



LEASE DESCRIPTION

Suite A available 4/1/2023
 \$1800/month Modified Gross
 Tenant pays 1/2 water bill, 1/2 electric bill, and 1/2 dumpster expense
 Tenant pays unit gas and janitorial

PROPERTY DESCRIPTION

Located off of Old U.S.24/Anthony Wayne Trail on Waterville Monclova Rd. In close proximity to downtown Waterville and Providence Metropark

PROPERTY HIGHLIGHTS

- Well-maintained building in good condition
- Functional office space to fit tenant needs
- Large parking area

OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (MG)
Lease Terms:	36 Months
Available SF:	2,612 SF
Building Size:	5,224 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	658	4,562	11,133
Total Population	1,643	11,424	26,911
Average HH Income	\$98,530	\$106,467	\$113,150

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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Lease Rate	\$1,800.00 PER MONTH
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BUILDING INFORMATION	
Building Size	5,224 SF
Building Class	C
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	1
Year Built	1977
Gross Leasable Area	2,612 SF
Condition	Good
Exterior	Brick, Block, and Vinyl
Roof	Pitched Asphalt Shingle
Restrooms	2

LOCATION INFORMATION	
Street Address	1440 WATERVILLE MONCLOVA RD., WATERVILLE, OH 43566
County	Lucas

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building

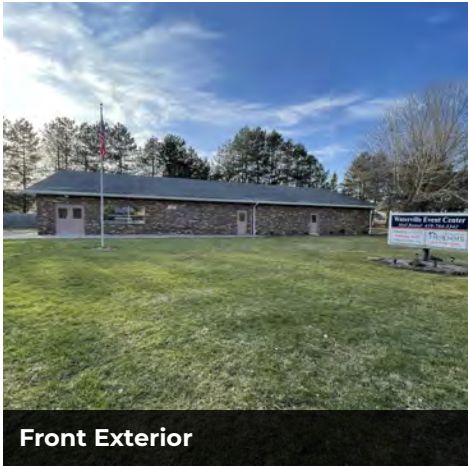
PARKING	
Parking Type	Surface
Number of Parking Spaces	41

UTILITIES	
HVAC	Gas Forced Air
Utilities	All Public

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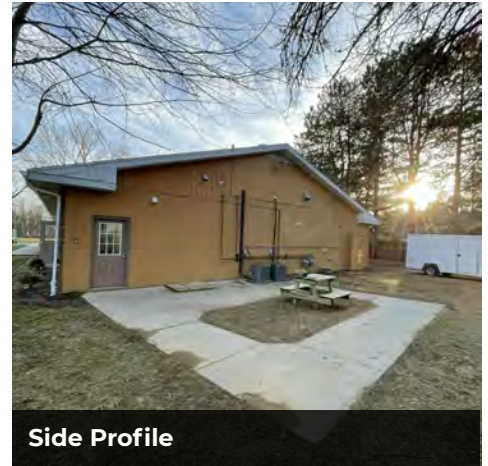




