

FOR SUBLEASE

TOCA TRAINING CENTER

57,000 SF Available Rec/Flex Space

10020 S Compass Drive
Rossford, Ohio

TOCA
S O C C E R

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SCAN FOR
DRONE TOUR

Property Highlights



State-of-the-Art Sports Facility



Desirable Toledo Location



57,000 SF Available For Sublease



Concessions/Bar Area for Visitors



9-Year Lease Remaining



Two 5-Year Options to Renew

Property Information

Parcel ID	22-05-106-024
Total Square Footage	± 150,000 SF
Available Square Footage	± 57,000 SF
Acres	6.40
Field Dimensions	180' x 110'
# of Fields	3
Year Built	2006
Parking Spaces	± 110
Zoning	M1
Clear Height	26'
Lease Rate	Contact Brokers

TOCA TRAINING CENTER

Property Photos

TOCA
SOCCER



TOCA TRAINING CENTER

Property Aerial



S Compass Drive

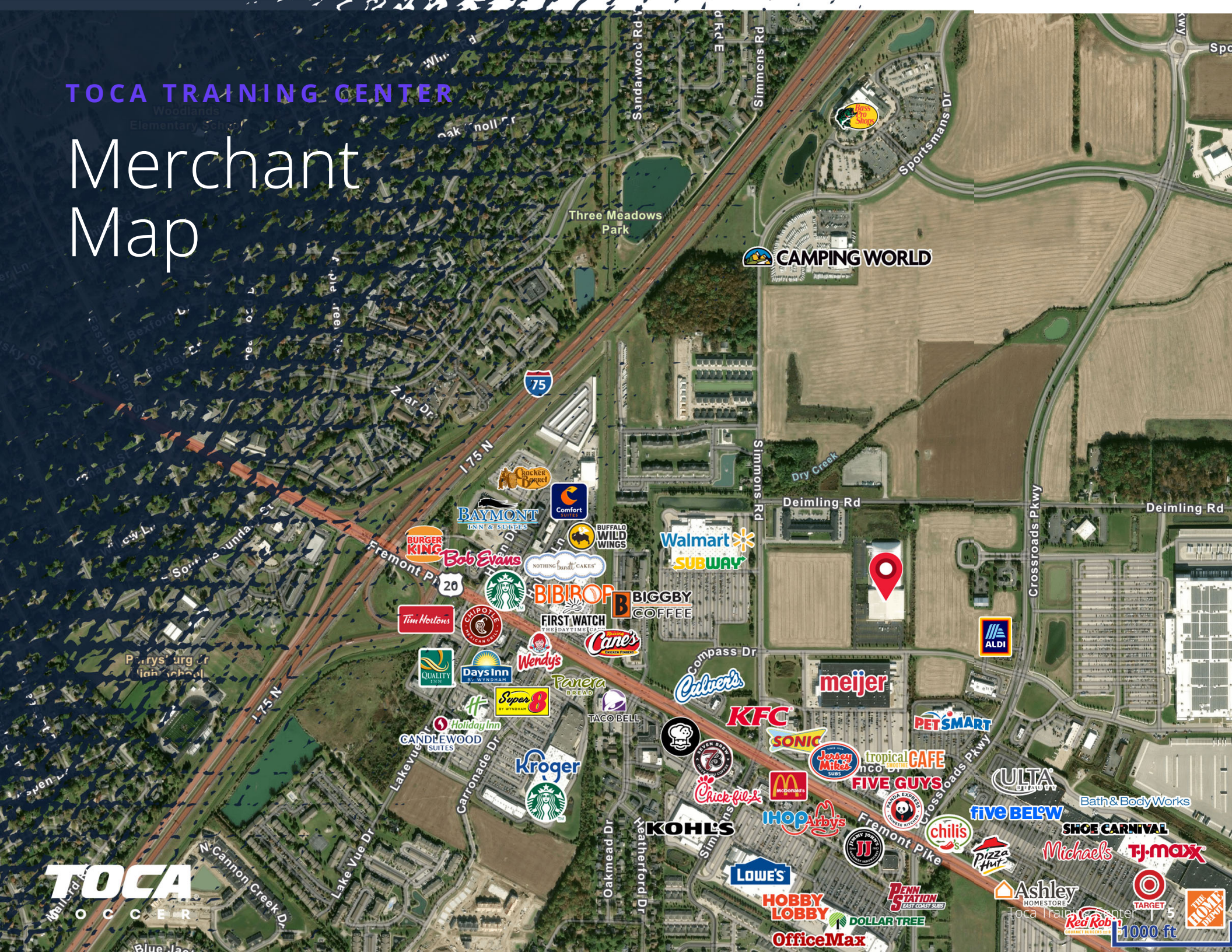
Fremont Pike

20

Crossroads Pwky

TOCA TRAINING CENTER

Merchant Map



TOCA
TRAINING CENTER

1000 ft

CAMPING WORLD

Walmart
SUBWAY

meijer

Kroger

CANDLEWOOD SUITES

Tim Hortons

BIBI ROP
THE DAYTIME CAFE

BIGGBY COFFEE

KFC

FIVE GUYS

LOWE'S

HOBBY LOBBY

OfficeMax

FIVE BELOW

SHOE CARNIVAL

Michael's

TJ-maxx

Ashley
HOMESTORE

TARGET

THE HOME DEPOT

Red Lobster

PENN STATION
EAST COAST SUBS

DOLLAR TREE

chilis

ULTA
BEAUTY

Bath & Body Works

PETSMART

SONIC

Jordan Mikes
SUBS

tropical CAFE

Calver's

TACO BELL

Panera
BREAD

Super 8

