



AVAILABLE FOR LEASE | RETAIL

**917 CONANT STREET | MAUMEE, OH 43537**

**3,108 SF RETAIL PROPERTY**

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

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



917 CONANT STREET

## Offering Summary

Lease Rate:  
**\$18.00 SF/yr  
(NNN)**

Available SF:  
**3,108 SF**

Building Size:  
**3,108 SF**

Year Built/Renovated:  
**1980/2017**

Lot Size:  
**0.7 Acres**

Lease Term:  
**Negotiable**

### Property Overview

- Located near downtown Maumee
- Busy commercial corridor
- Free standing
- Former restaurant w/drive-thru
- Prior use converted the space to an office
- Two curb cuts
- Monument sign

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

**RK**



917 CONANT STREET

## Property Details

Zoning  
**C-2 General Commercial District**

Submarket  
**Southwest**

County  
**Lucas**

# Of Parking Spaces  
**35**

# Of Buildings  
**1**

Tenant Responsible For  
**Real Estate Taxes,  
Property Insurance, and  
Property Maintenance**

# Of Floors  
**1**

Tenancy  
**Single**

Roof System  
**Flat**

Lighting  
**Yes**

Climate Controlled  
**Yes**

Restrooms  
**2**

Exterior Signage  
**Monument**

Condition  
**Excellent**

Annual Real Estate Taxes  
**\$12,570**

Annual Real Estate Taxes Per  
SF  
**\$4.04**





917 CONANT STREET

## Property Details

Parcel Nos.  
**36-01426**

Freestanding  
**Yes**

Nearest Highway  
**1.75 miles**

Lot Frontage  
**145'**

Curb Cut(S)  
**Two**

Structure On Site  
**Yes**

Structure SF  
**3,108**

Utilities  
**Internet: Buckeye  
Broadband  
Power: Toledo Edison  
Fuel: Columbia Gas  
Water: City of Maumee**





