

1.6 ACRE

PAD SITE AVAILABLE
2915 GLENDALE AVE

TOLEDO, OH

GLENDALE AVE

18,137 (2024)

SITE

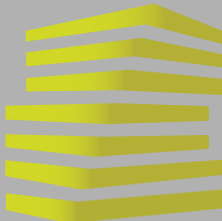
DOLLAR TREE

GameStop
power to the players

Walmart



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2915 GLENDALE AVE

AREA INFORMATION

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TRADE AREA OVERVIEW

TOLEDO IS A MAJOR INDUSTRIAL AND PORT CITY LOCATED IN NORTHWEST OHIO, ALONG THE WESTERN EDGE OF LAKE ERIE AND NEAR THE MICHIGAN BORDER. KNOWN AS THE "GLASS CITY" FOR ITS DEEP ROOTS IN GLASS MANUFACTURING, TOLEDO HAS EVOLVED INTO A DIVERSE ECONOMIC HUB WITH STRENGTHS IN HEALTHCARE, EDUCATION, AUTOMOTIVE, AND LOGISTICS. ITS STRATEGIC LOCATION AT THE INTERSECTION OF I-75 AND I-80/90 POSITIONS IT AS A KEY CONNECTOR BETWEEN THE MIDWEST, EAST COAST, AND CANADA.

THE CITY IS ANCHORED BY SEVERAL MAJOR EMPLOYERS, INCLUDING PROMEDICA HEALTH SYSTEM, MERCY HEALTH, AND THE UNIVERSITY OF TOLEDO, WHICH HOUSES A NATIONALLY RECOGNIZED MEDICAL CENTER. OTHER TOP EMPLOYERS INCLUDE DANA INCORPORATED, OWENS CORNING, AND LIBBEY GLASS, ALL OF WHICH CONTRIBUTE TO TOLEDO'S LONGSTANDING INDUSTRIAL LEGACY. THE NEARBY PORT OF TOLEDO AND TOLEDO EXPRESS AIRPORT ALSO SUPPORT SIGNIFICANT LOGISTICS AND FREIGHT ACTIVITY IN THE REGION.

TOLEDO OFFERS A WIDE RANGE OF RECREATIONAL AND CULTURAL AMENITIES, INCLUDING THE HIGHLY ACCLAIMED TOLEDO MUSEUM OF ART, THE TOLEDO ZOO & AQUARIUM, AND THE EXPANSIVE METROPARKS TOLEDO SYSTEM, WHICH ENCOMPASSES OVER 12,000 ACRES OF PARKS AND TRAILS. THE REVITALIZED DOWNTOWN AND WAREHOUSE DISTRICT HAVE BECOME VIBRANT DESTINATIONS FOR DINING, ENTERTAINMENT, AND EVENTS.

SIGNATURE EVENTS INCLUDE THE JEEP FEST, CELEBRATING THE BRAND'S TOLEDO MANUFACTURING HERITAGE, AND THE TOLEDO AIR SHOW, AS WELL AS A STRONG LOCAL SPORTS PRESENCE THROUGH THE TOLEDO MUD HENS (TRIPLE-A BASEBALL) AND WALLEYE (ECHL HOCKEY).

WITH A STRONG TRANSPORTATION NETWORK, COMPETITIVE COST OF LIVING, AND CONTINUED INVESTMENT IN INFRASTRUCTURE AND ECONOMIC DEVELOPMENT, TOLEDO OFFERS A DYNAMIC AND RESILIENT TRADE AREA WITH OPPORTUNITIES FOR GROWTH ACROSS MULTIPLE SECTORS.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	10,042	77,081	187,350
HOUSEHOLDS	4,889	34,468	83,901
EMPLOYEES	5,207	37,397	92,057
MED HH INCOME	\$50,123	\$60,553	\$63,826

AREA RETAIL | RESTAURANTS

DOLLAR TREE Walmart *

CITITRENDS Kroger FRESH FOR EVERYONE™



ROSES



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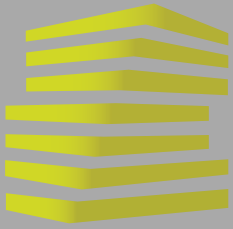
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- **1.6-ACRE COMMERCIAL PAD SITE POSITIONED AT A SIGNALIZED ENTRANCE TO A WALMART SUPERCENTER**
- **EXCELLENT FRONTAGE ALONG GLENDALE AVENUE WITH ±331 FEET OF VISIBILITY**
- **LOCATED IN TOLEDO'S SOUTH/SOUTHWEST SUBMARKET WITH DAILY TRAFFIC COUNTS OF 18,000+ VEHICLES**
- **CR (REGIONAL COMMERCIAL) ZONING ALLOWS FOR A WIDE RANGE OF RETAIL AND SERVICE USES**
- **STRONG DEMOGRAPHICS WITH 77,055 RESIDENTS AND \$59,623 MEDIAN HOUSEHOLD INCOME WITHIN 3 MILES**
- **IDEAL FOR RETAIL, QSR, MEDICAL, OR SERVICE-ORIENTED DEVELOPMENT**
- **SURROUNDED BY NATIONAL RETAILERS AND DENSE RESIDENTIAL NEIGHBORHOODS**
- **PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION.**



