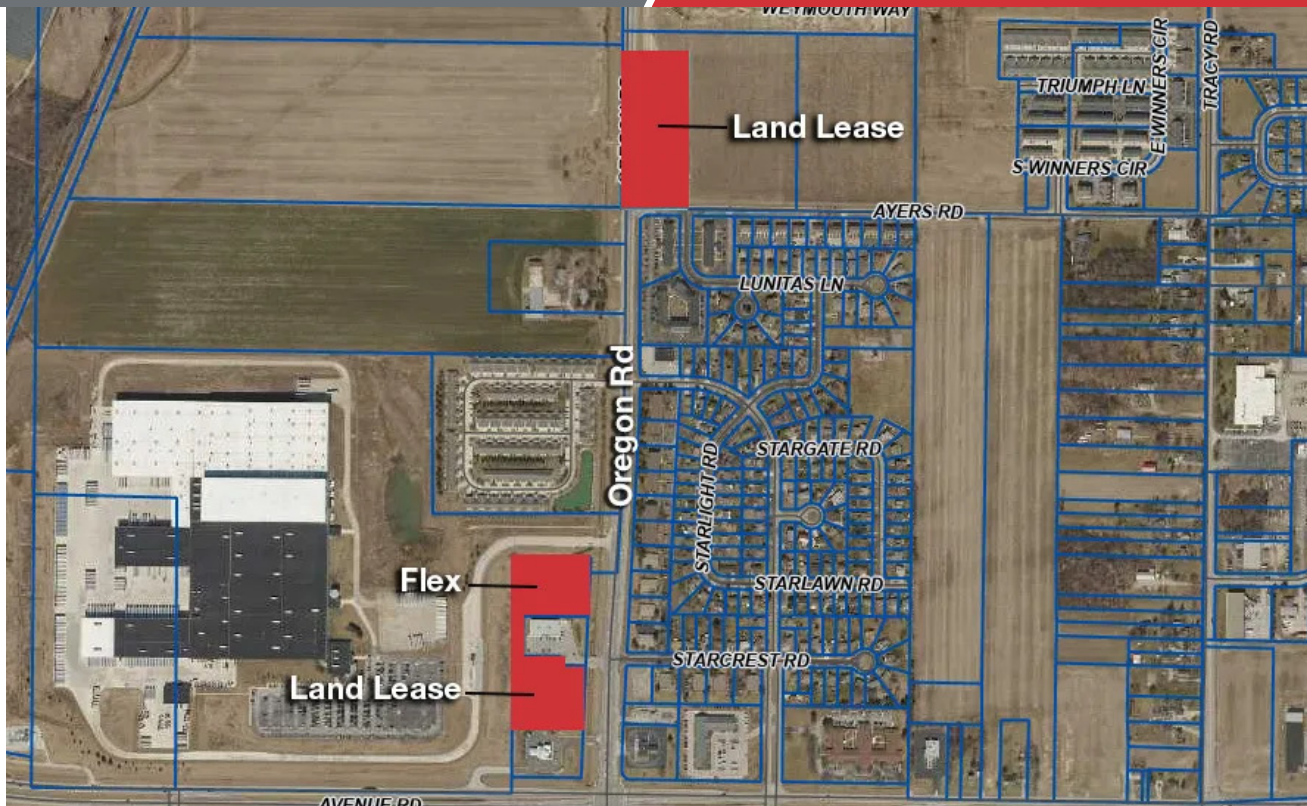




Oregon Rd

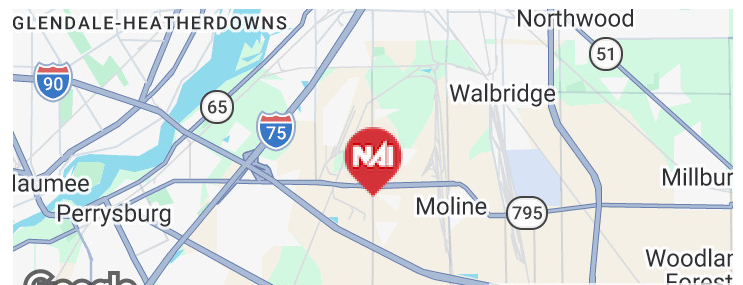
Perrysburg, Ohio 43551

Property Highlights

- CONSTRUCTION HAS STARTED!
- High visibility from State Route 795 and Oregon Rd
- Easy access near 795 and minutes to I-75 and the Ohio Turnpike (I-80/90)
- Flexible floor plan
- Overhead door
- Ample parking lot

Property Overview

The property is owned and developed by Glitz Associates. New construction makes buildings highly desirable for multiple different uses. This project is well-suited for retail businesses, expanding offices, flex and warehouse opportunities.