Quality Inn

Wendy's

Cane's
SOUTHERN BREAD

FIRST WATCH
THE DAYTIME CAFE

CHIPOTLE
MEXICAN GRILL

Starbucks

NOTHING BUT CAKES

Buffalo Wild Wings

Bob Evans

BURGER KING

BAYMONT
RESTAURANT & SUITES

Comfort Suites

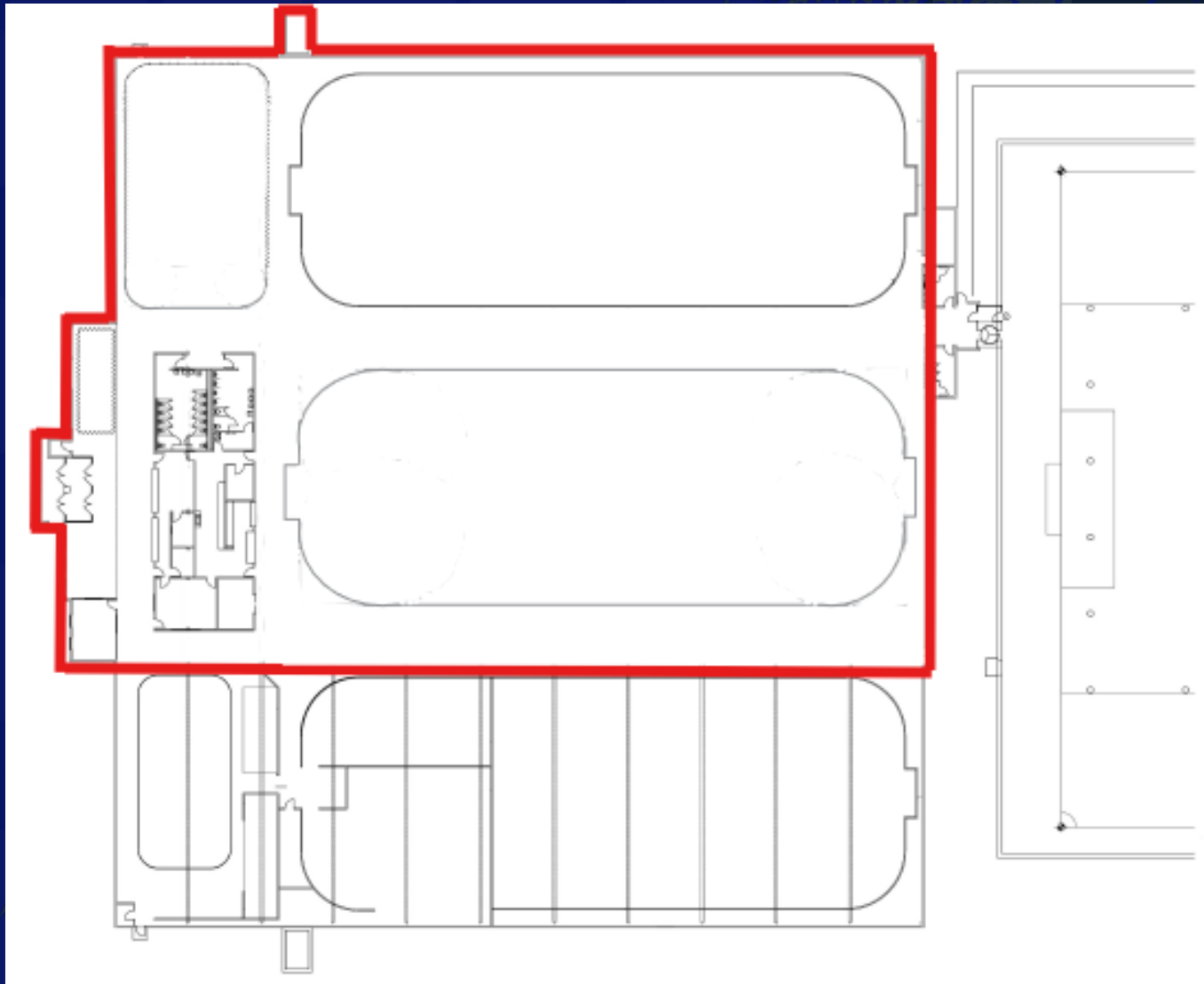
ROCKER
GRILL

75

20



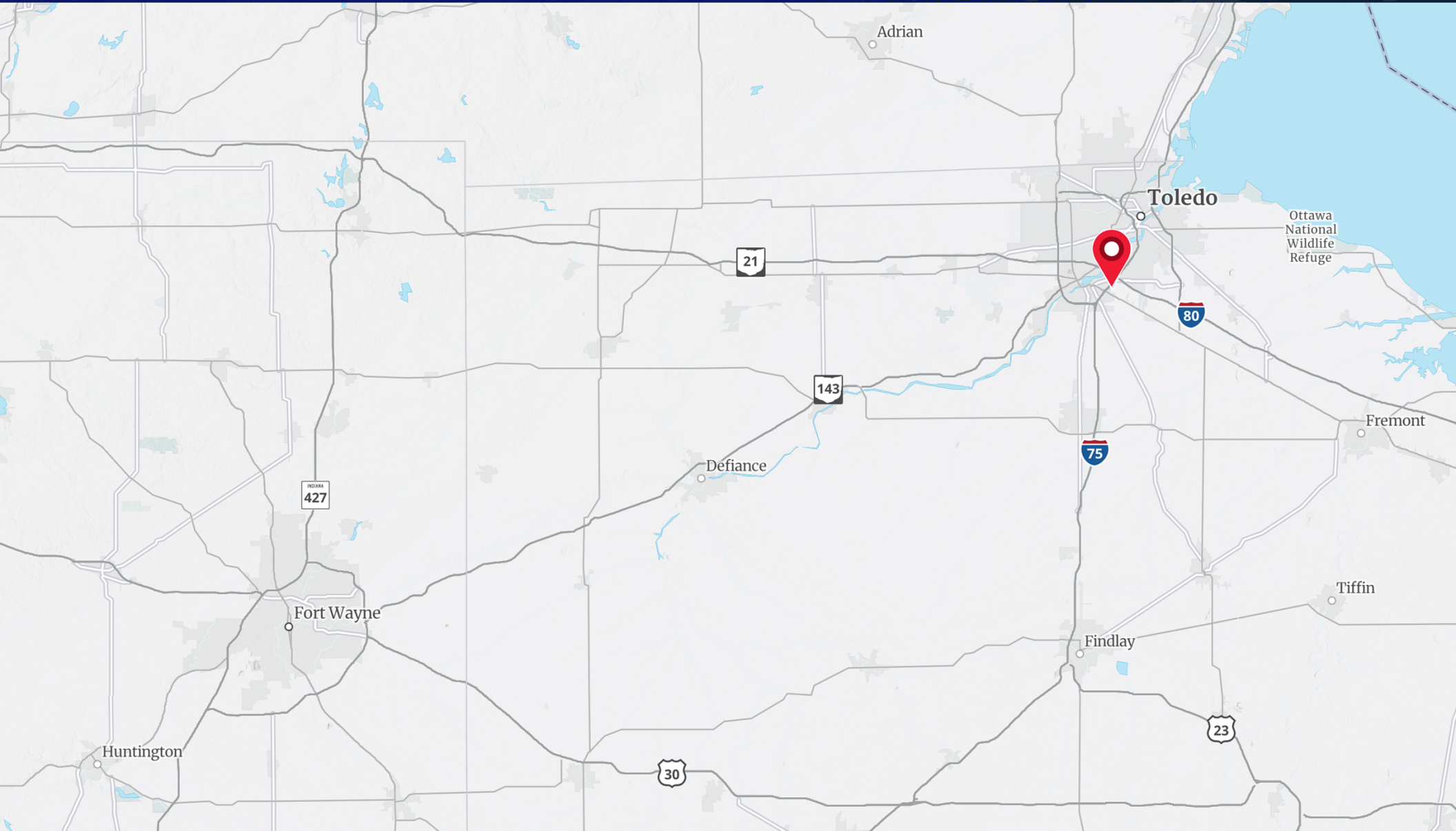
Site Plan



TOCA TRAINING CENTER

Location Map

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TOCA TRAINING CENTER

Demographics

POPULATION SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2000 Total Population	2,819	23,486	74,322
2010 Total Population	3,13	23,806	75,964
2020 Total Population	3,814	25,496	80,312
2025 Total Population	3,903	25,895	80,266
2025 Group Quarters	120	251	731
2030 Total Population	3,961	26,160	80,179
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.5%	0.4%	0.4%
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.7%	1.7%	0.6%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.4%	0.3%	-0.0%
2025 – 2030 Population: Annual Growth Rate (CAGR)	0.3%	0.2%	-0.0%
2025 Total Daytime Population	7,230	31,655	83,521
Workers	5,211	19,538	46,817
Residents	2,019	12,117	36,704
2025 Workers % of Daytime Population	72.1%	61.7%	56.0%
2025 Residents % of Daytime Population	27.9%	38.3%	44.0%
Household Summary			
2000 Households	1,340	9,545	30,430
2010 Households	1,573	10,117	32,016
2025 Households	1,953	11,344	35,571
