

105 GOLDEN GATE PLAZA
MAUMEE, OH 43537

RETAIL FOR LEASE
14,673± Square Feet Available



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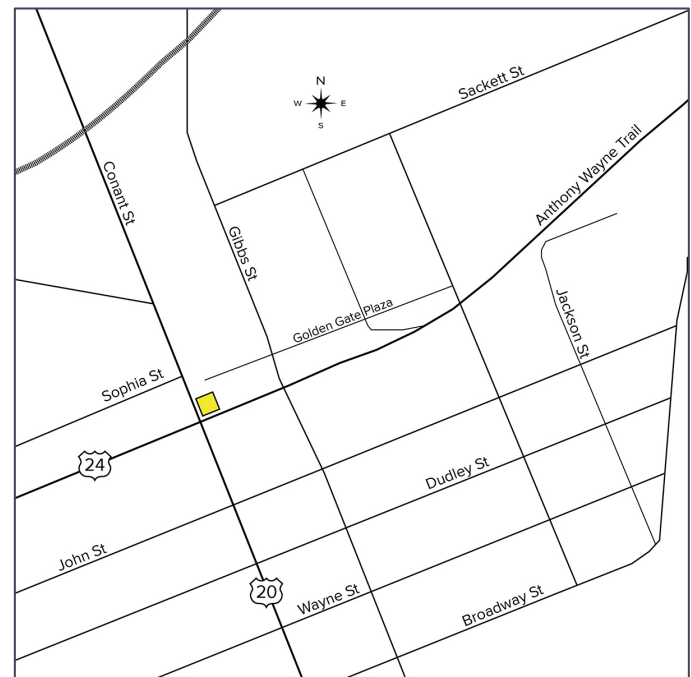
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER RITE AID



GENERAL INFORMATION

Lease Rate:	\$18.00 per square foot NNN
Space Available:	14,673± SF plus drive thru
Building Size:	14,673± square feet
Number of Stories:	One
Year Constructed:	2009
Condition:	Very good
Closest Cross Street:	Conant Street @ Anthony Wayne Trail
Acreage:	1.66± acres
Land Dimensions:	214.51'- AWT x 307.66' - Conant
County:	Lucas
Zoning:	C-1
Parking:	See site plan
Curb Cuts:	Two – REA access easement off Gibbs Street
Street:	4 lane with center turn



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Decorative block & brick
Structural System:	Block
Roof:	Flat Carlise rubber
Floors:	Concrete
Floor Coverings:	Tile in storeroom
Ceiling Height:	Retail area – 13'6", warehouse – 14' under sprinkler
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Three 12.5-ton, one 7.5-ton
Power:	800amp/3-phase
Restrooms:	Two
Sprinklers	Yes
Elevator:	Freight
Signage:	Freestanding & façade

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsible For:	Absolute net lease

BUILDING INFORMATION

Current Tenant:	Former Rite Aid
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Call Tim Gibson – 419.343.2718

2026 REAL ESTATE TAXES

Parcel Number:	36-09808
Assessor Number:	43168044
Total Taxes:	\$50,366.13

Comments:

- Former Rite Aid building in very good condition.
- 5th highest volume store in the State of Ohio per www.placer.ai.
- Situated on the main corner entering Downtown Maumee.
- Excellent exposure to the Anthony Wayne Trail (SR-24) and Conant Street (SR-20).

