

# Tolson Building

6591 W Central Ave, Toledo, OH 43617

Lucas County



## HIGHLIGHTS

For Lease  
County: Lucas  
Type: Office  
Total SF: 25,000  
Year Built: 1989  
Market: Toledo

- Sylvania Township tax structure benefits
- Traffic Signalized access directly to Central Ave.
- I-475/SR 23 Interchange sits within 1/8 mile
- Tenant Improvement allowance or turn key construction services available through Landlord contractors, engineers and architects
- Upgraded smart design interiors/ ADA Compliant elevators
- Signage/Visibility- 31,800 cars per day pass on Central Ave
- Affordability and flexibility for space needs now and in the future
- Convenient shopping, restaurants and services within minutes
- Out door wooded park-like setting for employees use
- TARTA bus service located within steps
- Secure environment
- Convenient Business Location:
  - 10 minutes to down town Toledo
  - 5 minutes to Sylvania, OH
  - 8 minutes to Maumee, OH - 80/90 Turn Pike
  - 10 minutes to Levis Commons- I 75
  - 40 minutes to Ann Arbor, MI
  - 45 minutes to Detroit, MI

## CONTACT

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,496	59,572	149,169
Households	3,432	25,121	62,030
Average Household Income (\$)	75,777	82,450	71,334
Median Household Income (\$)	60,602	57,691	50,381

## RETAILERS INCLUDE

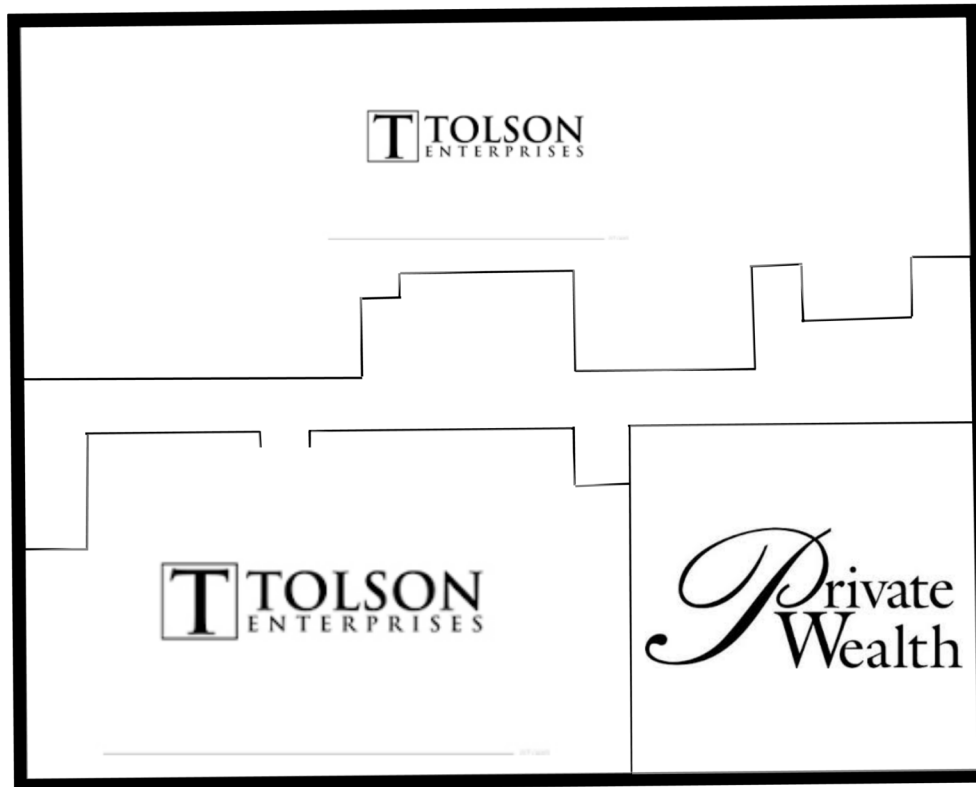


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## Tolson Building 1st Floor Leasing Plan



