



## OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	1st Flr - 5,520 SF Min. Divisible - 2,760 SF
Building Size:	11,392 SF
Lot Size:	0.14 Acres
Year Built:	1907

Zoning: Downtown Commercial

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## RYAN BALL

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## PROPERTY HIGHLIGHTS

- Great location in the heart of Downtown Toledo
- 1/2 mile from I-75 and Anthony Wayne Trail
- One block away from the Huntington Center and two blocks from Fifth Third Field
- Several restaurants, banks and bus lines in walking distance
- Parking Available
- Landlord willing to provide new store front

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,434	42,679	91,511
Total Population	12,121	107,307	231,328
Average HH Income	\$21,469	\$31,251	\$40,972



## LOCATION INFORMATION

County	Lucas
Area Of City	Central Business District
Nearest Intersection	Madison
Zoned	Commercial Downtown
Parcel #	12-16801
Acreage	.138
Total Building Size	11,122 SF
Year Complete	1907
Number Of Floors	2
HVAC	Gas Forced Air/Central Air
Roof	Rubber
Restrooms	2
Property Taxes	\$5,737.92/year



## LEASE DETAILS

Lease Term	3+ years
Security Deposit	Equal to one months rent
Options	Negotiable
Improvement Allowance	Negotiable



## TRAFFIC COUNT

Madison Ave.	3,810 VPD (2017)
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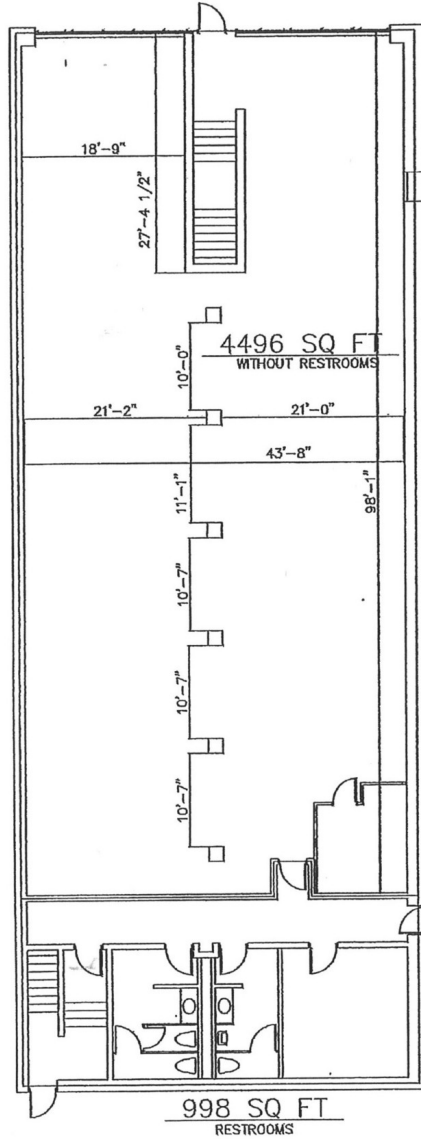
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1st FLOOR  
SCALE:



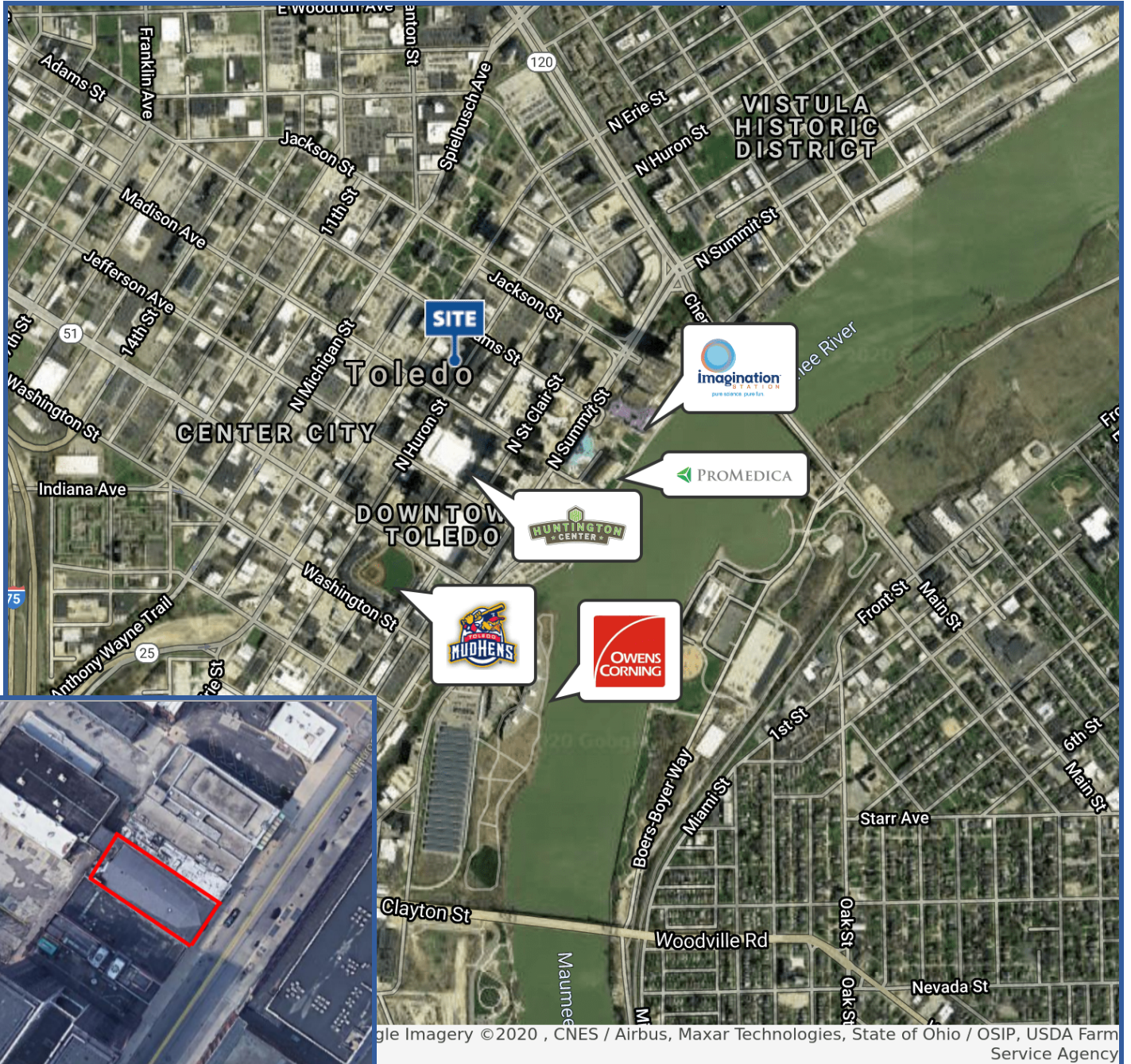
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