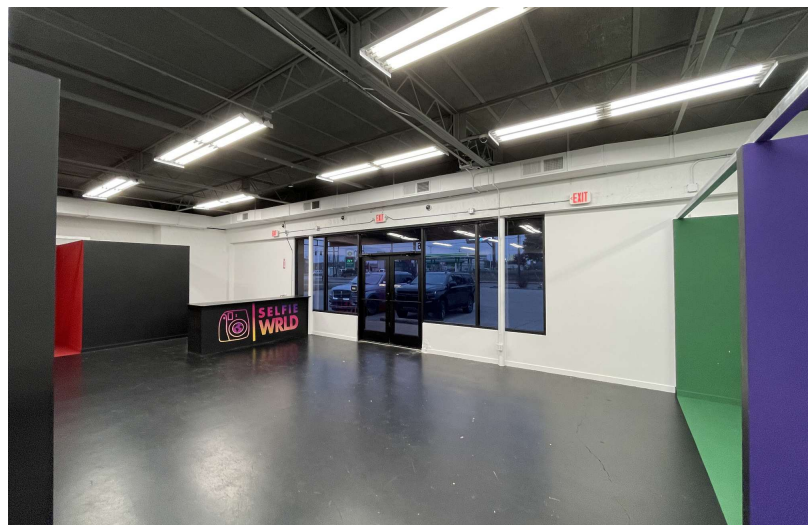
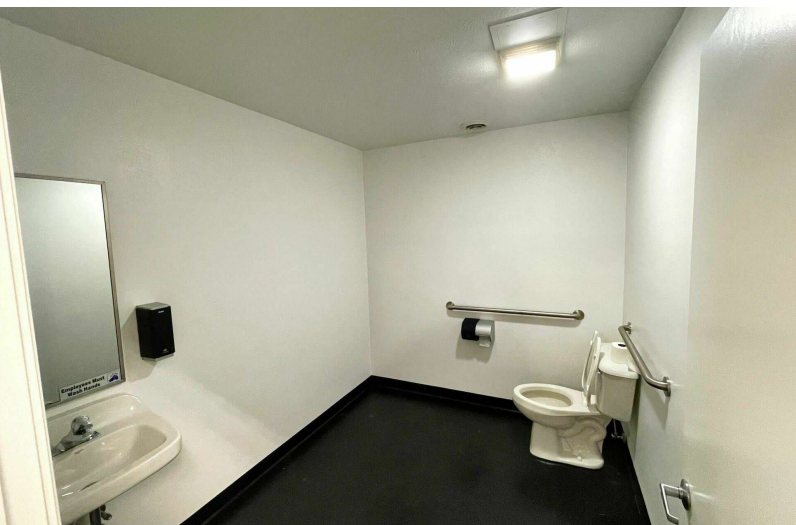
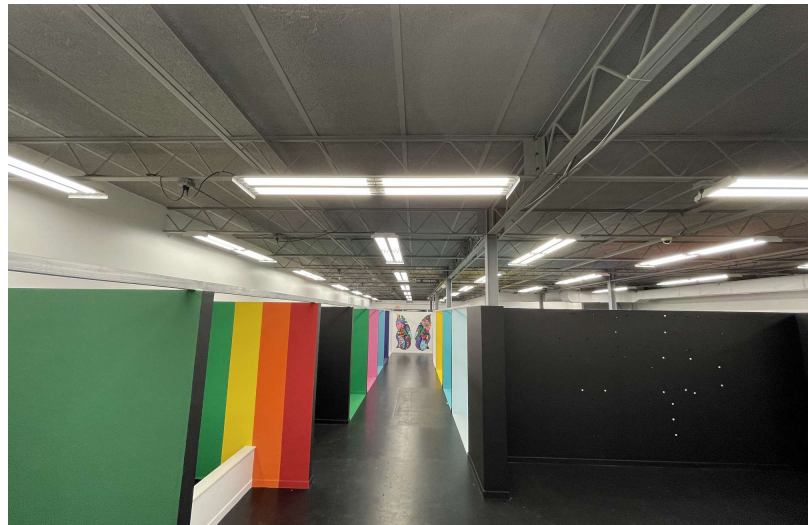
Property Type	Retail
Zoning	10-CR
Lot Size	0.811 Acres
APN #	1179731
Corner Property	No
Traffic Count	53328
Traffic Count Street	Central/Secor
Amenities	Wide open floorplan Upgraded lighting Security system in place Additional storage in basement Two restrooms in suite Handicap accessibility Four curb cuts
Power	Yes

