



## 1101 N McCord Rd

Toledo, Ohio 43615

### Property Highlights

- Open floor plan
- 2 overhead doors
- Restroom in suite
- Multi or single tenant opportunity
- Highly visible
- Adjacent to Dollar General
- Easy access to I-475

### Property Overview

1101 N McCord sits just off the new Dorr St/I-475 interchange in West Toledo/Springfield Township, near the newly developed Sheetz, adjacent to Dollar General and multiple retail centers. This corridor is prime for development and additional opportunities for major retailers servicing the West Toledo and Holland-Springfield market.

### Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	6,000 SF
Available SF:	4,000 SF
Lot Size:	1 Acre

### For More Information



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<b>Lease Rate</b>	<b>\$14.00 SF/Yr (NNN)</b>
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### Location Information

Street Address	1101 N McCord Rd
City, State, Zip	Toledo, OH 43615
County	Lucas
Market	Toledo
Sub-market	Holland
Cross-Streets	N McCord Rd and Dorr St
Nearest Highway	I-475
Nearest Airport	Toledo Express Airport

### Building Information

Building Size	6,000 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	9 ft
Year Built	2003
Gross Leasable Area	4,000 SF
Roof	Flat, rubber
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Tile Flooring

### Property Information

Property Type	Retail
Property Subtype	Strip Center, Stand alone
Zoning	19-C2
Lot Size	1 Acre
APN #	6546293
Traffic Count	16,350 VPD
Traffic Count Street	N McCord Rd and Dorr St (2019)
Power	3 phase, 400 amp with onsite

### Parking & Transportation

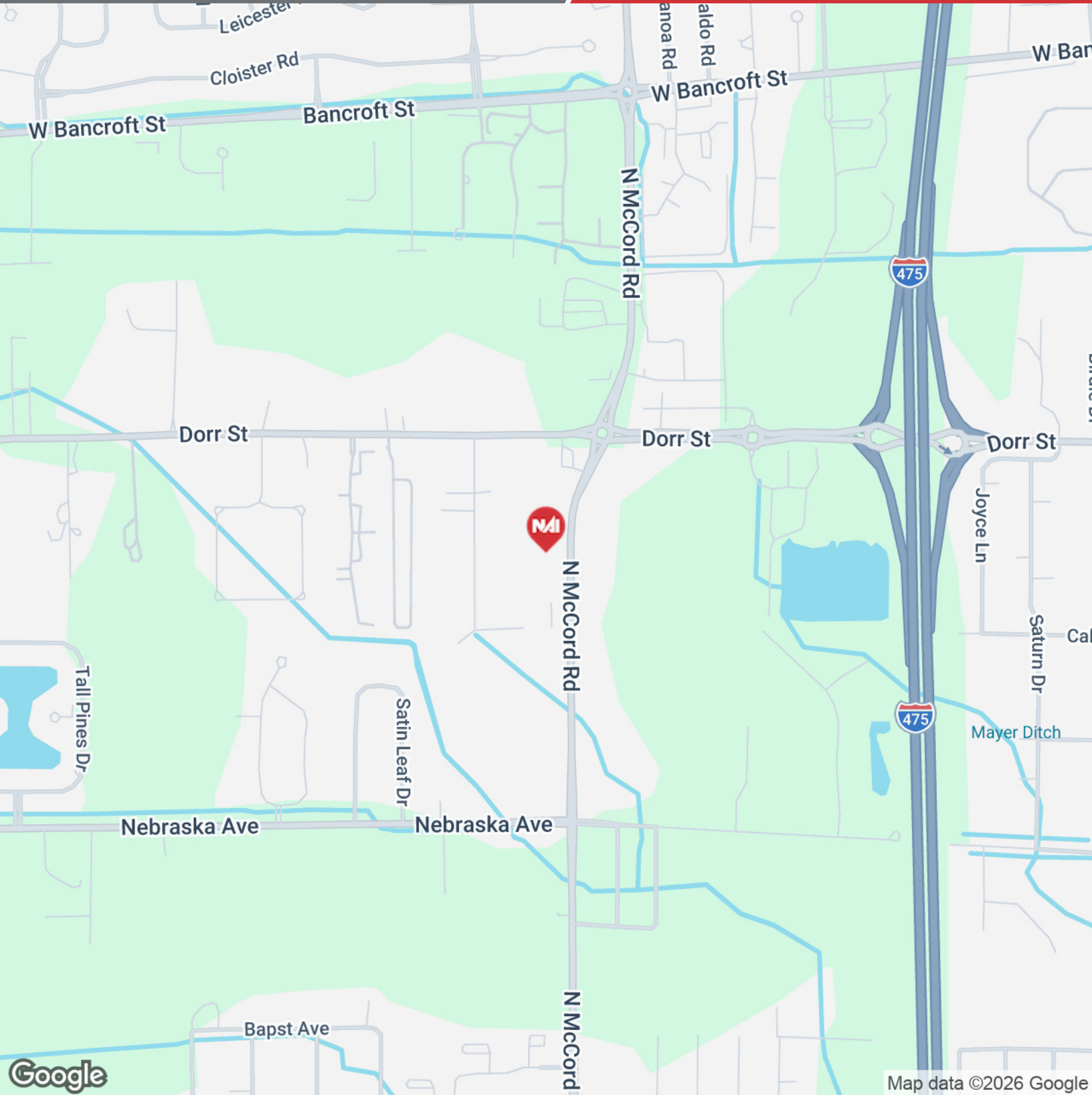
Parking Type	Surface
Number of Parking Spaces	23

