

3421 BRIARFIELD BLVD.
MAUMEE, OH 43537

RETAIL SPACE FOR LEASE
2,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

BRIARFIELD VILLAGE - RETAIL



GENERAL INFORMATION

Lease Rate:	\$3,000 per month plus NNN
Space Available:	2,400 square feet
Building Size:	11,800 square feet
Number of Stories:	One
Year Constructed:	2008
Condition:	Very good
Closest Cross Street:	Wheatstone Court
Acreage:	1.956 acres
Land Dimensions:	125'x640' - irregular
County:	Lucas
Zoning:	C-2 General Commercial Dist.
Parking:	Ample – surface lot
Curb Cuts:	One
Street:	4 lane, 2 way



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Exterior Walls:	Block & brick
Structural System:	Block & steel truss
Roof:	EPDM
Floors:	Concrete
Floor Coverings:	Carpet/tile
Ceiling Height:	9'
Basement:	N/A
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	1 in 2,400sf unit
Sprinklers	No
Signage:	Monument on Briarfield Lighted façade on building

LEASE DETAILS

Term:	3 + years
Security Deposit:	Negotiable based on credit
Options:	Negotiable
Tenant Responsible For:	Taxes, CAM, utilities & insurance 2025 NNN charges estimated at \$3.65 PSF.

BUILDING INFORMATION

Former Tenant:	ADT
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lockbox

2025 REAL ESTATE TAXES

TD:	38
Parcel Number:	86031
Assessor Number:	23074002
Total Annual Taxes:	\$22,669.70

Comments:

- Great location minutes from I-475/US-23.
- Newer construction with professional property management.
- Maumee/Monclova/Toledo JEDZ income tax rate is 1.5%.

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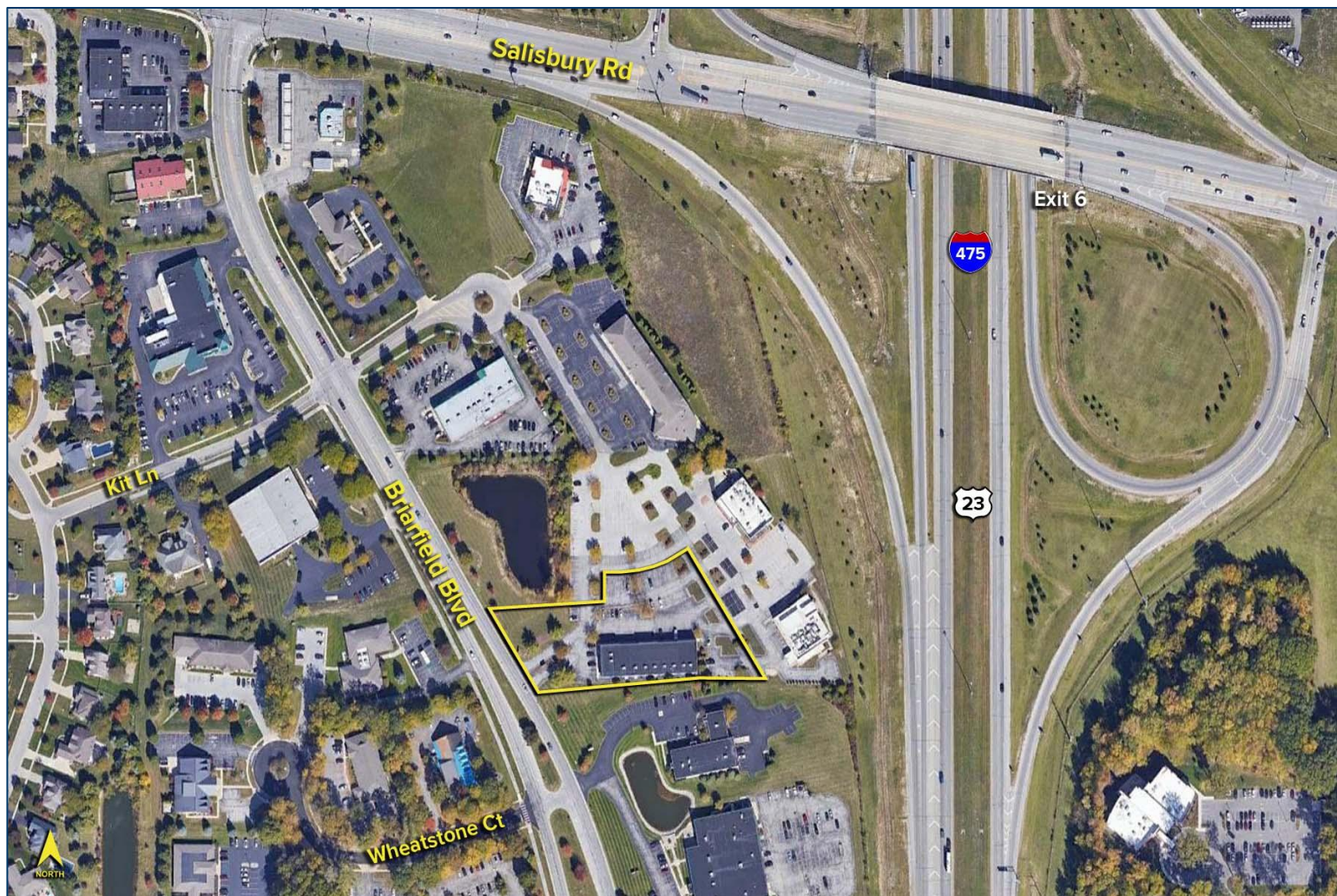
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,821	\$105,475
3 MILE	44,139	\$86,186
5 MILE	117,448	\$89,869

2024 TRAFFIC COUNTS (TWO-WAY)

13,183	Briarfield Blvd.
23,293	Salisbury Rd.
8,662	Maumee Western Rd.

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