

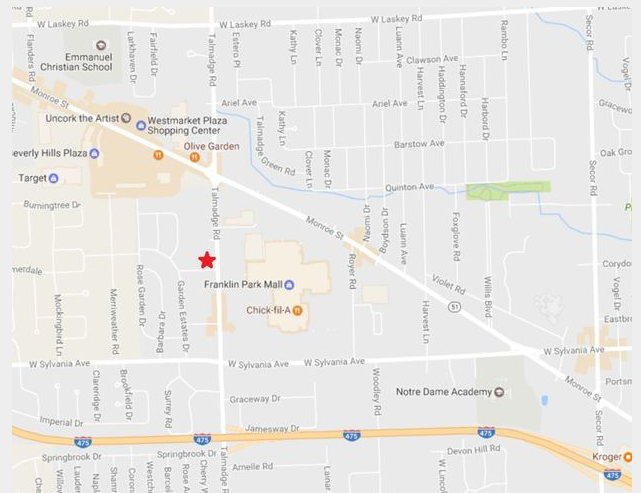


4303 Talmadge Rd

4303 Talmadge Rd , Toledo, Ohio 43623

Property Features

- Rare Talmadge Road cordior location
- I-475 access 1/2 mile
- Located near many restaurants and retail
- Monument signage available
- Two curb cuts to Talmadge Road and Homerdale
- 1,000 SF on 2nd floor overlooking Talmadge Rd
- Great visibility
- 40,302 Cars Per Day on Talmadge
- Directly across from Franklin Park Mall



For more information:



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For Lease

4303 Talmadge Rd



Property Address: 4303 Talmadge Rd
Toledo, OH 43623

Lease Rate \$13 Per SF plus utilities

Property Type: Office

Zoning: CR- Regional Commercial

APN: 2402041

Lot Frontage: 102

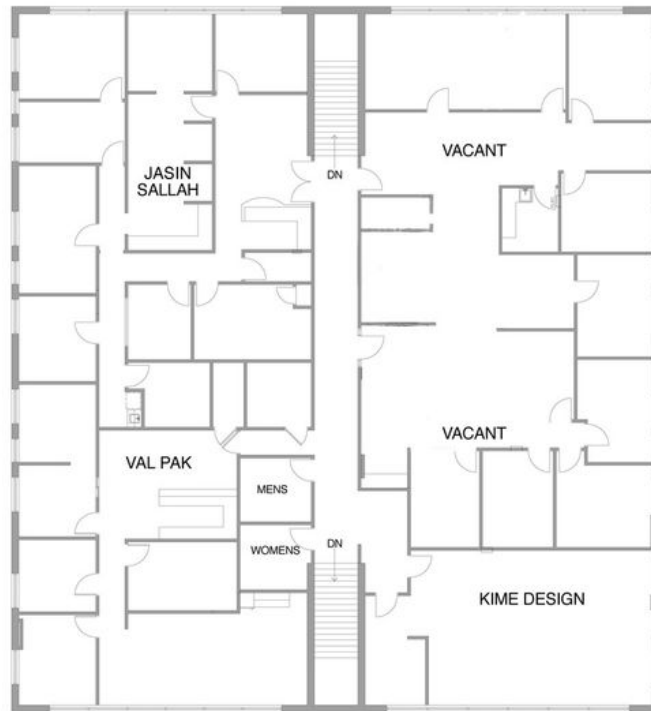
Lot Depth: 471

Site Description: The site is conveniently located on heavily traveled Talmadge Rd corridor directly across from the Franklin Park Mall. Curb cuts on Talmadge Rd and Homerdale Ave to the side offer easy in and out for tenants and customers. 40,302 Average cars per day. Ample front and rear parking.

