

SITE

3,460 SF
1.27 ACRES

For Lease

- 1.27 Acres with 3,460 sf building for lease/ground lease
- High density suburban site
- Trade area in excess of 300,000 people
- Surrounded by traffic generators: Maumee Sports Mall - 0.38 Miles, Arrowhead Business Park - 0.50 Miles, Stranahan Theater & Great Hall - 0.80 Miles

2020 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	56,195	137,829	417,675
Daytime Pop	41,369	82,636	248,624
Med HH Income	\$60,628	\$63,482	\$57,075



20 29,039 ADT

Dussel Dr 7,816 ADT

Garrick Hagins

412.595.9303
ghagins@atlanticretail.com

Century 21 Thacker & Associates, Inc.

Ken Thacker
Ohio Broker of Record



STRANAHAN THEATER & GREAT HALL

HARBOR FREIGHT TOOLS
Quality Tools at Remarkable Low Prices

80 31,000 ADT

20 29,039 ADT

MAUMEE SPORTS MALL

MAUMEE ANTIQUE MALL

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CORNERSTONE CHURCH

Cass Rd 5,974 ADT

20 18,000 ADT

TOLEDO UPS HUB

ARROWHEAD BUSINESS PARK

Perry'sburg Holland Rd

W Dussel Dr 18,290 ADT



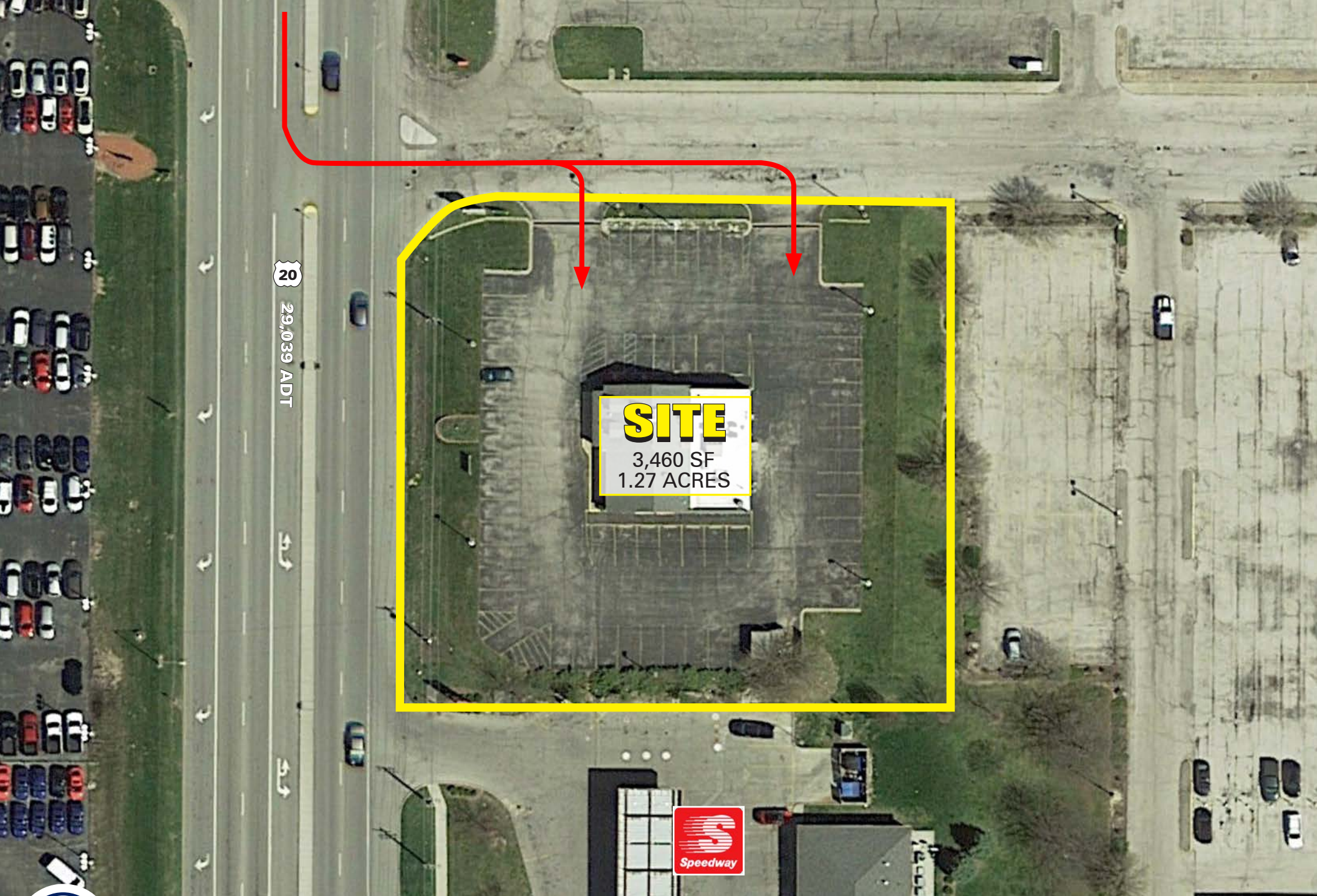
MAUMEE, OH
1502 Reynolds Road

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SITE AERIAL



20
29,039 ADT

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3,460 SF
1.27 ACRES



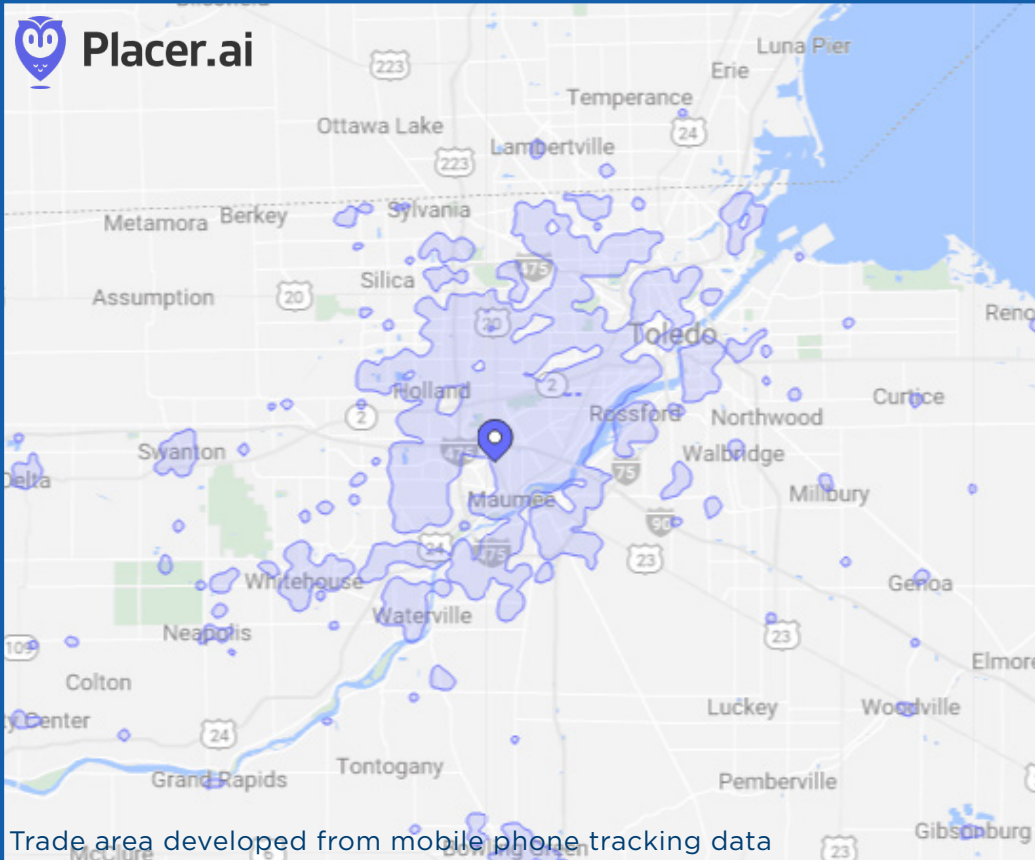
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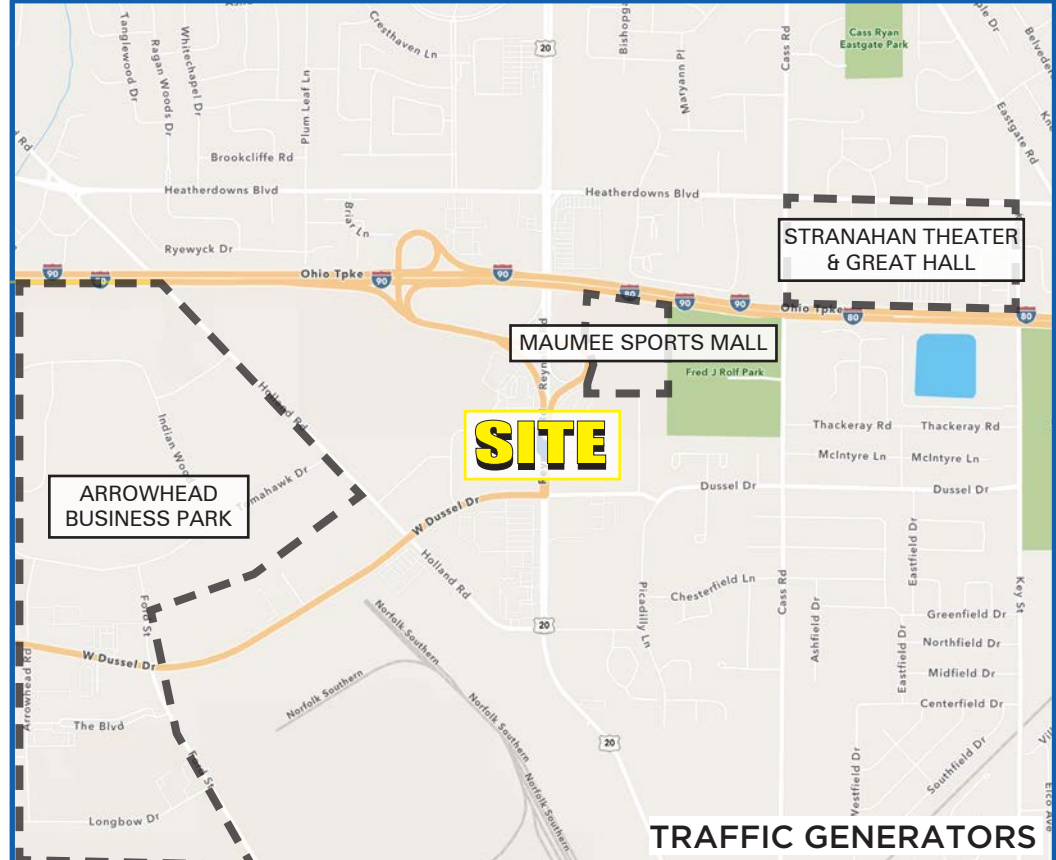
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ZOOM SITE AERIAL