100 Tolson Enterprises  
105 Tolson Enterprises

4,516 SF  
851 SF

108 Private Wealth

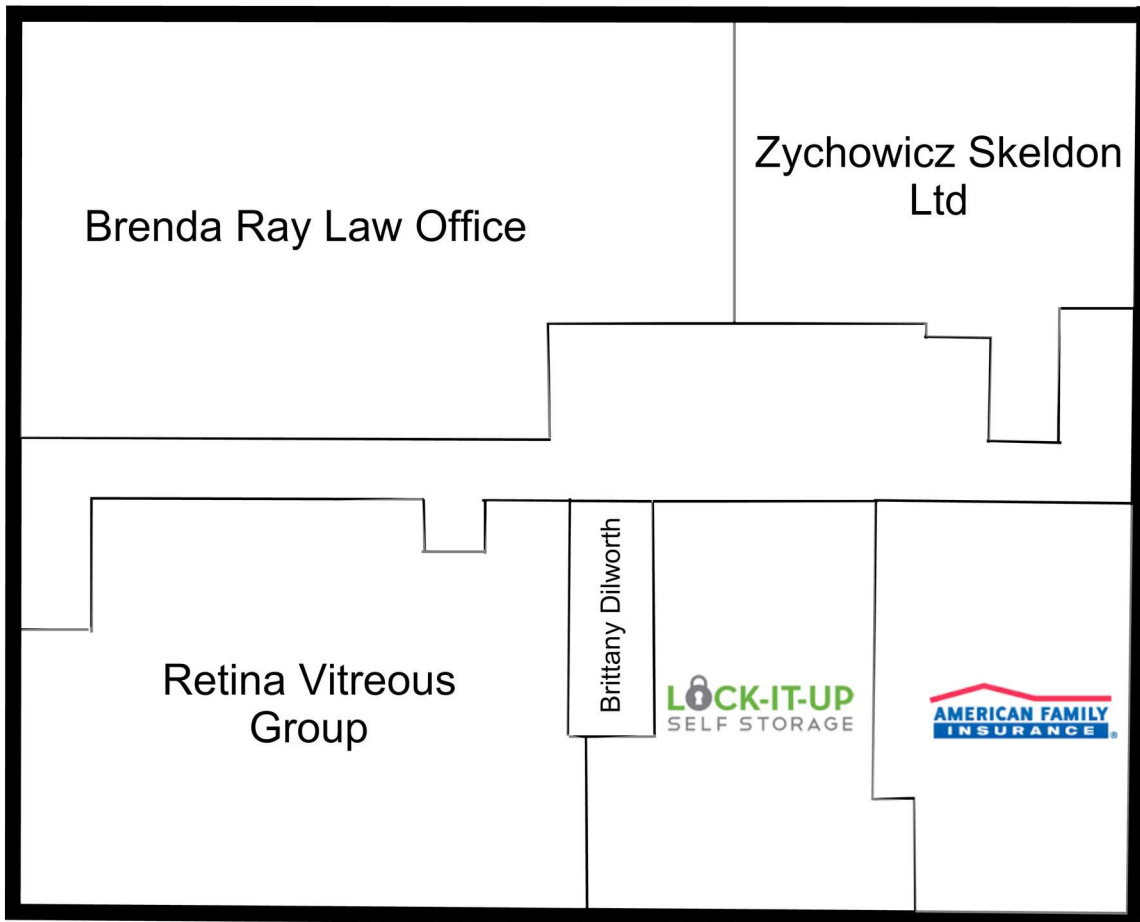
3,486 SF

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## Tolson Building 2nd Floor Leasing Plan



201	Zychowicz Skeldon Ltd	1,550 SF	205A American Family Insurance	1,267 SF
202/203	Retina Vitreous Group	2,750 SF	205B Lock-It-Up Self Storage	1,334 SF
204	Brenda Ray Law Office	3,548 SF	206 Brittany Dilworth	355 SF