Offering Summary

Lease Rate:	Call For Quote
Available SF:	6,000 SF
Lot Size:	2.49 Acres

For More Information

Dallas Paul

O: 419 960 4410 x320

dpaul@naitoledo.com

Jason Westendorf, SIOR

O: 419 960 4410 x334

jwestendorf@naitoledo.com

Lease Rate	Call For Quote
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Location Information

Street Address	Oregon Rd
City, State, Zip	Perrysburg, OH 43551
County	Wood
Market	Toledo
Sub-market	Perrysburg
Cross-Streets	Oregon Rd and SR 795 (Avenue Rd)
Signaled Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 75
Nearest Airport	Detroit Metro Airport

Building Information

Building Size	6,000 SF (construction has started)
Number of Lots	Multi-Tenant
Ceiling Height	16'
Overhead Door Height	14'
Office Space	Flexible
Year Built	In progress- 2026
Column Spacing	Clear Span
Roof	Metal
Ceilings	Suspended
Floor Coverings	Will be determined based on use
Office Buildout	Yes
Mezzanine	No

Property Information

Property Type	Multi-Use Opportunity
Property Subtype	Retail-Pad
Zoning	Commercial
Lot Frontage	285'
Lot Depth	332'
Traffic Count	6403 VPD
Traffic Count Street	Oregon Rd

Parking & Transportation

Parking Type	Paved lot for users
Number of Parking Spaces	28
Trailer Parking	No

Utilities & Amenities

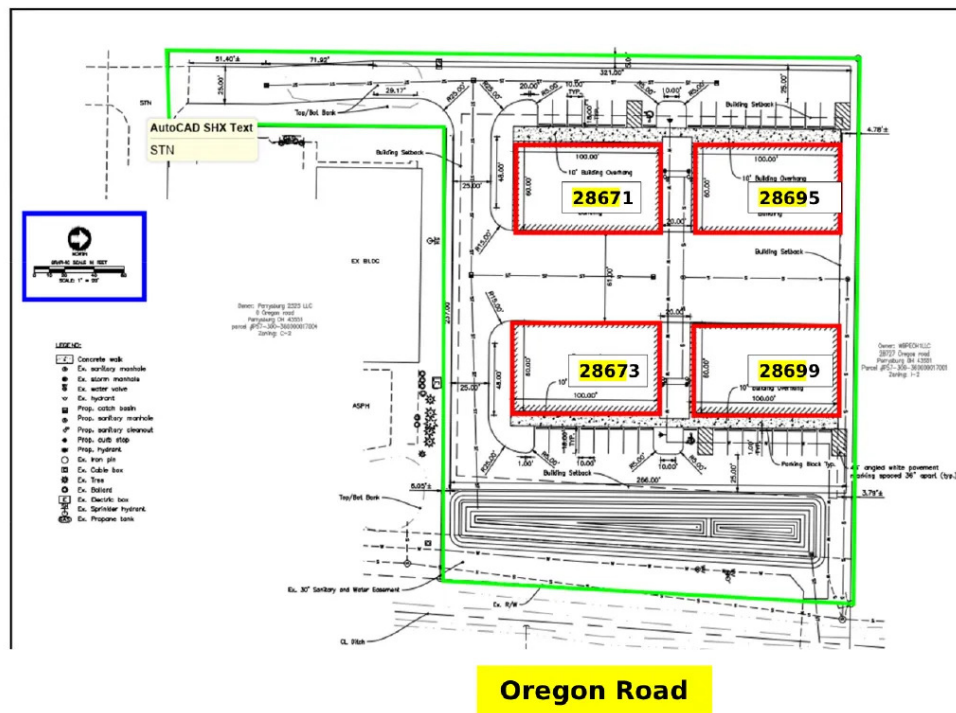
Broadband	Available
Restrooms	1 Men's & 1 Women's in each suite
Gas Provider	Columbia Gas