# 917 CONANT STREET | MAUMEE, OH

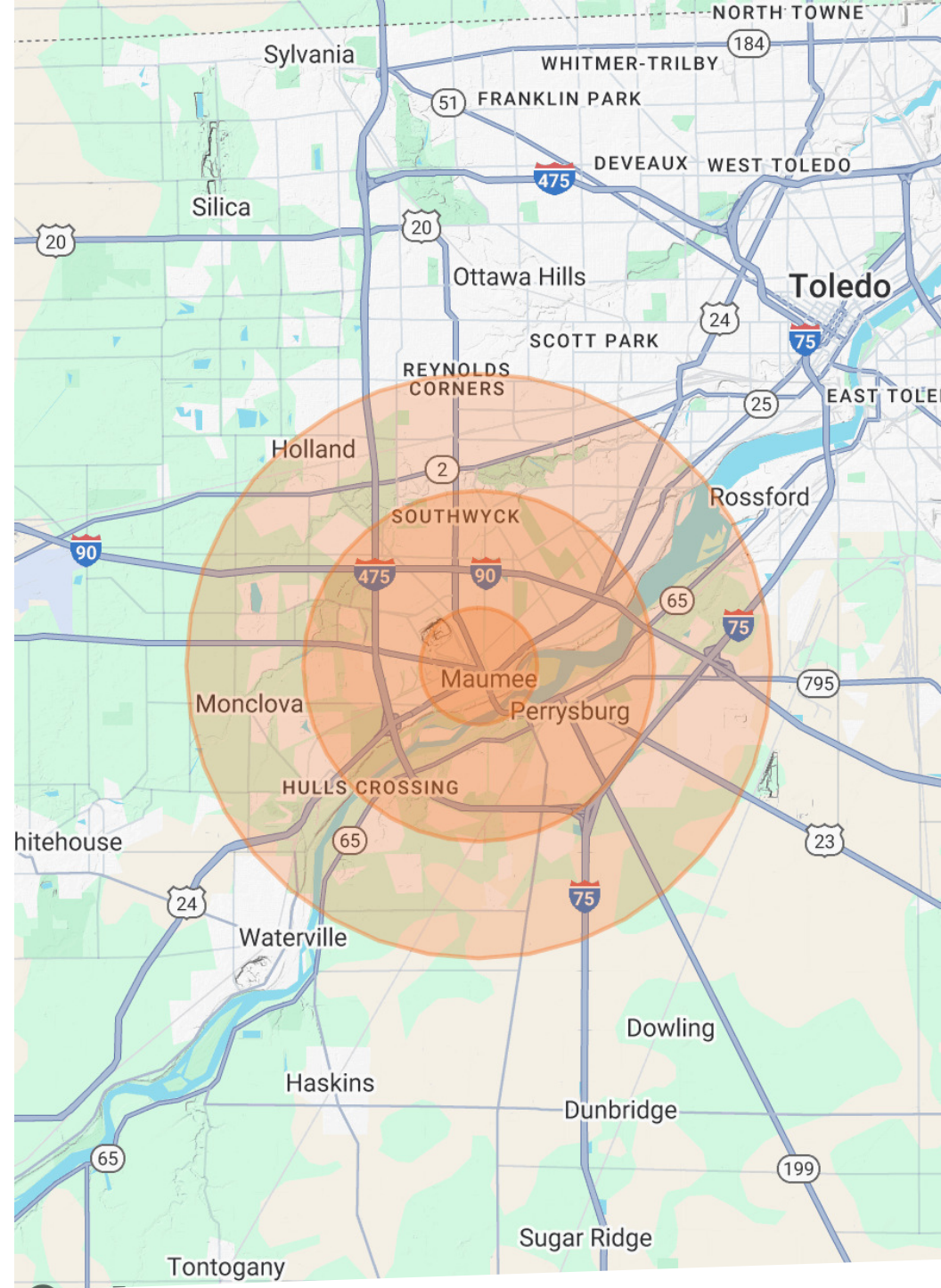
## POPULATION

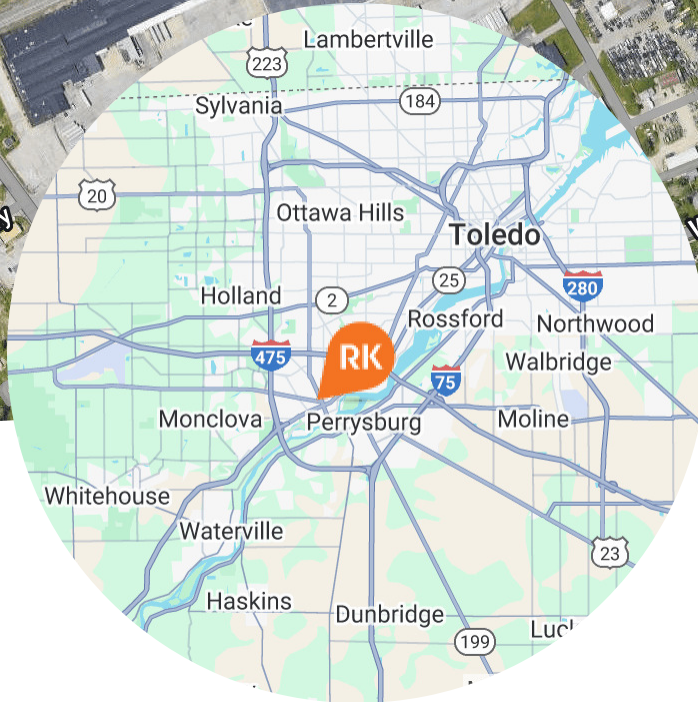
	1 MILE	3 MILES	5 MILES
Total Population	5,688	53,045	126,365
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	44	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,582	23,598	55,024
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$105,380	\$101,840	\$99,916
Average House Value	\$235,534	\$250,965	\$244,432

Demographics data derived from AlphaMap





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## Location Benefits

Downtown Maume, Ohio, presents a prime opportunity for commercial development, offering a vibrant mix of historic charm and modern potential. As a designated historic district with growing foot traffic, Maume's downtown features walkable streets, attractive storefronts, and a supportive local government committed to smart growth and revitalization. The area's strategic location—minutes from major highways and the Toledo metro area—makes it ideal for retail, dining, office, and mixed-use projects. With a strong sense of community and increasing investment in infrastructure and beautification, now is the time to capitalize on Maume's momentum and become part of its thriving commercial future.



# Reichle | Klein Group

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RK



***Duke Wheeler, CRRP  
Senior Vice President***

**Duke Wheeler, CRRP**

**Reichle Klein Group**

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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.**

RK