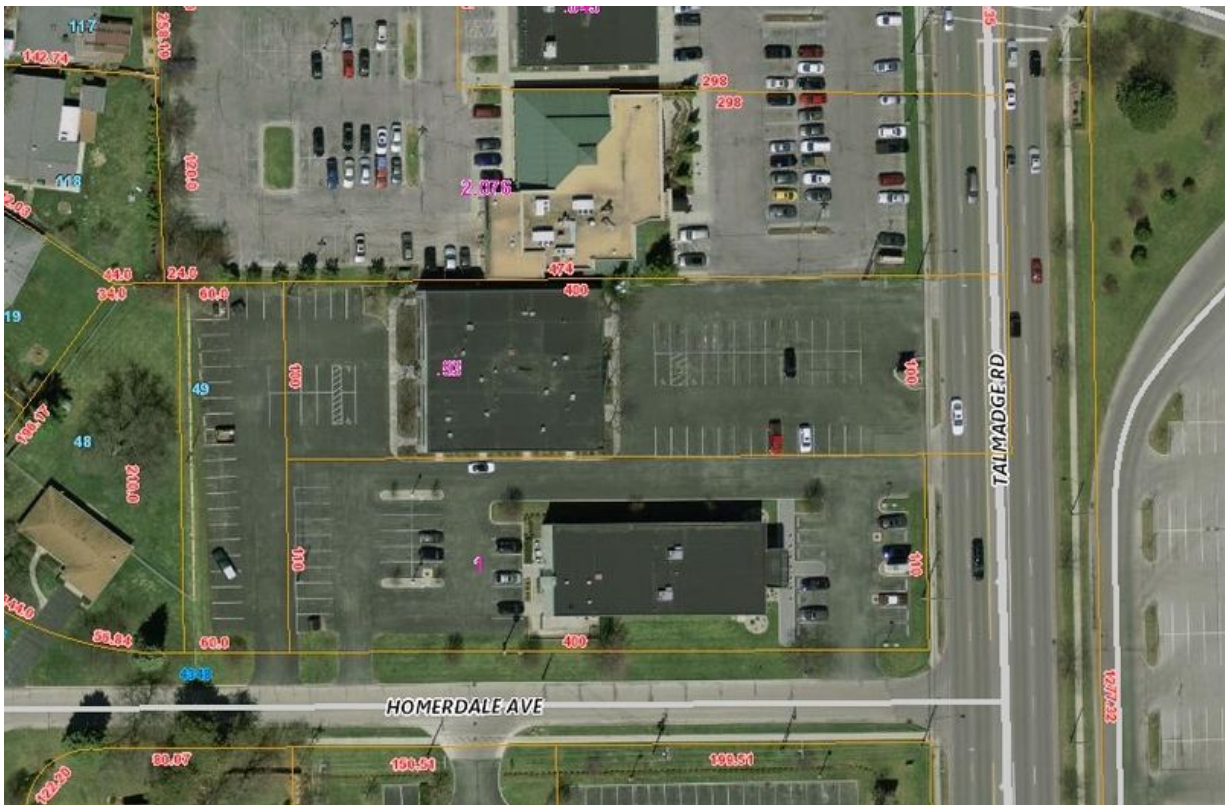
Amenities: Great visibility from Talmadge Road. Convenient to restaurants and retail. 1/2 mile to the I-475/23 ramp. Positioned in between Harold Jaffee Jewelers and J Alexanders restaurant. Monument signage at street.

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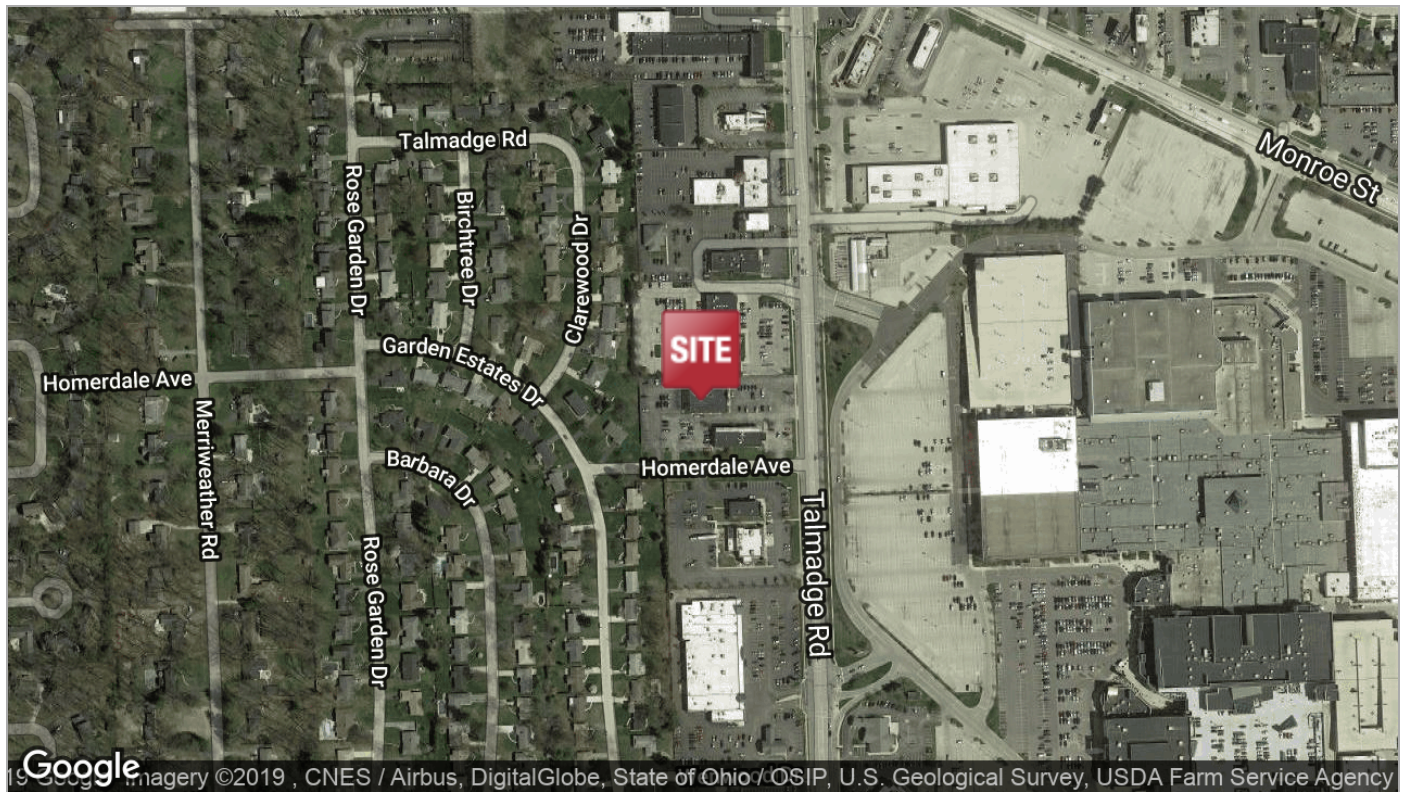