Real Estate Taxes

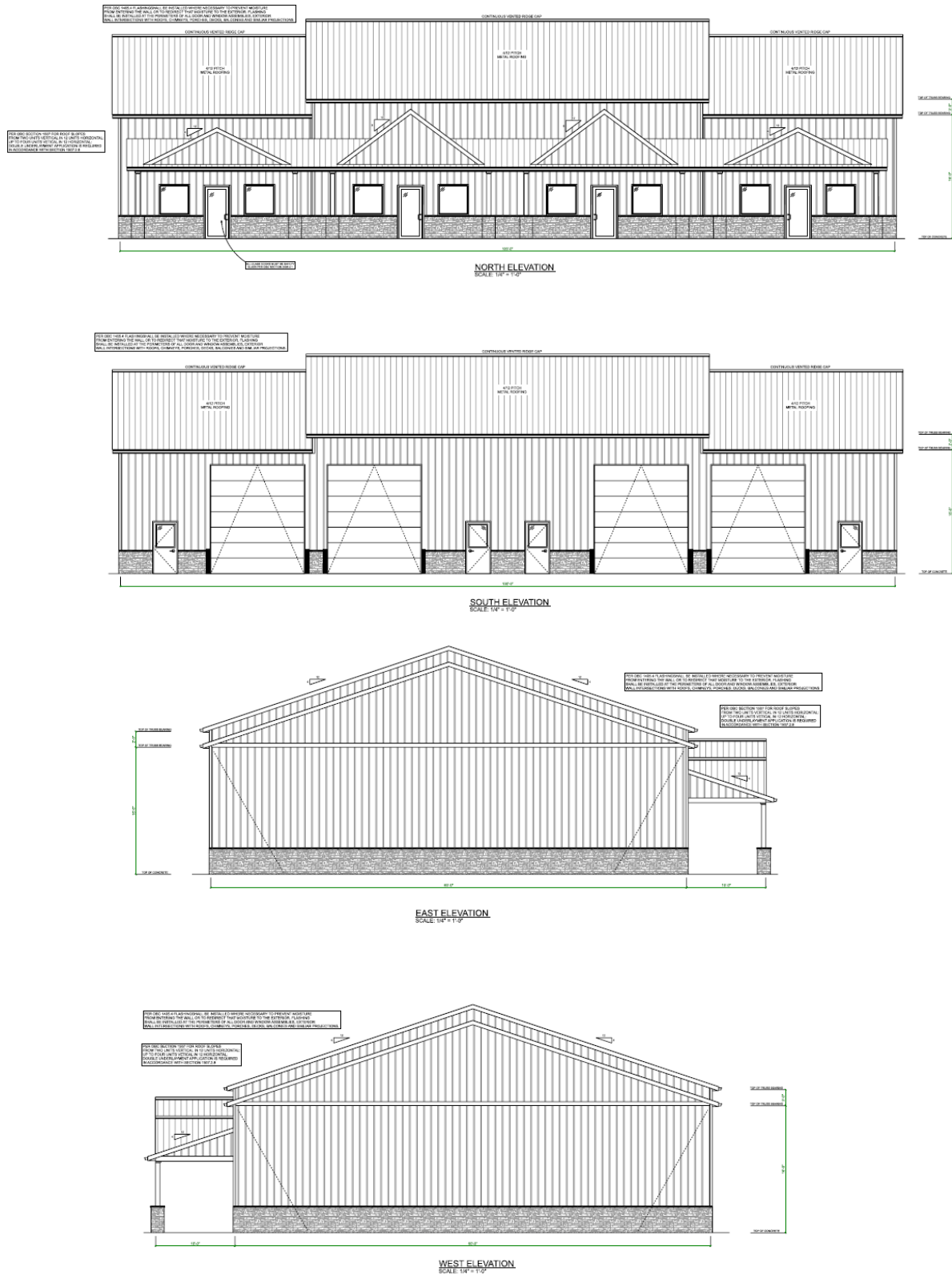
2025	\$7,578.85