2025 Average Household Size	1.94	2.26	2.24
2030 Households	2,006	11,581	35,983
2000-2020 Growth Rate: Households (CAGR)	1.6%	0.7%	0.7%
2010-2020 Growth Rate: Households (CAGR)	1.7%	0.8%	0.8%
2020-2025 Growth Rate: Households (CAGR)	1.0%	0.7%	0.4%
2025-2030 Growth Rate: Households (CAGR)	0.5%	0.4%	0.2%
2010 Families	820	6,382	20,170
2025 Families	993	6,773	20,613
2030 Families	1,002	6,816	20,566
2025-2030 Annual Rate	0.18%	0.13%	-0.05%

TOCA TRAINING CENTER

Demographics (continued...)

Housing Unit Summary	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Housing Units	2,077	11,958	37,474
Owner Occupied Housing Units	53.7%	68.8%	67.5%
Renter Occupied Housing Units	46.3%	31.2%	32.5%
Vacant Housing Units	6.0%	5.1%	5.1%
Owner Occupied Median Home Value			
2025 Median Home Value	\$280,093	\$275,695	\$221,963
2030 Median Home Value	\$320,142	\$331,797	\$290,374
Income			
2025 Per Capita Income	\$45,814	\$51,857	\$49,445
2025 Median Household Income	\$68,968	\$84,386	\$82,108
2025 Average Household Income	\$97,806	\$118,071	\$111,451
Household Income Base	1,953	11,344	35,571
<\$15,000	11.1%	5.2%	6.0%
\$15,000 - \$24,999	6.9%	4.5%	5.3%
\$25,000 - \$34,999	5.4%	3.8%	5.3%
\$35,000 - \$49,999	10.7%	13.4%	12.1%
\$50,000 - \$74,999	20.1%	17.0%	16.6%
\$75,000 - \$99,999	12.9%	13.9%	13.5%
\$100,000 - \$149,999	14.0%	18.2%	19.5%
\$150,000 - \$199,999	10.6%	10.6%	9.8%
\$200,000+	8.3%	13.5%	11.9%