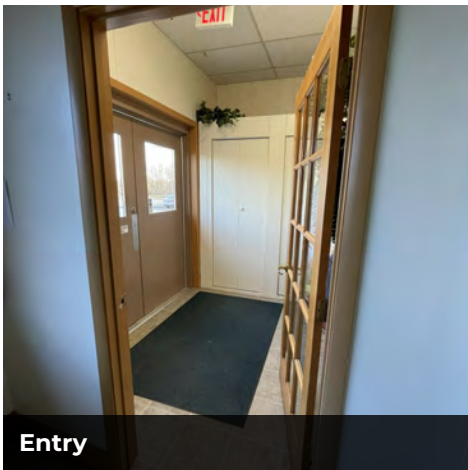
Front Exterior



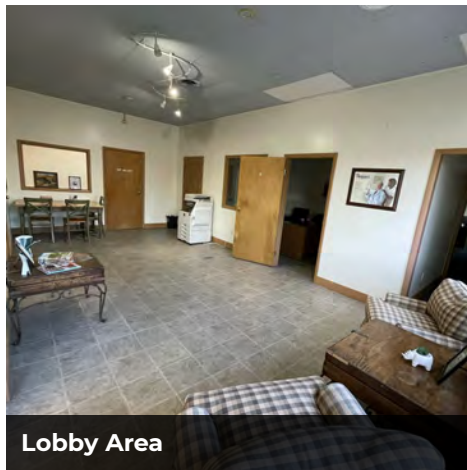
Side Profile



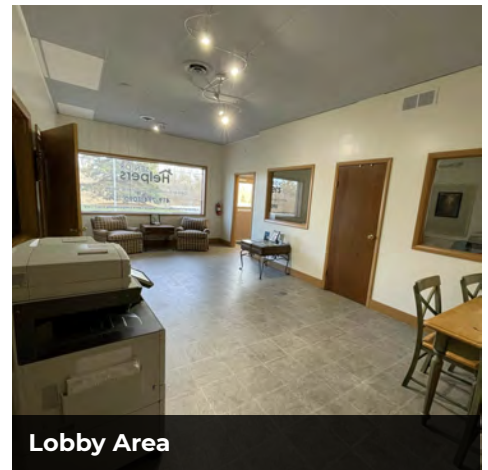
Side Profile



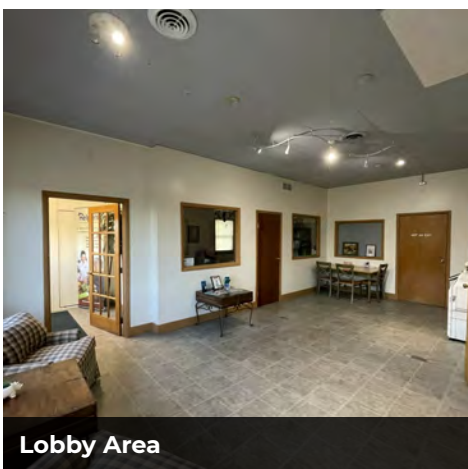
Entry



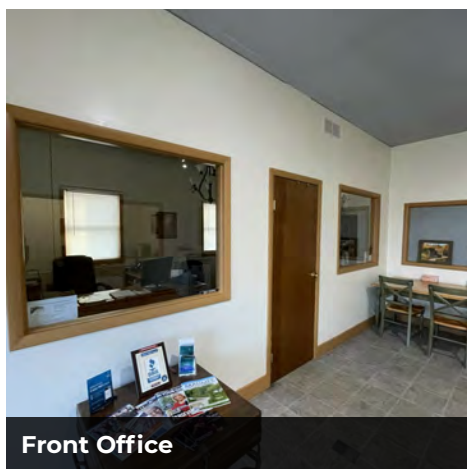
Lobby Area



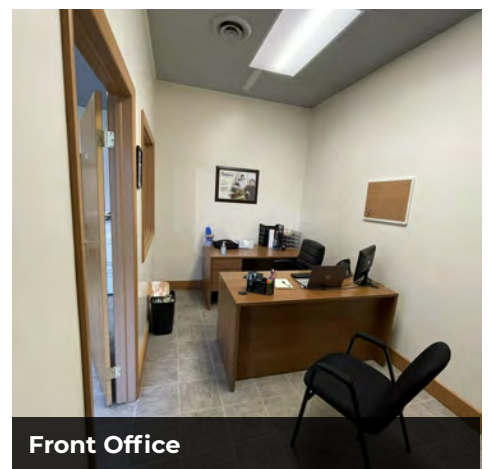
Lobby Area



Lobby Area



Front Office

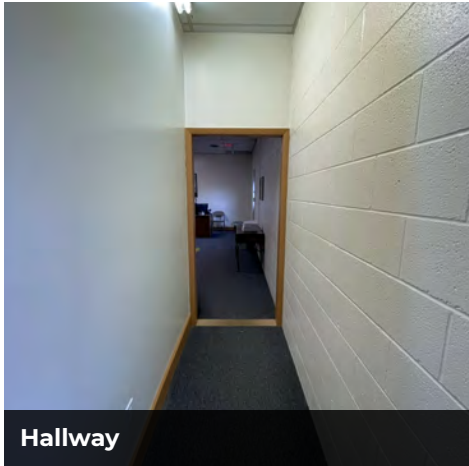


Front Office

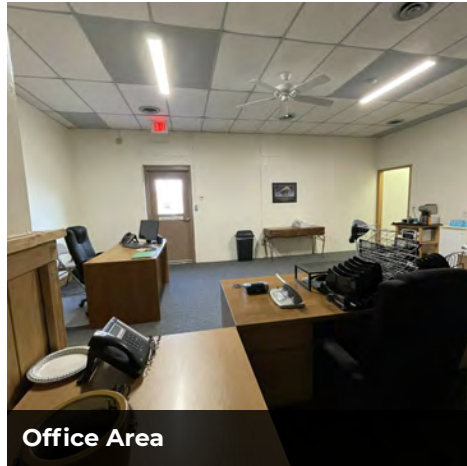
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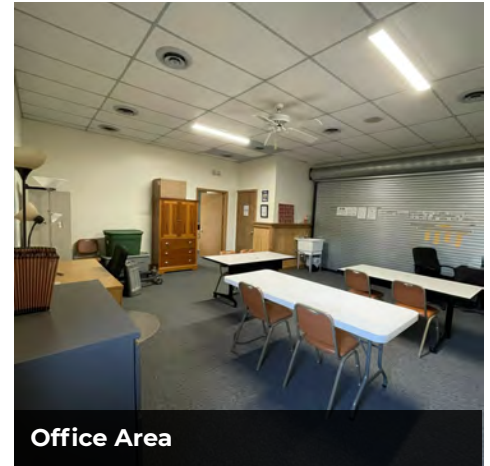