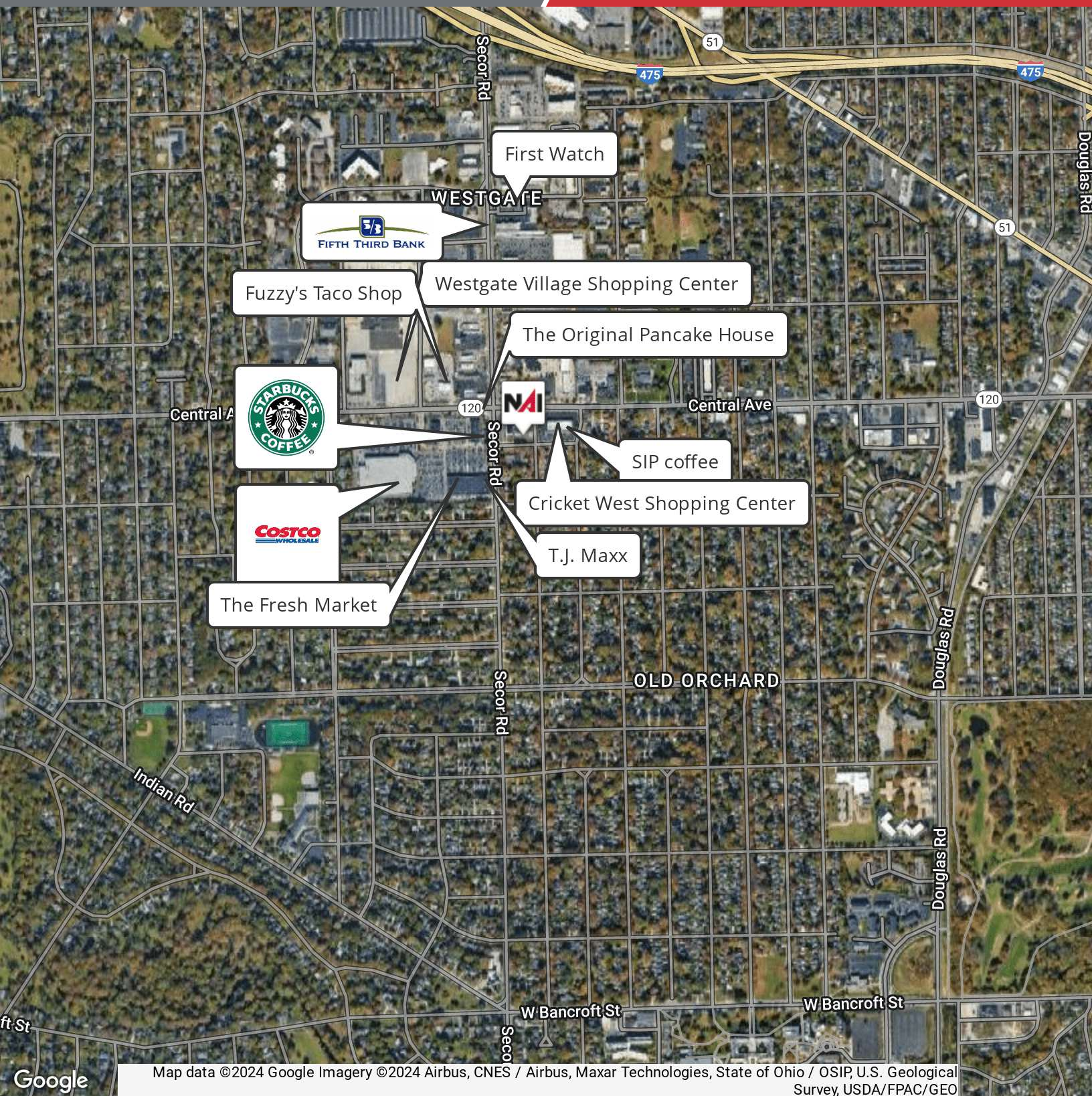
Parking & Transportation

Street Parking	Yes
Parking Type	Shared parking lot

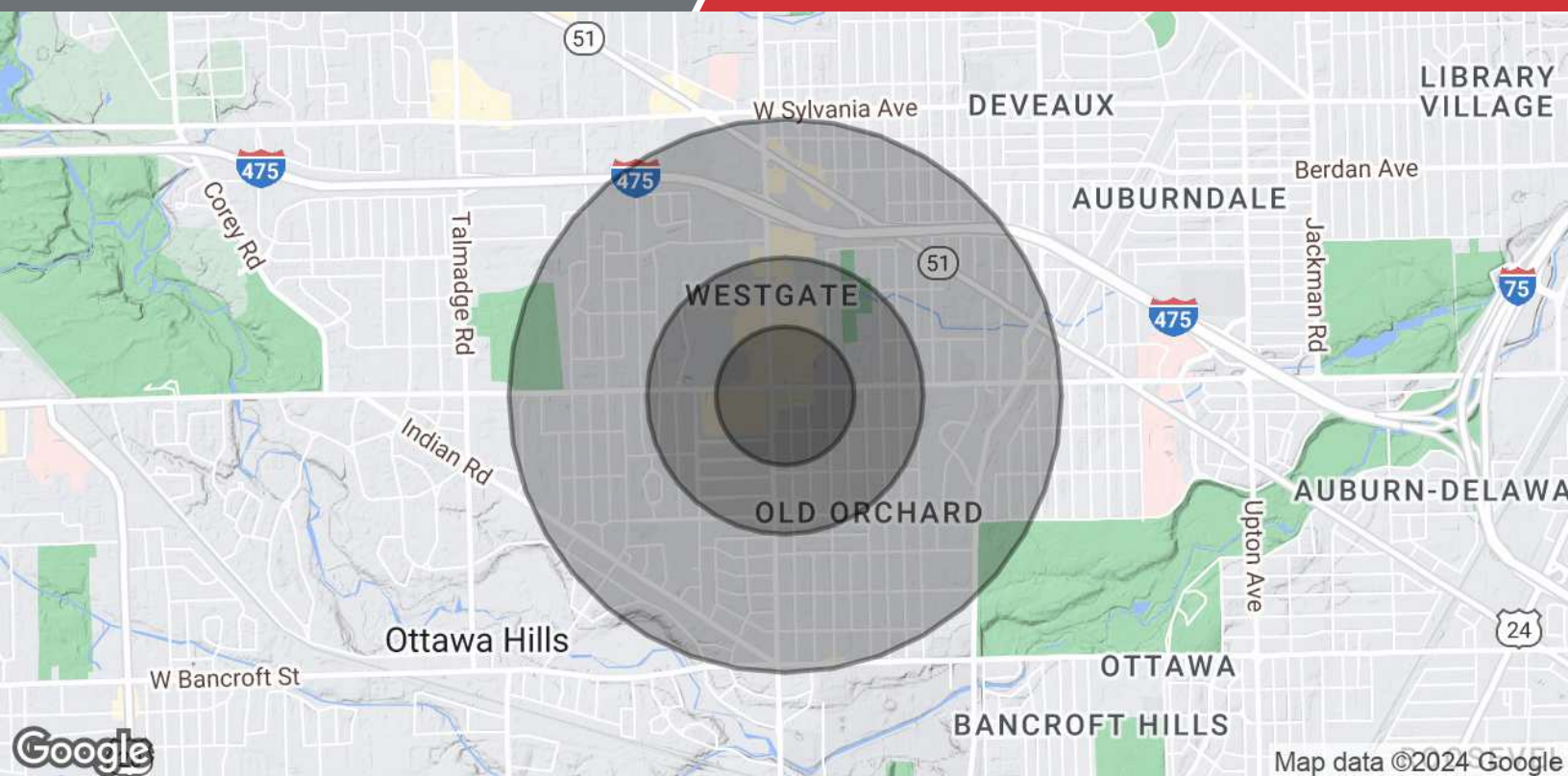
Utilities & Amenities

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
Restrooms	2
Gas / Propane	Yes





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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	838	3,288	13,328
Average Age	43.7	44.3	39.2
Average Age (Male)	39.3	40.7	37.7
Average Age (Female)	44.2	44.4	39.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	445	1,785	6,996
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$64,184	\$62,105	\$66,669
Average House Value	\$144,584	\$141,959	\$141,947

2020 American Community Survey (ACS)