



OFFERING SUMMARY

Sale Price:	\$129,500
Lease Rate:	\$5.95 SF NNN
Available SF:	2,100 SF
Lot Size:	0.12 Acres
Price / SF:	\$61.67
Year Built:	1930
Zoning:	CR - Regional Commercial
County:	Lucas
Parking Spaces:	55

PROPERTY HIGHLIGHTS

- Prime retail opportunity, near University of Toledo
- Adjacent to the Stubborn Brother Pizza Bar
- Excellent visibility with large parking field adjacent
- Access to 30' x 50' rear patio possible
- Within walking distance to Old Orchard and Ottawa Hills
- Perfect location for restaurant, retail, medical office or office use
- Delivered as a cold, dark shell
- Could be sub-divided into two spaces



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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LOCATION INFORMATION

Street Address	3121 W. Bancroft
City, State, Zip	Toledo, OH 43606
County/Township	Lucas
Nearest Intersection	Secor Rd.
Curb Cuts	1 off of Middlesex Dr.

PROPERTY DETAILS

Zoning	CR - Regional Commercial
Lot Size	0.12 Acres
APN#	18-50461
Real Estate Taxes	\$3,430.12/year

BUILDING SPECIFICATIONS

Building Size	2,100 SF
Year Built	1930
Number Of Floors	1
Floor Coverings	Concrete/Wood Subfloor
HVAC	None
Electrical	100 amp
Framing	Brick/Block
Roof	Modified Bitumen

LEASE DETAILS

Term	3 years+
Security Deposit	One months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Taxes, insurance, utilities and percentage of CAM

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	4,160	17,830	42,766
Total Population	13,426	44,787	104,039
Average HH income	\$76,145	\$57,338	\$52,485

UTILITIES

Electric	First Energy
Gas	Columbia Gas
Water	City of Toledo
Sanitary Sewer	City of Toledo
Storm Sewer	City of Toledo

REMARKS

Former Barber Shop
 Seller may consider additional tenant improvements, with long term lease

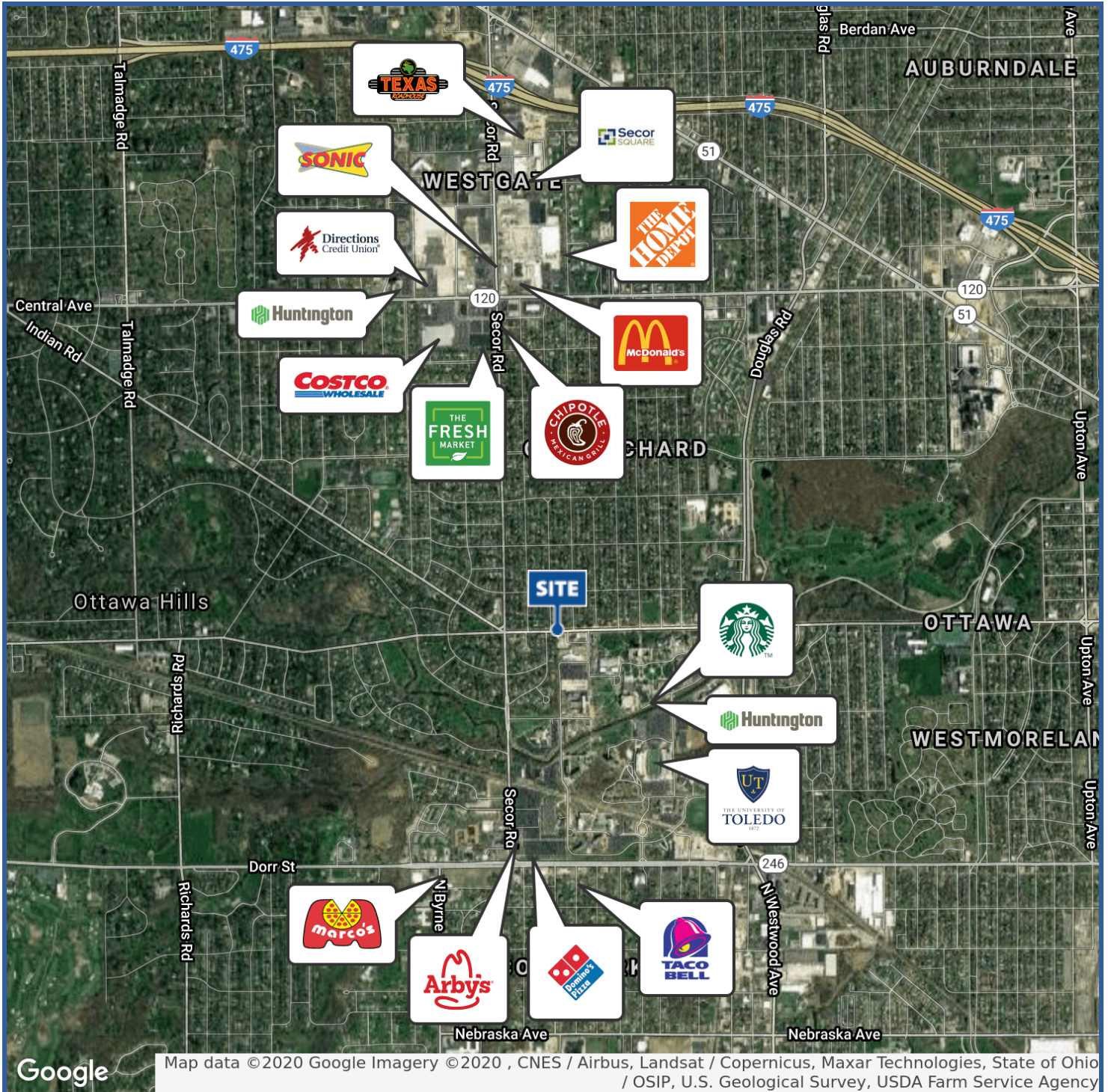


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