

Interior suite demised & split.  
New exterior entrance to be installed.



AVAILABLE FOR LEASE | RETAIL

**1707 CHERRY STREET | TOLEDO, OH 43620**

**54,660 SF RETAIL PROPERTY**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



1707 CHERRY STREET

## Offering Summary

Lease Rate:  
**\$9.50 SF/yr  
(NNN)**

Available SF:  
**6,278 SF**

Building Size:  
**54,660 SF**

Year Built:  
**2002**

Lot Size:  
**4.45 Acres**

Lease Term:  
**Negotiable**

### Property Overview

- Existing 6,278 SF. Landlord will install new exterior entrance. Tenant can place facade signage where it currently states "Pharmacy."
- This site is in the Seaway Marketplace which is the only central city full-service grocery and pharmacy store with over 40,000 customers per month.
- There is also a shared rear loading dock and overhead door.
- New exterior entrance can be added by the landlord.

Contact us for additional information!  
[rkgcommercial.com](http://rkgcommercial.com)

**RK**



1707 CHERRY STREET

## Property Details

Submarket  
**CR**

Submarket  
**Central City**

County  
**Lucas**

# Of Floors  
**1**

Ceiling Height  
**21 ft to the deck**

Ceiling Height  
**21 ft**

Lighting  
**LED**

Exterior Walls  
**Brick**

Climate Controlled  
**Yes**

Restrooms  
**1**

Fire Suppression Description  
**Sprinklers**

Delivery Area  
**In the back with OHD**

Exterior Signage  