Trade area developed from mobile phone tracking data

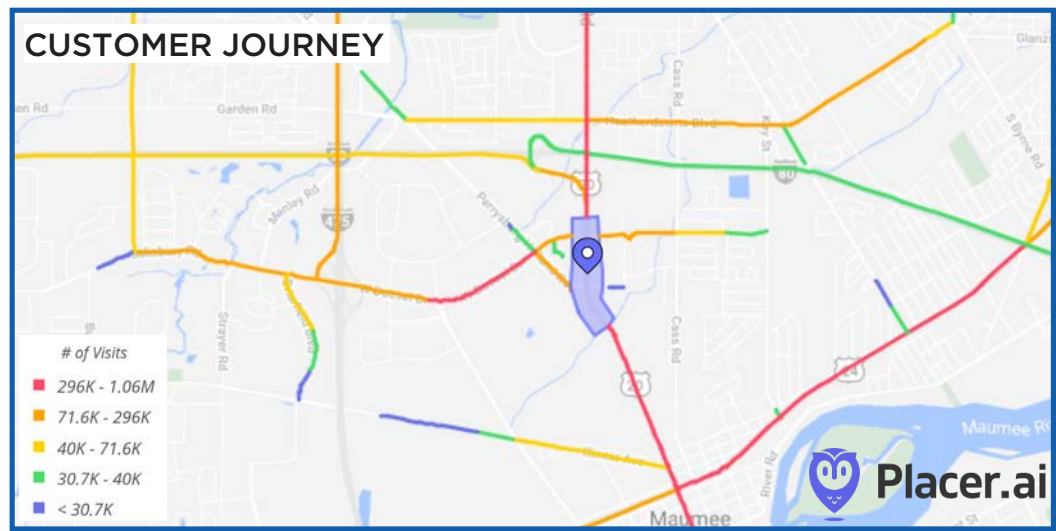


TRAFFIC GENERATORS

2020 DEMOGRAPHICS	SITE POP	SITE MED INCOME	DAYTIME POP	HOUSE-HOLDS
Trade Area 80%	329,138	\$45,934	190,253	151,676
Site 5 Minute Drive Time	16,136	\$49,863	9,886	8,415
Site 10 Minute Drive Time	61,406	\$58,308	49,175	29,615
Site 15 Minute Drive Time	133,626	\$59,985	76,876	61,511

Trade area maps and demographics are 80% of customers for: outparcels along York Road between Pearl Road and W Ridgewood Drive.*

* <https://www.placer.ai/>



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FOR MORE INFORMATION CONTACT

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Landmarks Building
100 W Station Square Dr, Suite 220, Pittsburgh, PA 15219