SECOND FLOOR PLAN



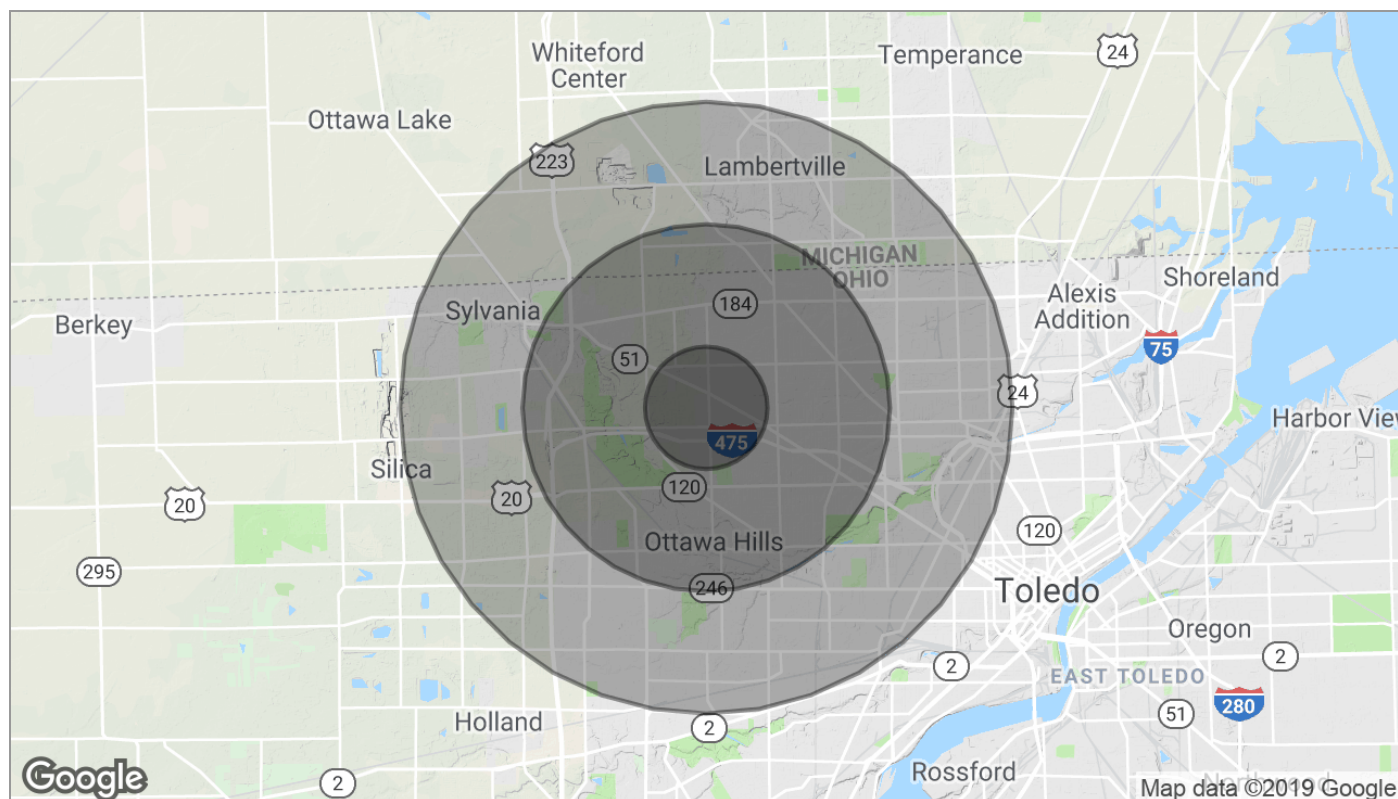
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4303 Talmadge Rd



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,896	82,844	215,261
MEDIAN AGE	44.6	41.3	37.4
MEDIAN AGE (MALE)	41.4	39.1	35.7
MEDIAN AGE (FEMALE)	49.0	43.4	39.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,600	35,632	88,105
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$75,186	\$70,924	\$62,877
AVERAGE HOUSE VALUE	\$234,089	\$172,752	\$143,935

* Demographic data derived from 2010 US Census