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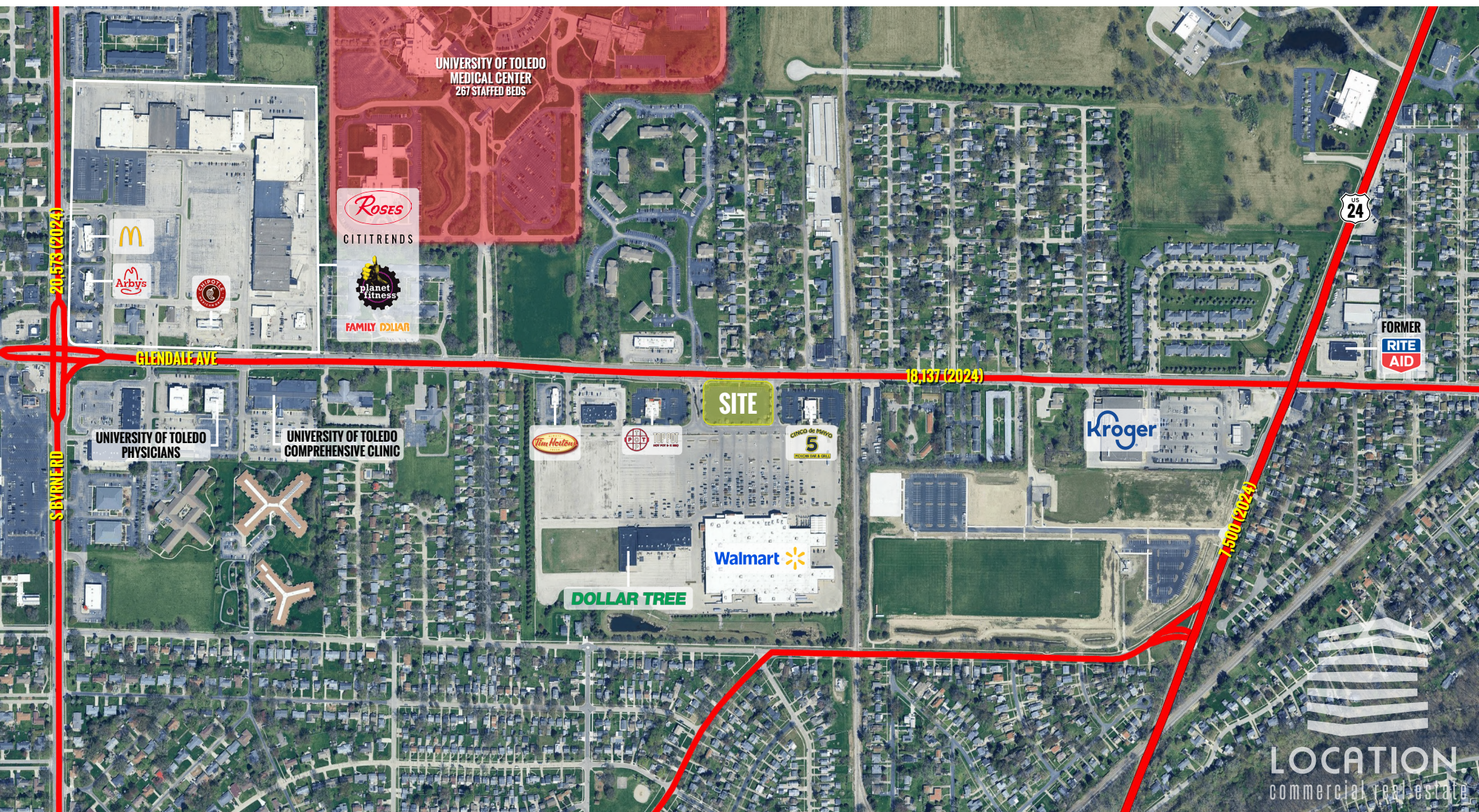
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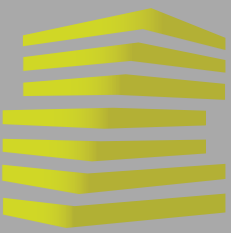


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