



"Innovative Solutions at Work"

RETAIL PROPERTY FOR LEASE

2855 LAGRANGE ST., TOLEDO, OH 43608



LEASE RATE: \$7.00 SF/Yr. (NNN)

OFFERING SUMMARY

Available SF: 3,600 SF

Lot Size: 0.1090 Acres

Building Size: 5,520

Zoning: CS - Storefront
Commercial

PROPERTY OVERVIEW

- * Highly visible retail located in Toledo's Polish Village neighborhood
- * First floor, 3,600 SF of newly renovated space
- * New windows, walls, ceilings, plumbing, electric, and HVAC system
- * 2 - ADA Restrooms

LEASE OVERVIEW

\$7.00/SF NNN
- Tenant responsible for utilities & suite janitorial

Term: 3-5 Years
Security Deposit: 1 months rent
Improvement Allowance: None - As Is
Options: Negotiable

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.

ALEX ADAMSHICK

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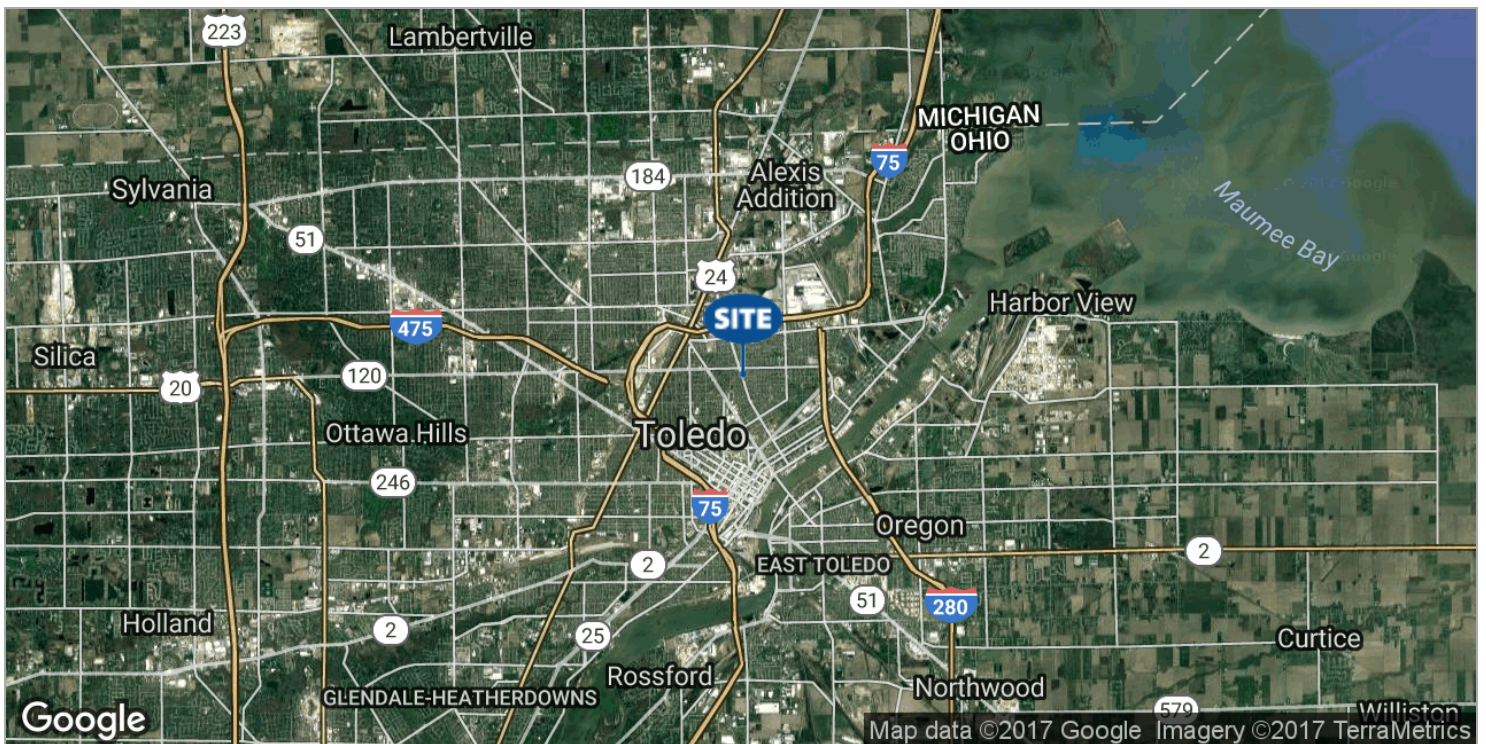
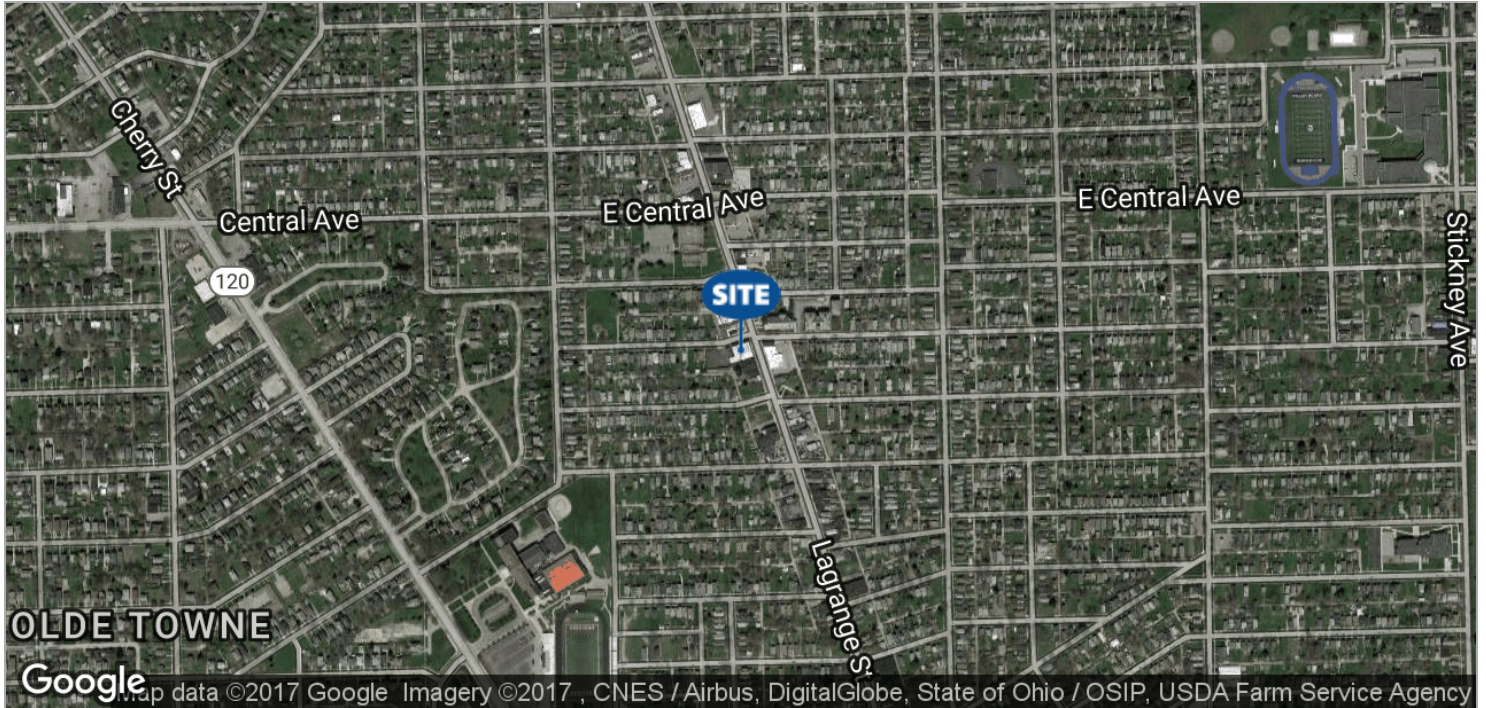
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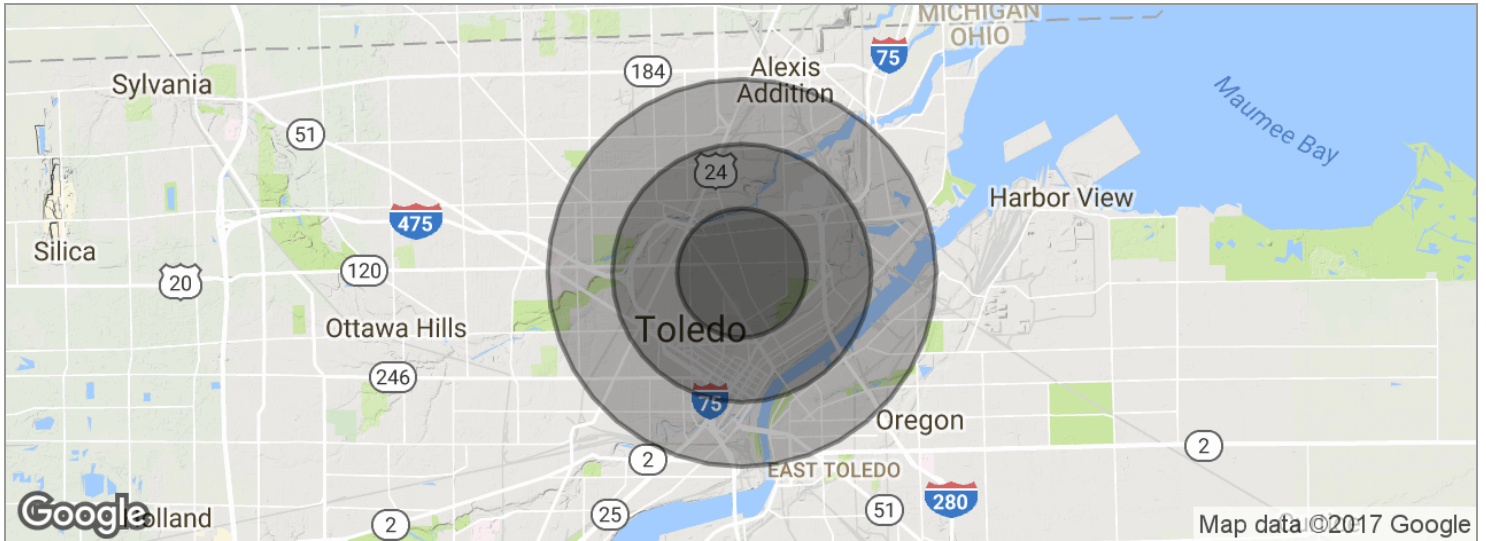
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	17,453	47,814	101,706
Median age	33.2	34.0	32.6
Median age (male)	31.6	32.3	30.3
Median age (Female)	34.5	35.7	34.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,577	19,626	40,177
# of persons per HH	2.7	2.4	2.5
Average HH income	\$30,314	\$31,523	\$34,302
Average house value	\$83,680	\$101,772	\$96,544

* Demographic data derived from 2010 US Census

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