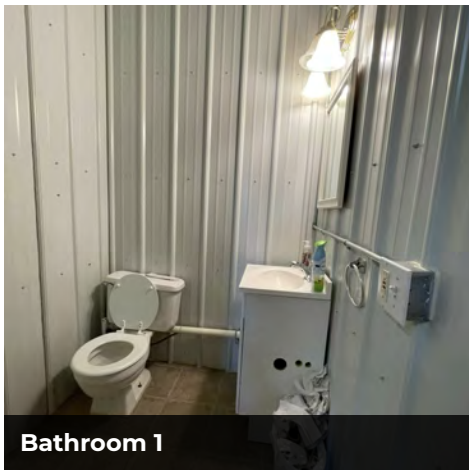
Hallway



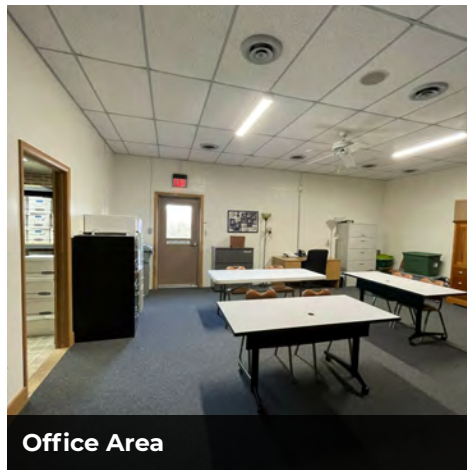
Office Area



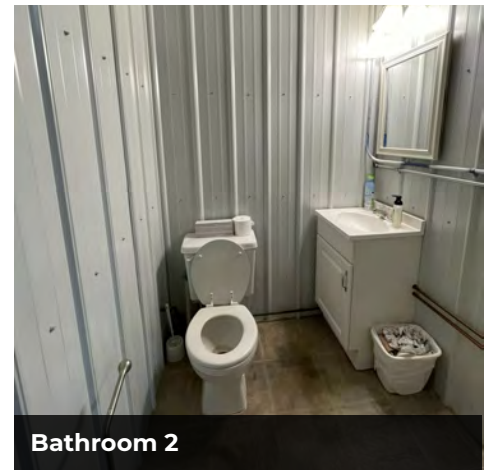
Office Area



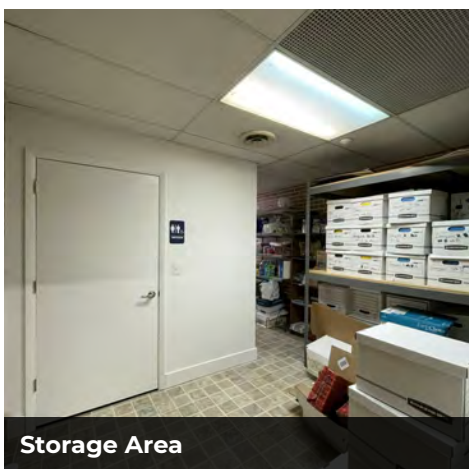
Bathroom 1



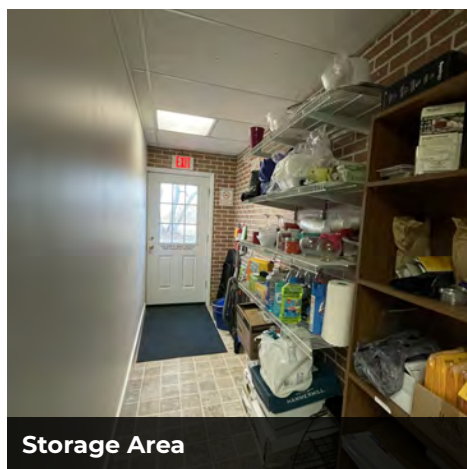
Office Area



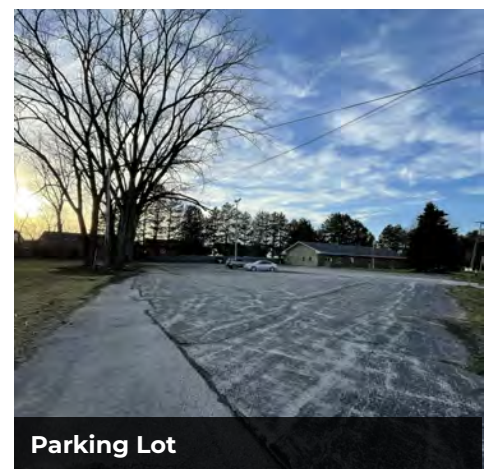
Bathroom 2



Storage Area



Storage Area



Parking Lot

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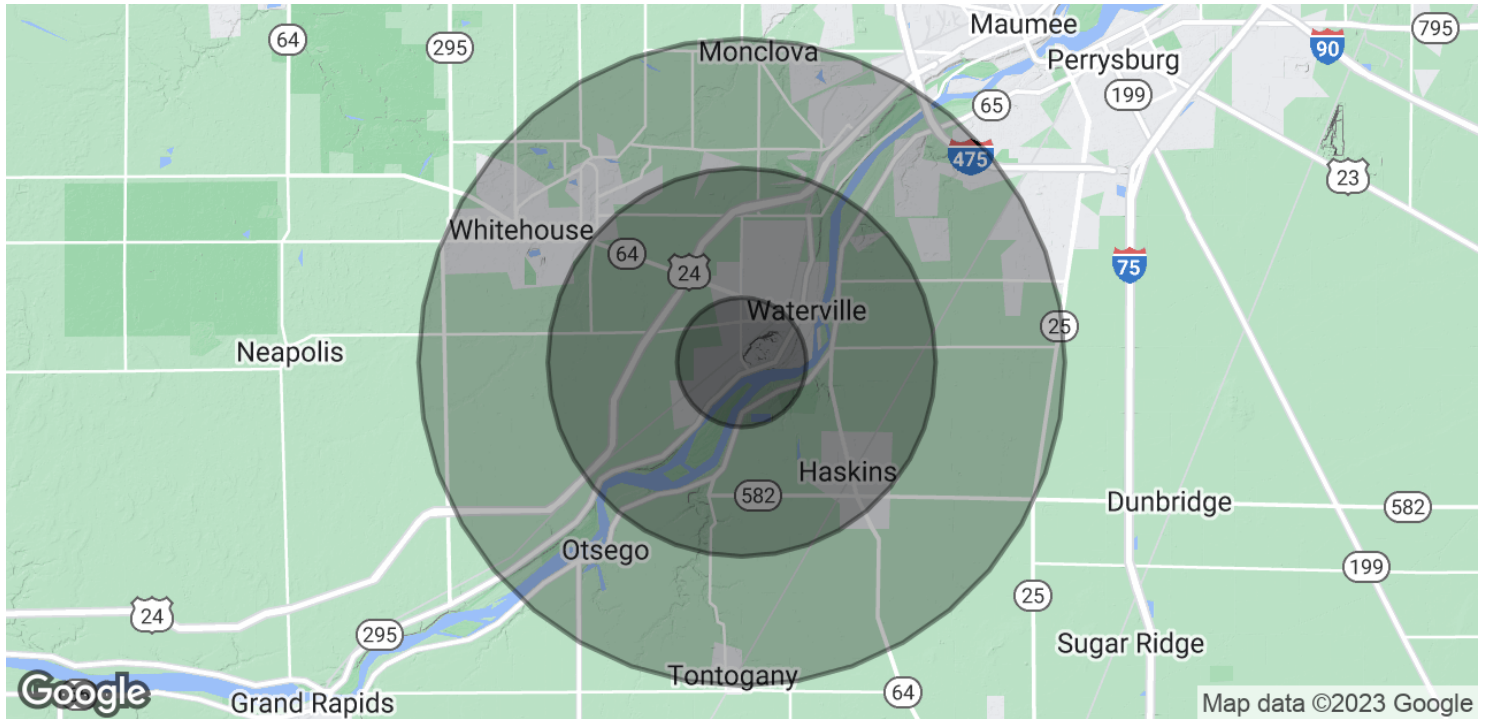




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,643	11,424	26,911
Average Age	47.5	43.4	44.5
Average Age (Male)	43.1	42.6	43.5
Average Age (Female)	50.8	43.6	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	658	4,562	11,133
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$98,530	\$106,467	\$113,150
Average House Value	\$208,122	\$235,008	\$244,382

* Demographic data derived from 2020 ACS - US Census

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