**Yes**

Zoning  
**CR**

Nearest Highway  
**I-75**



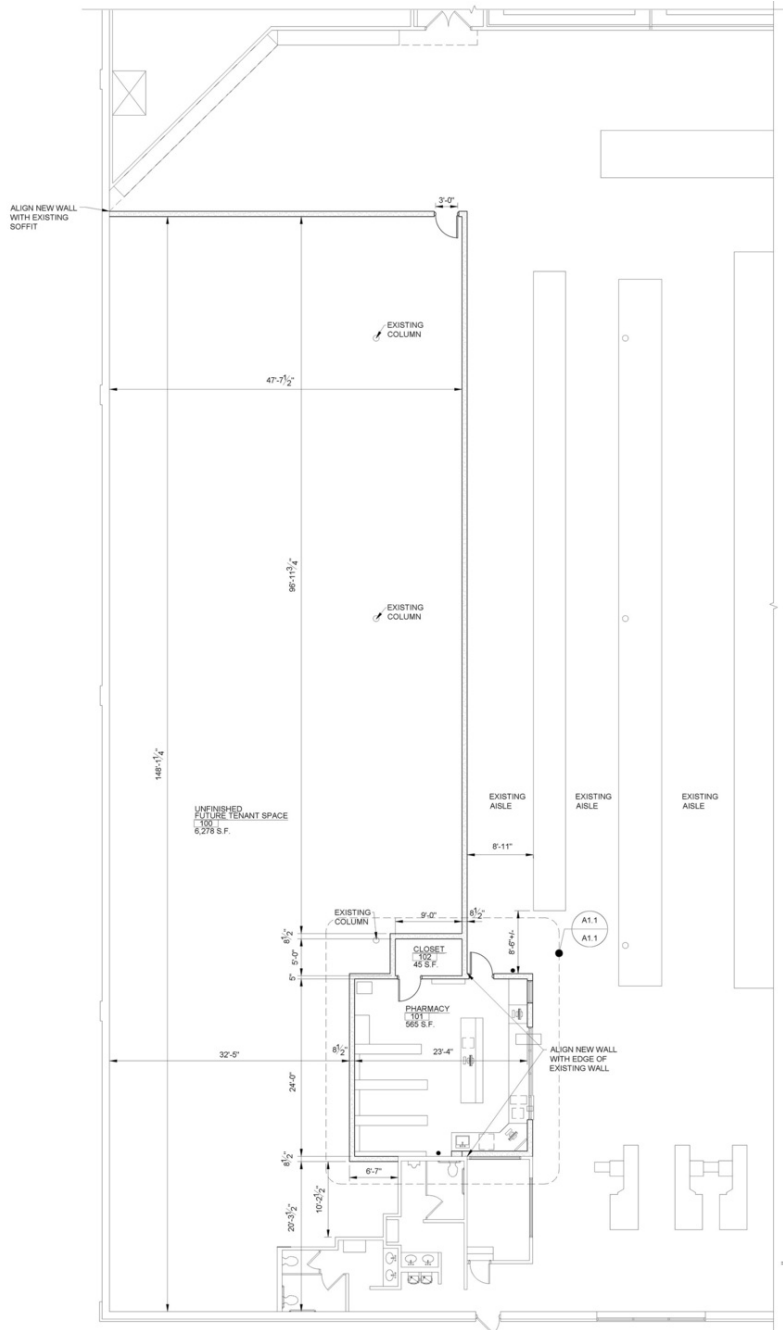
1707 CHERRY STREET | TOLEDO, OH



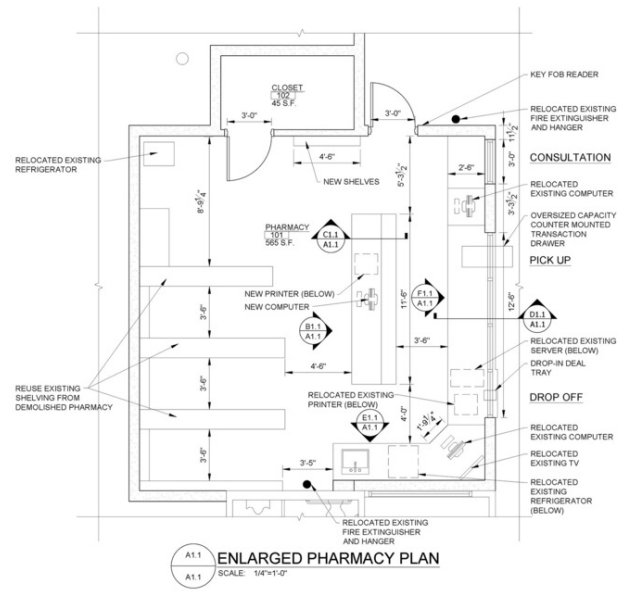
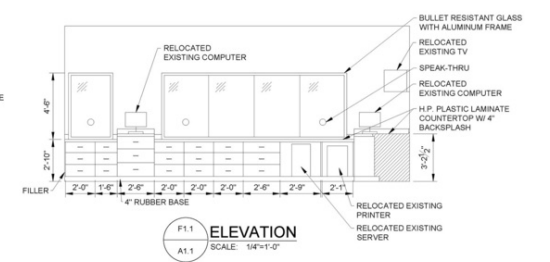
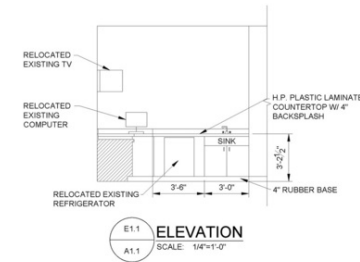
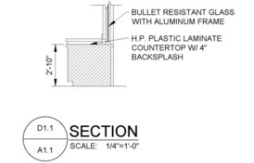
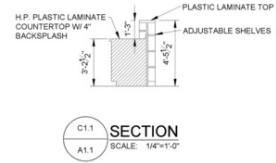
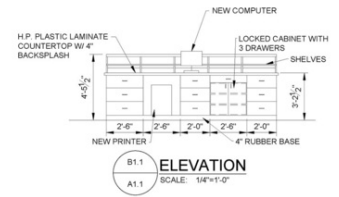
Peter Shawaker, CCIM, SIOR | Senior Vice President | 419.794.3969 | pshawaker@rkgcommercial.com  
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**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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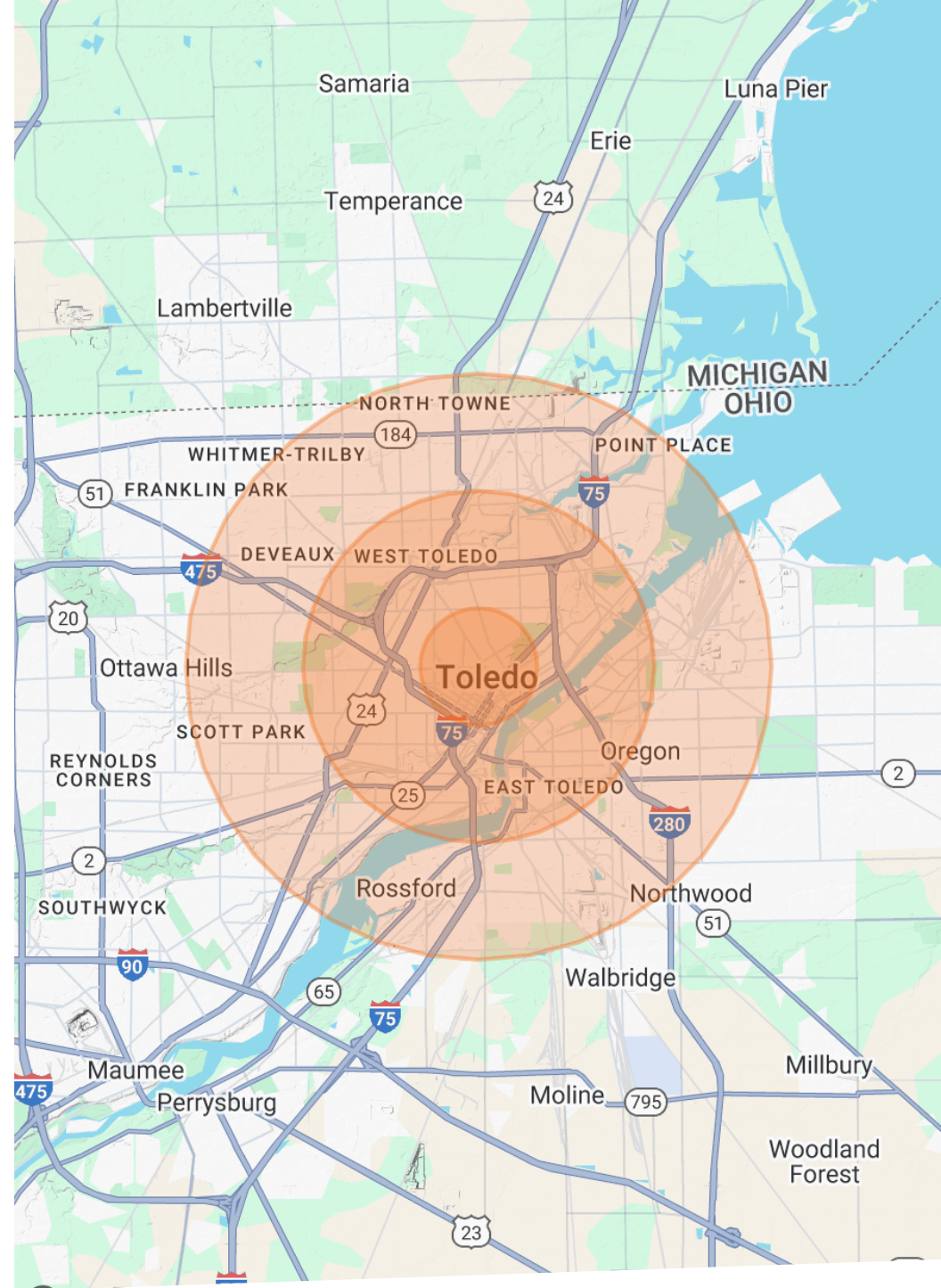
## POPULATION

