

FOR LEASE

OFFICE



**Tradition Square
2758 Centennial Rd.
Toledo, OH 43617**

- High Quality Finishes
- Below Market Lease Rates
- No City Income Tax
- 2.5 miles west of I-475/ US-23
- Professionally Managed and maintained
- Free Basement Storage Included

Suite Available	Approx. Size	Rate
2758	1,316 SF	\$12.50 PSF NNN

*Tenant responsible for their own separately metered utilities, janitorial and their pro-rata share of condo fees, operating expenses, insurance and real estate taxes.

Property Information

Year Completed: 2005 (remodeled 2014)

Building Size: 2710-6,500 SF | 2750- 5,000 SF

Zoning: M-2

Parcel: 79-74639 & 79-74643

Acreage: 4.66 acres

Parking Spaces: Per Code

Curb Cuts: 1

Construction Type: Wood Frame

Basement: Yes: 1,500 SF

Ceiling Height: 8'6" - 9'6"

Restrooms: Per suite

Signage: Building Fascia

Floors: Wood

Heating: Gas Forced Air

Air Conditioning: Central

Telecomm/Fiber: Buckeye, Frontier

For more information: Jeremy Miller, Broker (419) 450-6854

Email: jmiller@equitymillrealestate.com

www.equitymillrealestate.com



FOR LEASE

TRADITION SQUARE



2758

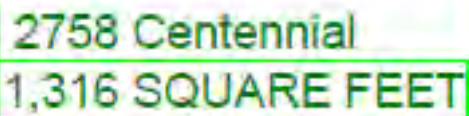
2758 Centennial Rd: 1,316 SF

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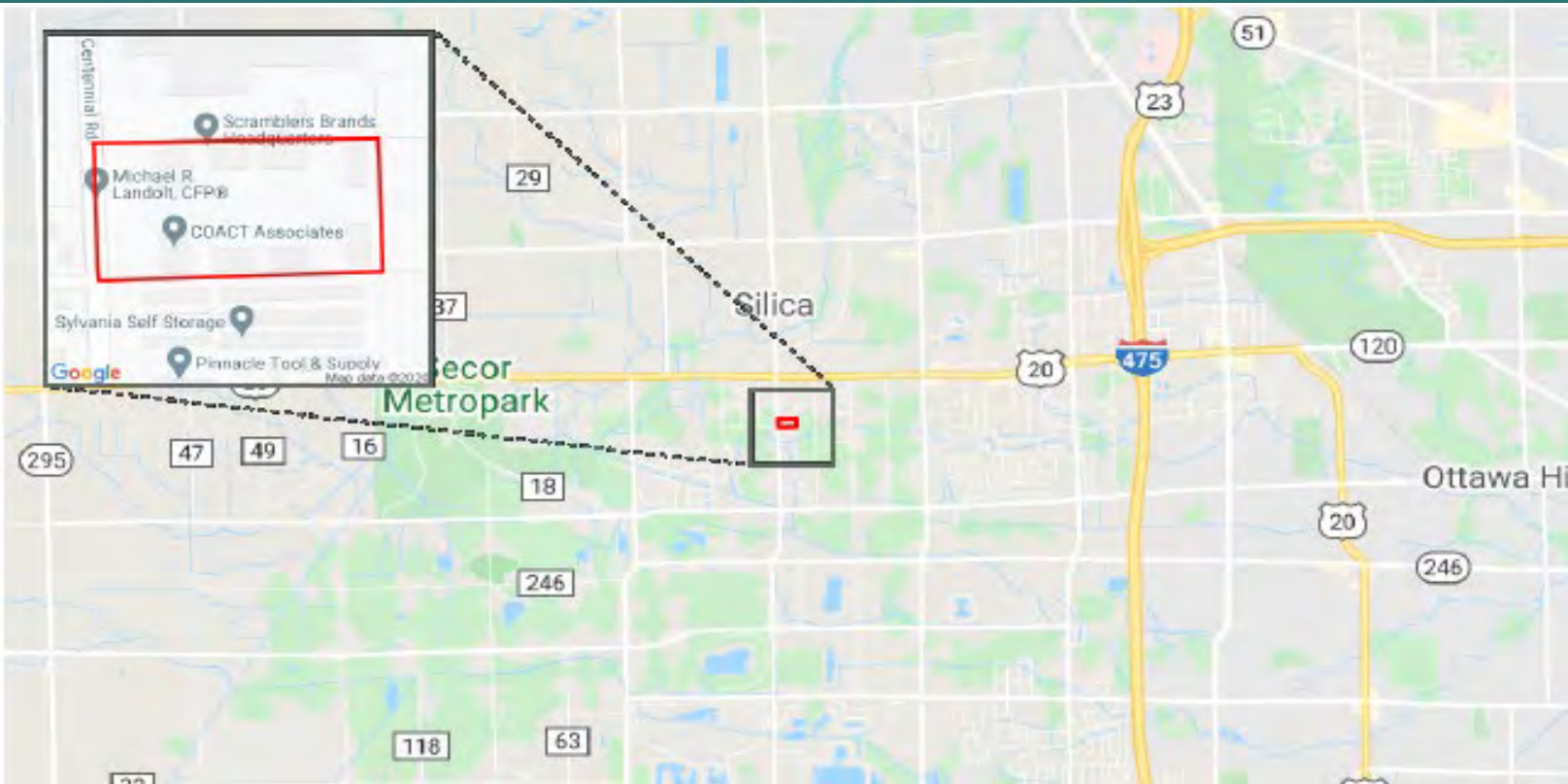


EQUITY MILL
REAL ESTATE

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TRADITION SQUARE



Location Facts & Demographics

Demographics are determined by a 3D satellite drive from 2755 Centerville Rd, Toledo, OH 43627

CITY, STATE

Toledo, OH

POPULATION

53,895

AVG. HH SIZE

2.45

MEDIAN HH INCOME

\$68,076

HOME OWNERSHIP

Renters: 6,026

Owners: 16,084

EMPLOYMENT

61.40 %

18.58 %

20.02 %

49.75 %

1.69 %

EDUCATION

High School Grad: 25.35 %

Some College: 20.98 %

Associates: 7.73 %

Bachelors: 41.35 %

GENDER & AGE

48.97 %

51.03 %

Age

<18

18-24

25-34

35-44

45-54

55-64

65+

RACE & ETHNICITY

White: 88.79 %

Asian: 5.36 %

Native American: 0.01 %

Pacific Islanders: 0.00 %

African-American: 2.74 %

Hispanic: 1.76 %

Two or More Races: 1.34 %

INCOME BY HOUSEHOLD

0-50K

50K-60K

60K-70K

70K+

HH SPENDING

\$10,011

\$6,551

\$6,869

\$2,983

\$1,657

\$1,370

\$252

\$394

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