



# Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

## Retail/Office Lease: Promenade West

3355 Briarfield Blvd. Maumee, Lucas County, Ohio 43537

### General Information

**Location :** Briarfield Business Park  
**Closest Intersection :** Briarfield Blvd. & Salisbury  
**City :** Maumee (Monclova Twp.)  
**County :** Lucas  
**State :** OH  
**Zoned :** Commercial C-2  
**Traffic Count:** 10,300 vpd (Briarfield & Salisbury)

### Price Details

**Price :** \$14.95/sq.ft.  
**NNN :** \$4.10/sq.ft. (2006)  
**Minimum Term :** Five (5) Years  
**Real Estate Tax :** Lessee, pro rata  
**Insurance, CAM :** Lessee, pro rata  
**Improvement Allowance :** \$28.00/sq. ft.

### Utilities

**Natural Gas :** Lessee  
**Electric :** Lessee  
**Water :** Lessee

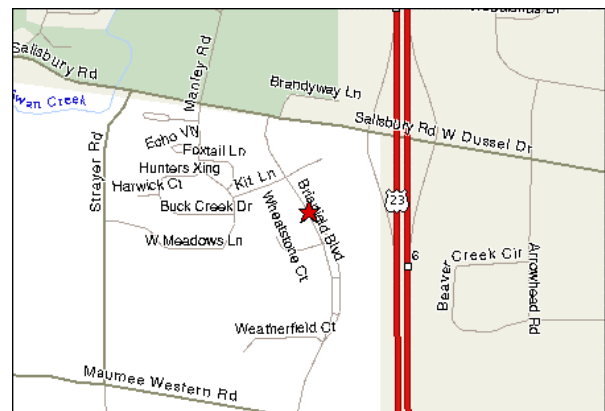
### Building Information

**Total Square Footage :** 13,000 sq. ft.  
**Available :** 1,750 sq. ft.  
**Site Dimensions :** 2.0 +/- Ac.  
**Construction :** Brick veneer  
**Parking :** 77  
**Air Conditioning :** Yes  
**Heat Type :** Gas forced air  
**Fire Suppression :** None  
**Number of Floors :** One  
**Floor Plans Available :** Yes, CAD or print  
**Year Constructed:** 2002



### Comments

- Just off I-475 interchange at Salisbury/Dussel in Maumee.
- Across from Walt Churchill's Market, Bob Evans, B.P. Oil, Baymont Hotel, Carrabba's & Abuelo's restaurants
- Located at the gateway to large and rapidly developing residential market
- Current tenants include: Adagio Salon, Port Lawrence Title, Vino 100, Dr. Vanessa Boyce, Mancino's Pizza & Grinders

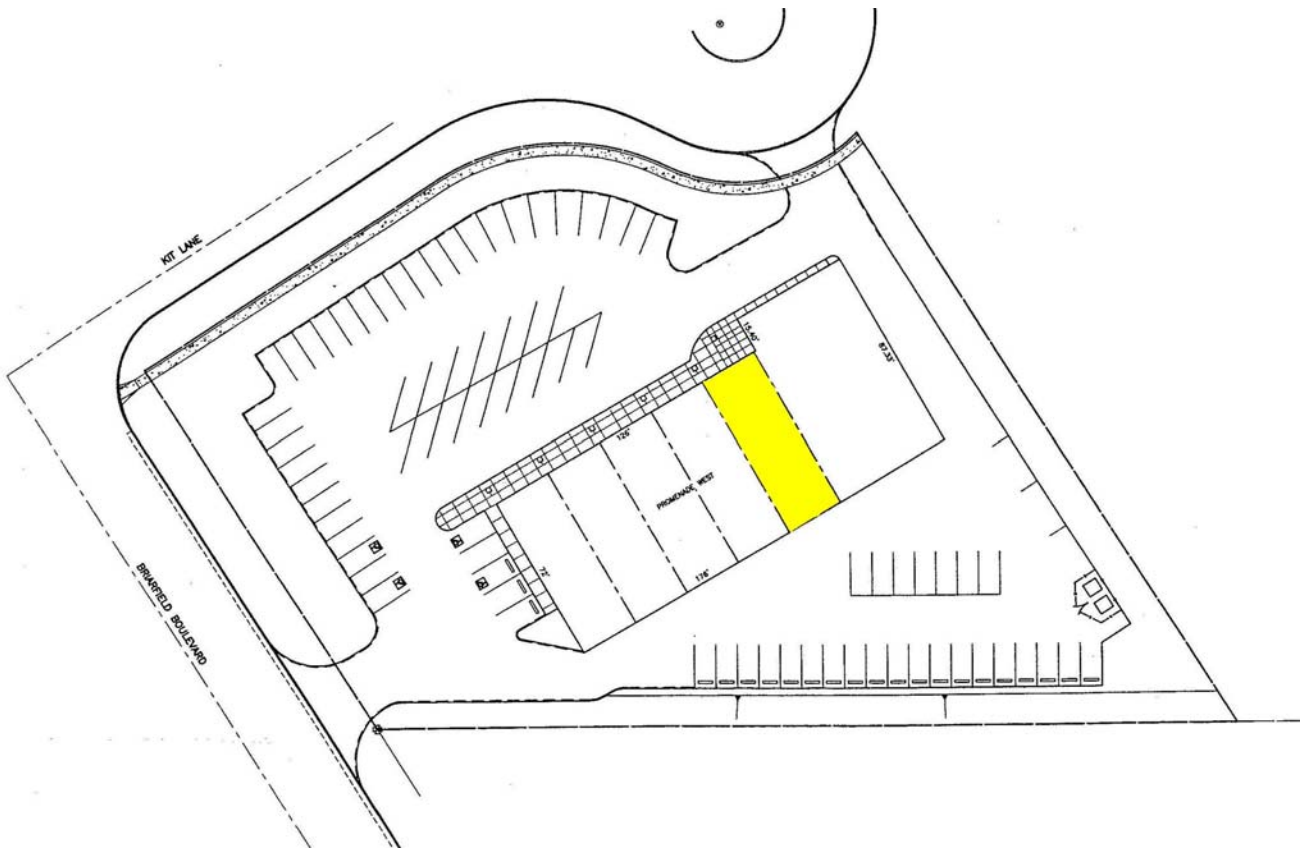


For More Information, Contact:  
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<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2006 Male Population	946	17,854	50,495
2006 Female Population	1,037	19,638	54,742
% 2006 Male Population	47.71%	47.62%	47.98%
% 2006 Female Population	52.29%	52.38%	52.02%
2006 Total Adult Population	1,566	29,326	80,869
2006 Total Daytime Population	6,341	47,713	102,725
2006 Total Daytime Work Population	5,173	30,196	55,320
2006 Median Age Total Population	44	39	39
2006 Median Age Adult Population	49	46	46

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	780	16,582	45,018
2000 Occupied Housing Units	742	15,778	42,798
2000 Owner Occupied Housing Units	594	8,767	28,723
2000 Renter Occupied Housing Units	148	7,011	14,075
2000 Vacant Housing Units	38	804	2,220
% 2000 Occupied Housing Units	95.13%	95.15%	95.07%
% 2000 Owner Occupied Housing Units	76.15%	52.87%	63.80%
% 2000 Renter Occupied Housing Units	18.97%	42.28%	31.27%
% 2000 Vacant Housing Units	4.87%	4.85%	4.93%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2006 Median Household Income	\$77,142	\$52,859	\$51,645
2006 Per Capita Income	\$46,804	\$32,235	\$31,582
2006 Average Household Income	\$116,746	\$72,521	\$73,880