Median Age			
2010	42.6	41.5	39.6
2020	42.3	41.8	40.6
2025	42.7	42.1	41.1
2030	44.0	43.1	42.1

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Demographics (continued...)

2025 Population by Age	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total	3,903	25,896	80,267
0-14	16.2%	17.1%	16.6%
15-29	15.9%	17.2%	18%
30-44	20.9%	19.5%	20.5%
45-59	16.2%	17.6%	17.9%
60-74	17%	19%	18.5%
75-79	5.5%	4.8%	4.2%
80-85+	7.8%	5.1%	4.4%
2025 Population by Race/Ethnicity			
Total	3,903	25,896	80,267
White Alone	82.4%	86.2%	83.2%
Black Alone	3.2%	2.0%	5.3%
American Indian Alone	0.3%	0.3%	1.3%
Asian Alone	6.3%	3.1%	2.7%
Pacific Island Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.5%	1.4%	1.6%
Two or More Races	3.6%	6.9%	7.0%
Hispanic Origin	5.6%	6.0%	6.4%
Diversity Index	38.5%	33.4%	38.4%
2025 Population 25+ by Educational Attainment			
Total	2,858	18,473	57,578
Less than 9 th Grade	2.3%	1.5%	1.1%
9 th – 12 th Grade, No Diploma	1.6%	2.0%	2.5%
High School Graduate	20.1%	18.0%	20.4%
GED/Alternative Credential	0.2%	2.4%	2.4%
Some College, No Degree	18.1%	16.8%	18.6%
Associate Degree	16.1%	12.2%	12.1%
Bachelor's Degree	24.6%	27.7%	26.5%
Graduate/Professional Degree	17.1%	19.4%	16.4%

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FOR MORE INFORMATION

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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