



## 5074 Douglas Rd

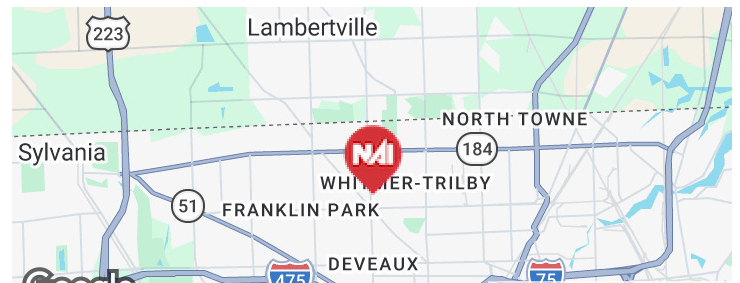
Toledo, Ohio 43613

### Property Highlights

- High-visibility corridor
- Flexible suit sizes - suitable for single or multi-tenant
- Shell condition - build-to-suit opportunity
- Ideal for retail, medical, office, or service users
- Strong frontage and signage opportunity
- Minutes from Sylvania and major retailer corridors
- Easy access to the highways
- Landlord willing to provide tenant improvement allowance for qualified tenants
- Value-add retail opportunity in Northwest Toledo

### Property Overview

Sale opportunity to acquire a well-located retail asset in Northwest Toledo's established Douglas Rd corridor. Strong visibility and access and close proximity to the Sylvania trade area. Shell condition, allowing investors or owner-users to reposition the asset through lease-up or build-to-suit strategies.



### Offering Summary

<b>Sale Price:</b>	Undisclosed
<b>Lease Rate:</b>	\$11 SF/yr (NNN)
<b>Building Size:</b>	6,900 SF

### For More Information



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### Location Information

Street Address	5074 Douglas Rd
City, State, Zip	Toledo, OH 43613
County	Lucas
Market	Toledo
Sub-market	Wernert's Corners/West Toledo
Cross-Streets	Douglas Rd and Paradise Ave
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 475/US 23/US 24
Nearest Airport	Toledo Express Airport and Detroit Metro Airport

### Building Information

Building Size	6,900 SF
Occupancy %	Vacant
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	1
Year Built	1967
Year Last Renovated	2026
Gross Leasable Area	6,900 SF
Construction Status	Under construction
Roof	new, flat
Free Standing	Yes
Number of Buildings	1
Floor Coverings	concrete

Sale Price	Undisclosed
Lease Rate	\$11 SF/Yr

### Property Information

Property Type	Retail
Zoning	CN - Neighborhood Commercial
Lot Size	0.78 Acres
APN #	2366307
Corner Property	Yes
Traffic Count	5,286 VPD
Traffic Count Street	Intersection Tremainsville Rd and Douglas Rd
Amenities	New front facade New roof Electrical and HVAC system updates Separate metered units

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	50 (approximately)

### Utilities & Amenities

Central HVAC	New system installed
Restrooms	Build to suit
Gas / Propane	Columbia Gas
Electric	Toledo Edison
Water	City of Toledo