### Utilities & Amenities

Security System	Yes
Handicap Access	Yes
Central HVAC	Yes
Restrooms	1 per suite
Gas / Propane	Columbia Gas
Electric	Toledo Edison
Water	City of Toledo
Amenities	2 overhead doors, Walk-in coolers/freezers, Easy access to I-475

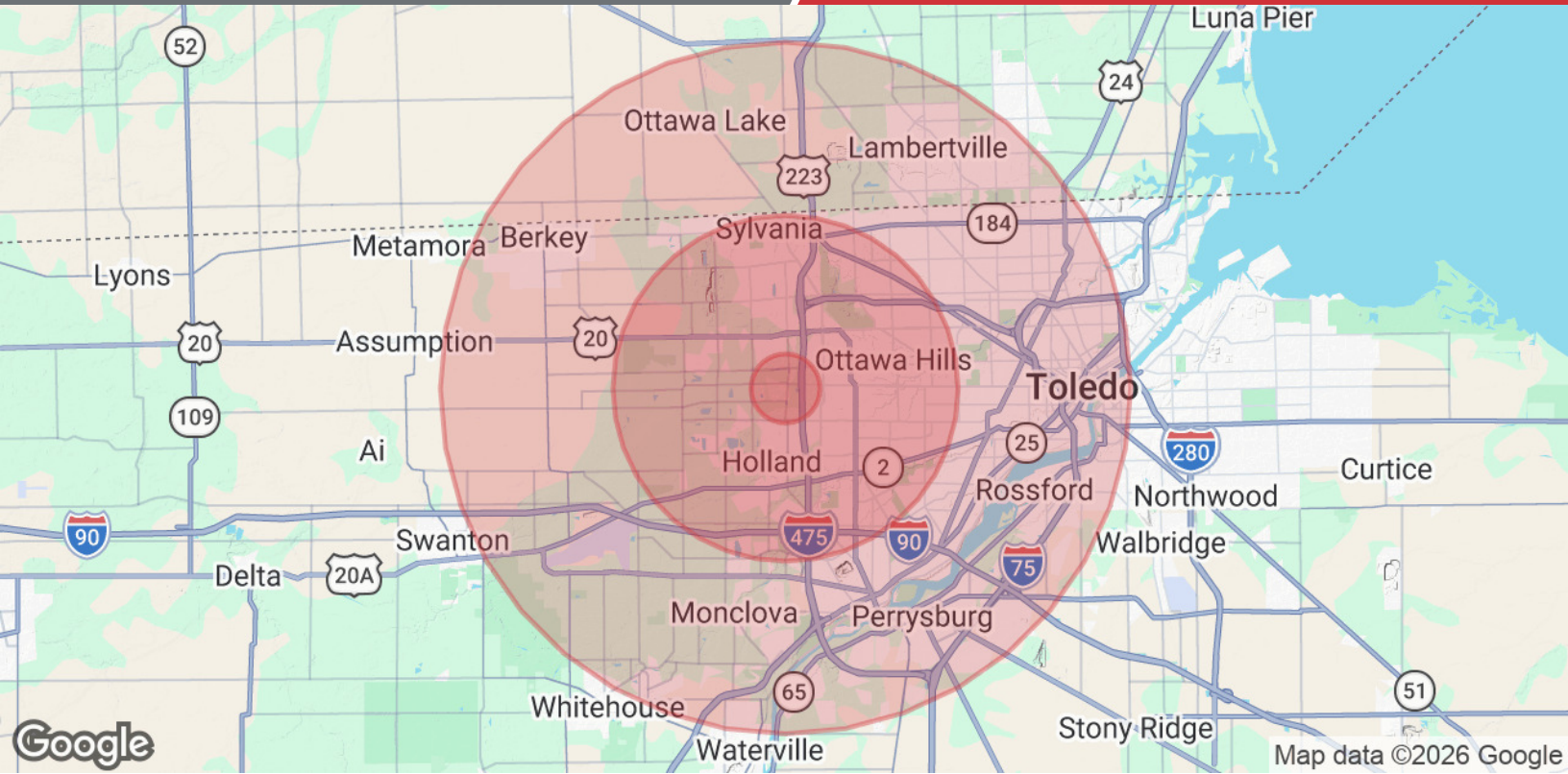






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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	8,235	143,558	412,541
Average Age	41	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	3,839	61,909	176,437
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$91,536	\$103,032	\$88,155
Average House Value	\$200,929	\$243,289	\$204,060

Demographics data derived from AlphaMap