

902 SUPERIOR STREET, UNIT A & C
TOLEDO, OH 43604

COMMERCIAL RETAIL FLEX SPACE FOR LEASE
8,491 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$18.00/SF NNN
Space Available:	Suite A – 7,591 SF Suite C – 1,200 SF
Building Size:	32,081 SF
Number of Stories:	1
Year Constructed:	2026 brand new redevelopment
Condition:	Excellent – white box
Acreage:	2.124 acres
County:	Lucas
Zoning:	CR
Parking:	In common and easy street
Street:	4 lane with center turn



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel/block
Roof:	Flat rubber membrane
Floors:	Concrete
Floor Coverings:	Polished epoxy
Ceiling Height:	23'
Heating:	Gas forced air
Air Conditioning:	Central
Power:	600 amp – multiple transformers
Restrooms:	Common – 1 men's/1 women's
Sprinklers:	No
Signage:	Per code – historic review

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,519	\$17,276
3 MILE	84,933	\$33,457
5 MILE	192,347	\$43,712

Comments:

- Retail storefront or commercial space, access to vacated alley/Ostrich Lane.
- Shared loading dock space available.
- DORA – Downtown Outdoor Refreshment Area.
- Entertainment district.
- Liquor licenses available.
- Former tenant was Hyggelight Candle Company, which was just purchased by private equity.

BUILDING INFORMATION

Current Occupants:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	5 – 10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM (estimated \$2.50 psf) & utilities

2026 REAL ESTATE TAXES

TD:	15
Parcel Number:	43584
Assessor Number:	01037016
Total Annual Taxes:	\$5,525.33

* Property is in a CRA.

OSTRICH TOWNE TENANTS

Powerbar Nutrition
Restore 419
DBD Studios
Molly's Irish Pub
Riverside BBQ
One of Each Wine Bar(coming soon)
Nemsys
Gypsy Rover

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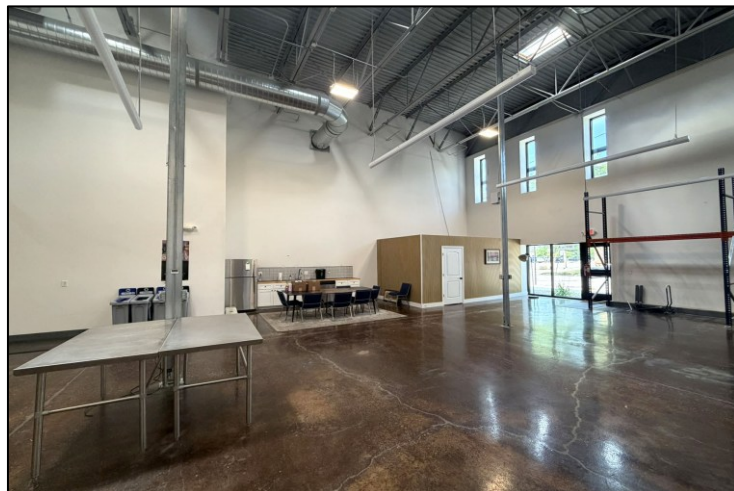
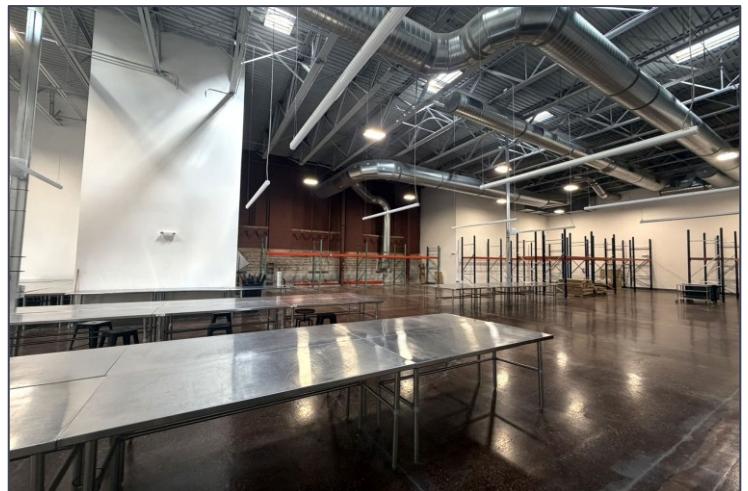
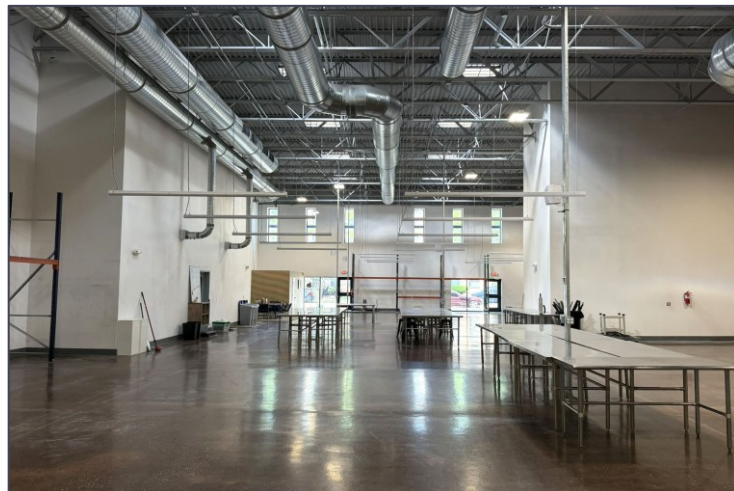
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