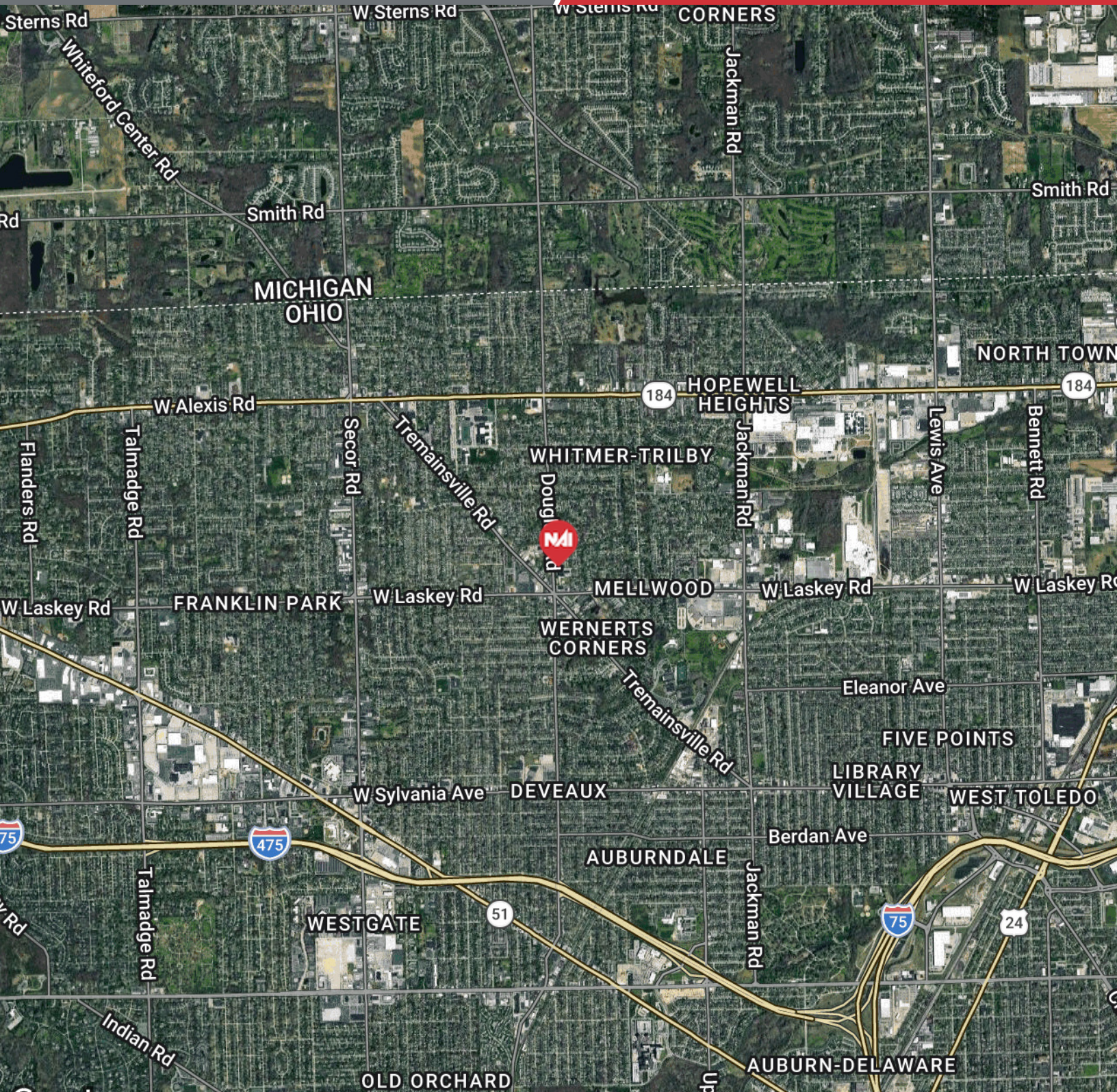
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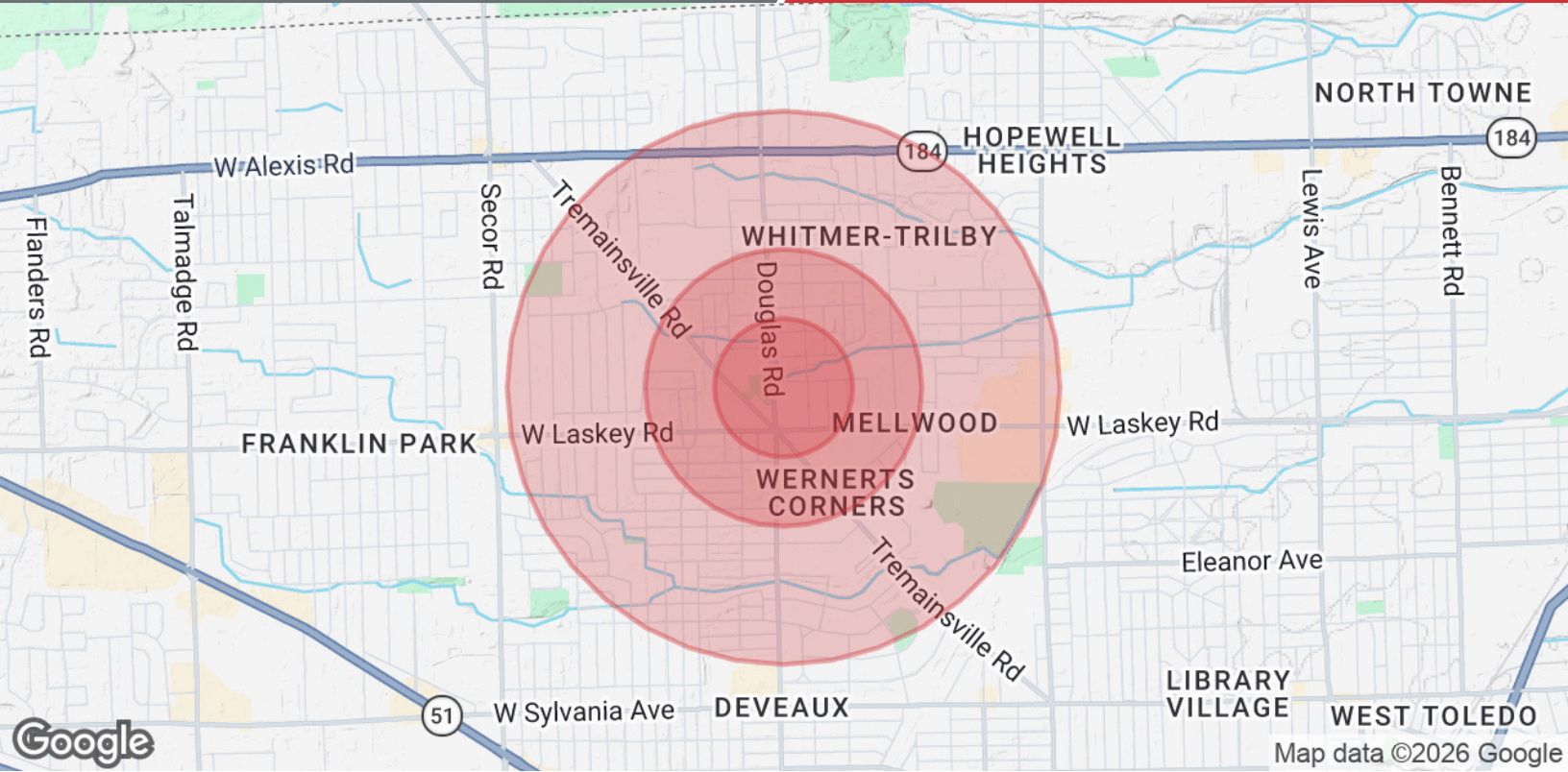
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<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	733	3,270	13,738
Average Age	42.0	39.0	37.4
Average Age (Male)	39.3	35.5	33.9
Average Age (Female)	42.8	39.6	40.0
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	295	1,280	5,853
# of Persons per HH	2.5	2.6	2.3
Average HH Income	\$76,814	\$80,376	\$71,884
Average House Value	\$131,194	\$132,990	\$134,965

2023 American Community Survey (ACS)