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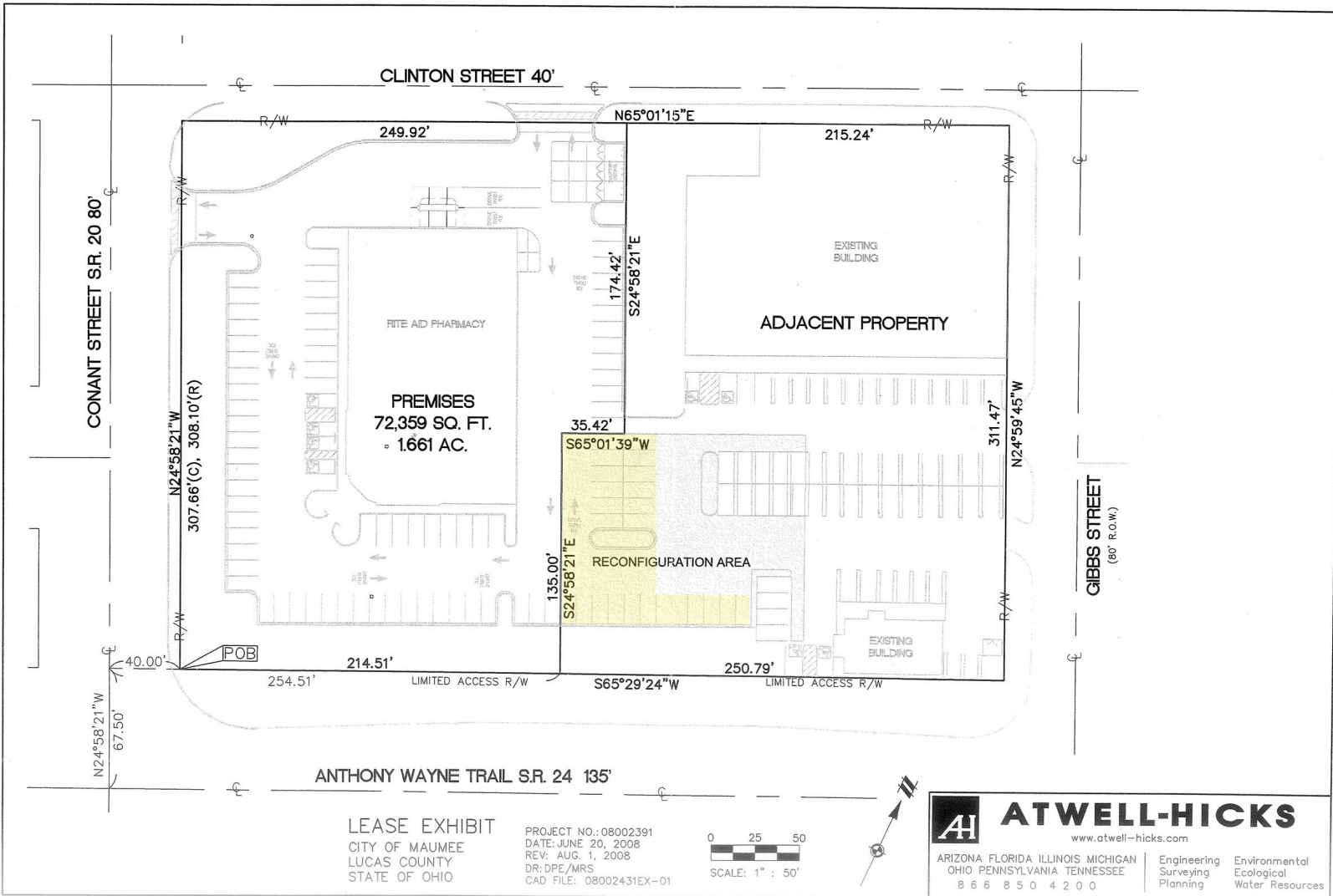
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There are 85 total parking spaces. 61 spaces are permanent with the former Rite Aid. 24 spaces could potentially be eliminated upon development of the adjacent property but must leave access to Gibbs Street for this parcel. Shaded area denotes the 24 spaces that could be eliminated.

There is an adjacent parcel of 1.46±-acres available.

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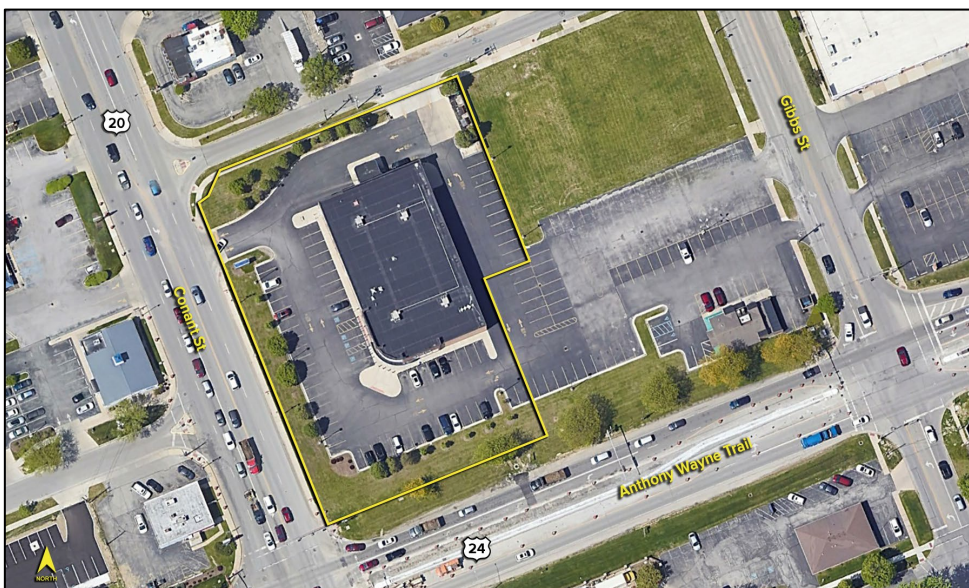
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,788	\$91,987
3 MILE	54,420	\$90,348
5 MILE	119,010	\$86,225

TRAFFIC COUNTS (TWO-WAY)

CONANT STREET	18,266 (2025)
ANTHONY WAYNE TRAIL	17,678 (2025)
GIBBS STREET	6,547 (2025)

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