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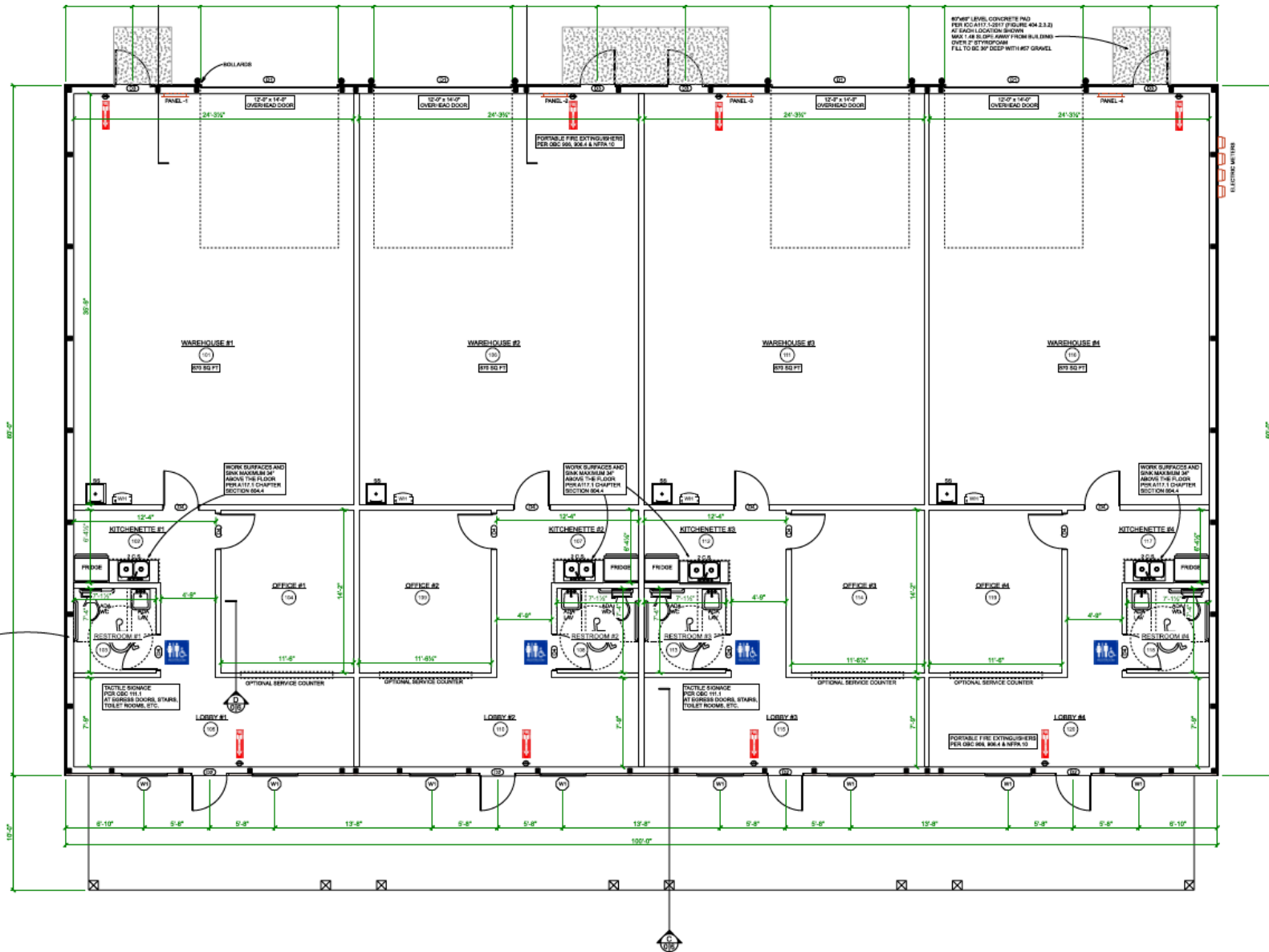