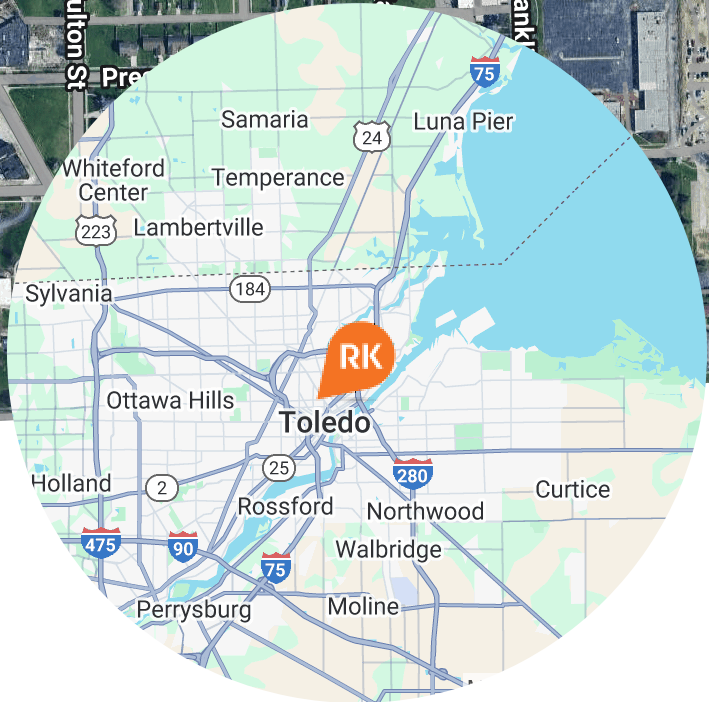
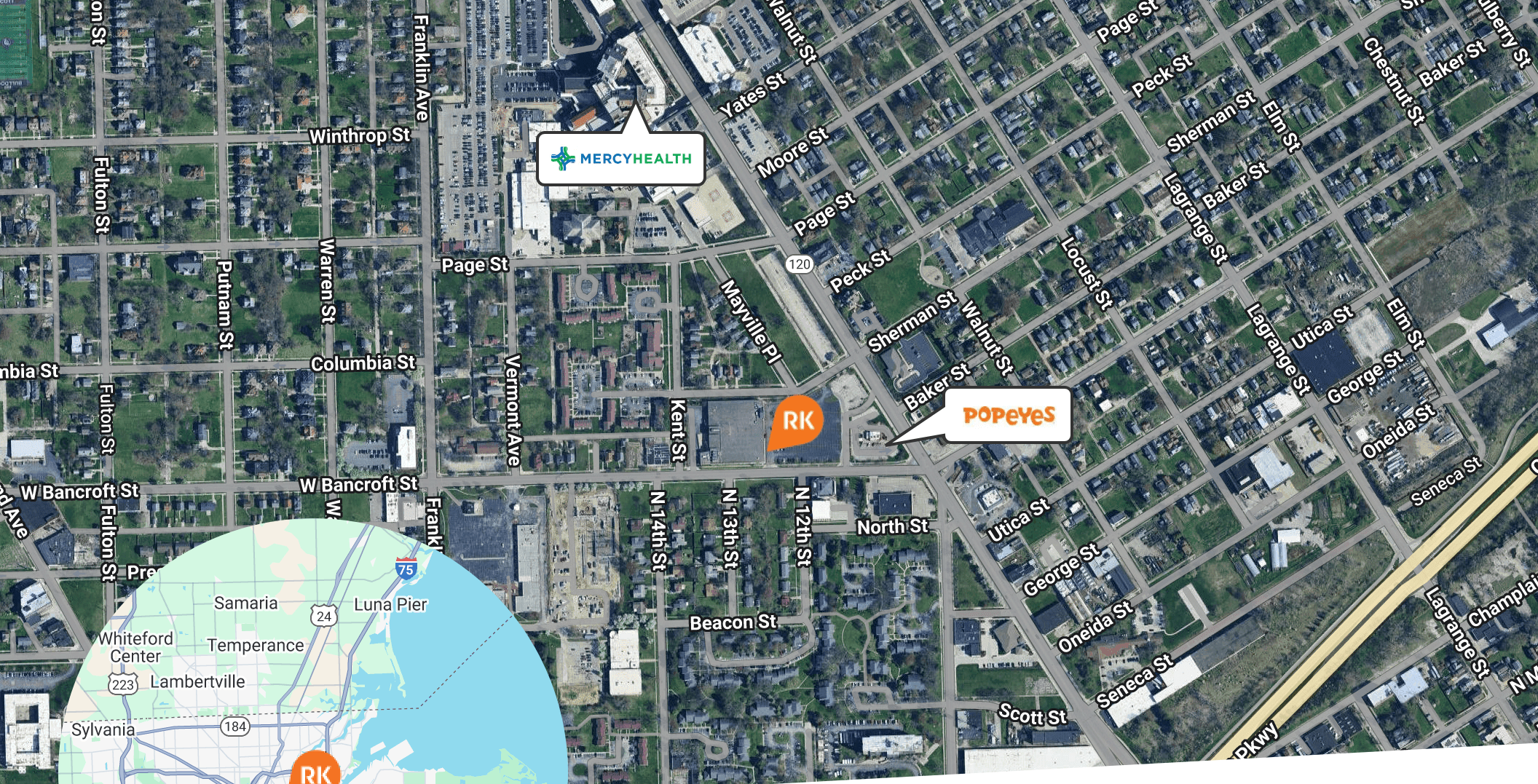
	1 MILE	3 MILES	5 MILES
Total Population	1,022	4,024	14,382
Average Age	23.4	29.9	35.6
Average Age (Male)	19.3	27.4	34.8
Average Age (Female)	27.6	32.6	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	564	2,221	8,441
# of Persons per HH	1.8	1.8	1.7
Average HH Income	\$23,759	\$22,140	\$23,396
Average House Value	\$35,071	\$31,671	\$33,136

2020 American Community Survey (ACS)





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## Location Benefits

Near Popeyes and Mercy St. Vincent Hospital.



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Senior Vice President***



***Peter Shawaker Jr.  
Sales Associate***

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OUR PURPOSE

**To make real estate work for  
our clients and customers**

OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

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