ADDRESSES FOR PARCEL NUMBER P57-300-360000017000

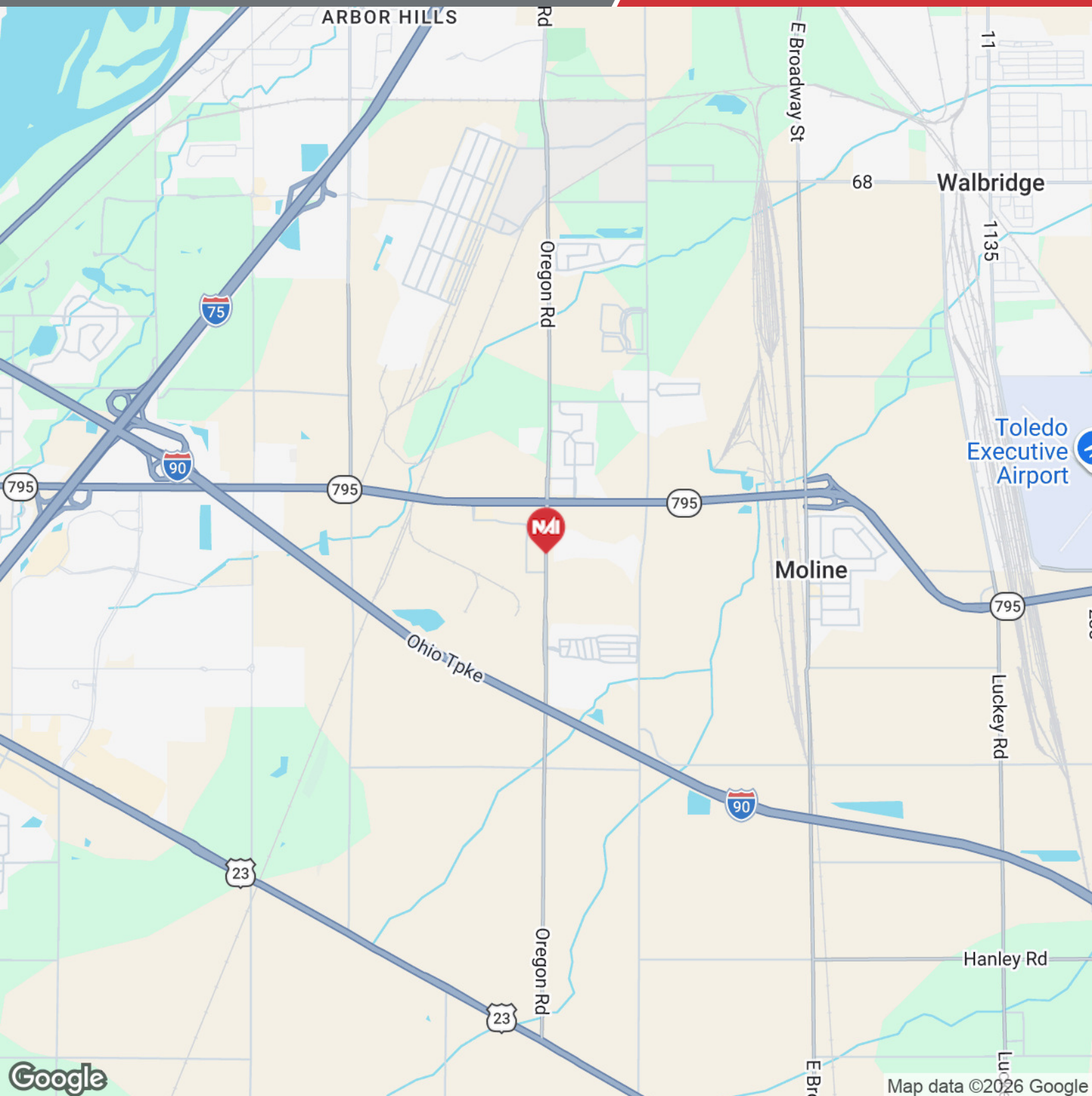


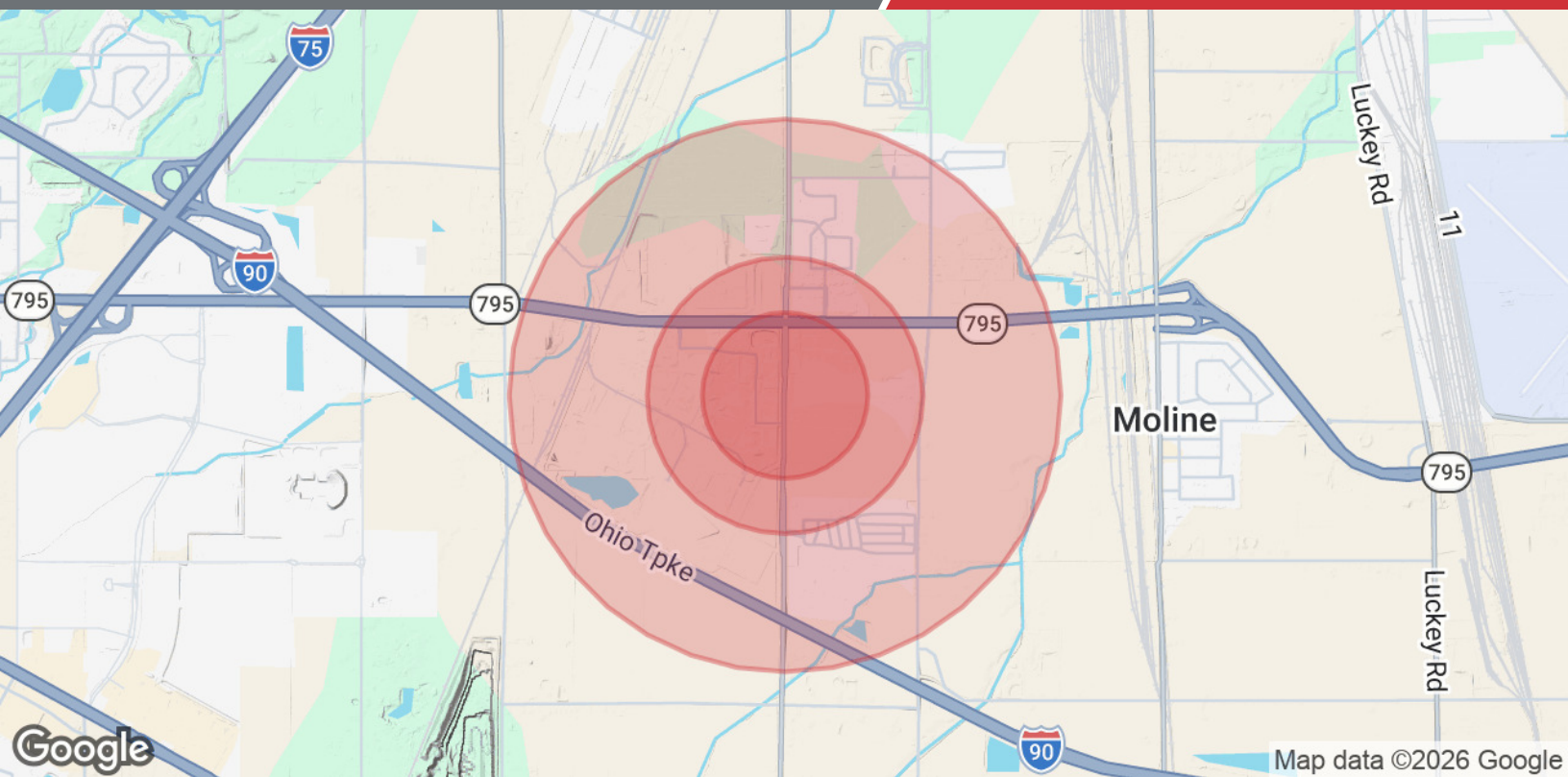












Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	153	918	3,010
Average Age	40	39	38
Average Age (Male)	39	39	38
Average Age (Female)	41	40	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	66	420	1,432
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$61,274	\$67,396	\$71,053
Average House Value	\$85,202	\$109,386	\$122,930

2020 American Community Survey (ACS)