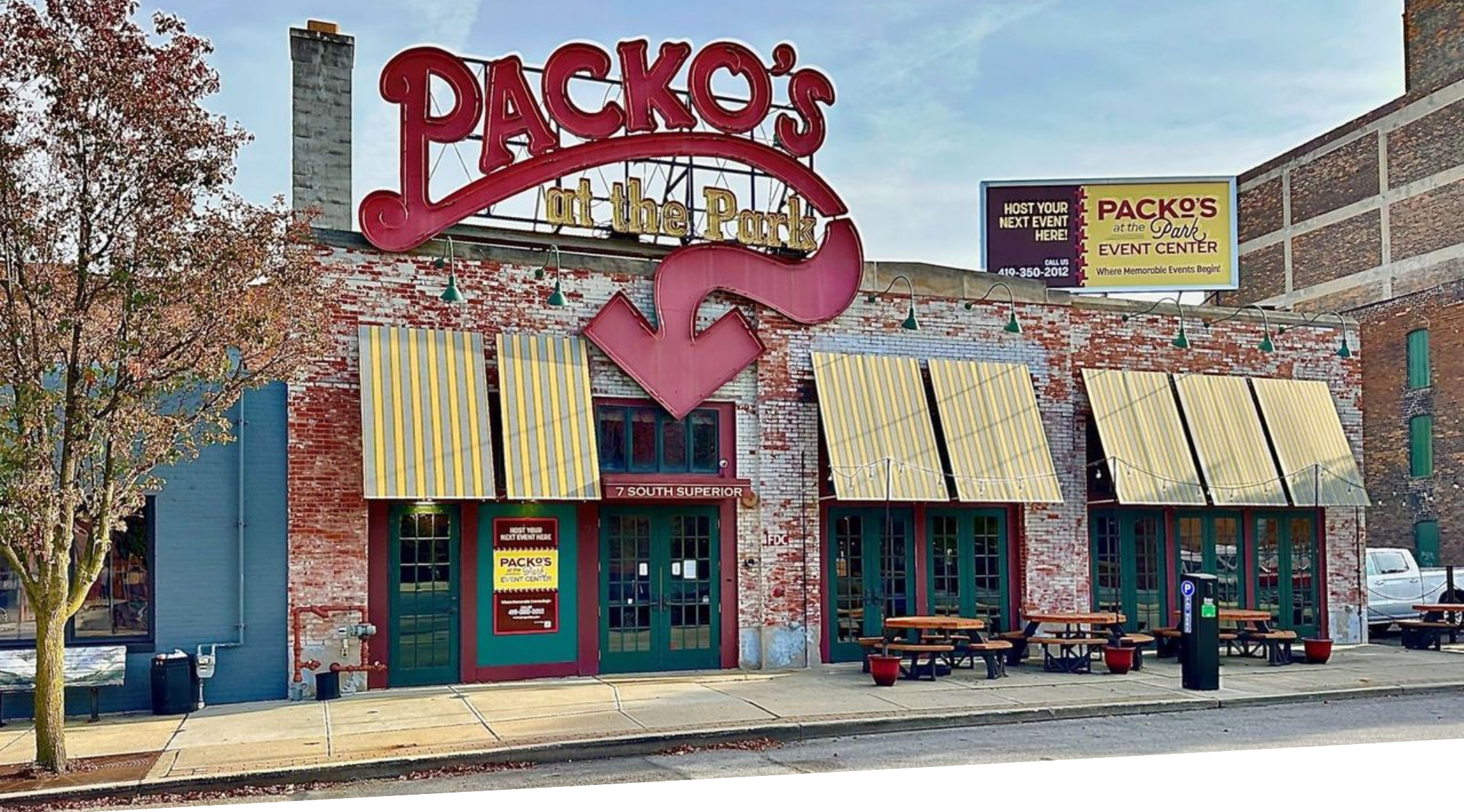




FOR LEASE

7 S. Superior Street, Toledo, OH 43604

7,200 SF RESTAURANT AND BAR

rkgcommercial.com

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



7 S. SUPERIOR STREET

OFFERING SUMMARY

Lease Rate:

\$18.00 SF/YR NNN

Available SF:

7,200 SF

Building Size:

7,200 SF

Year Built/Renovated:

1945/2019

Lot Size:

0.16 Acre

Zoning:

CD - Downtown

Property Overview:

- Fully improved restaurant and bar with commercial kitchen - former "Packo's at the Park"
- Large dining area with separate private dining and event space
- Furniture, fixtures and restaurant equipment available
- Prominent building and billboard sign
- Located near Fifth Third Field, home of the Toledo Mudhens who play 75+/- home games per season
- Located within the Downtown Outdoor Refreshment Area (DORA)
- Located within an Opportunity Zone
- Located within the revitalized Warehouse District, home to bars restaurants and planned residential development
- Parking available

Contact us for additional information!
<https://www.rkgcommercial.com/>

7 S. Superior Street

LEASE RATE \$18.00 SF/YR NNN

LOCATION INFORMATION

STREET ADDRESS 7 S. Superior Street
CITY, STATE, ZIP Toledo, OH, 43604
COUNTY Lucas
SUBMARKET Central City

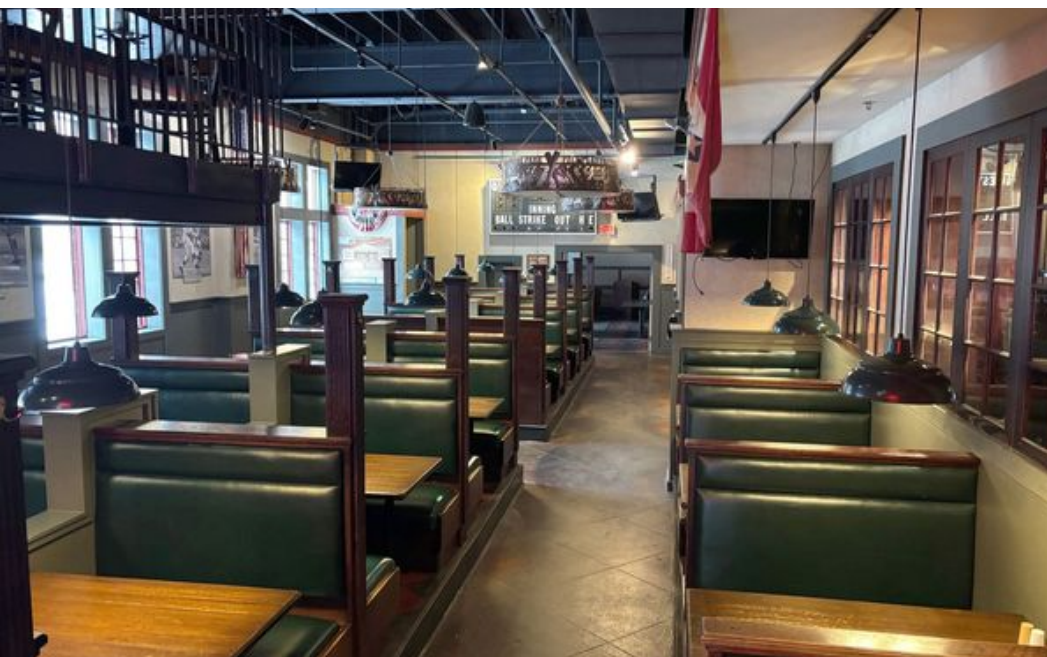
PROPERTY INFORMATION

PROPERTY TYPE Retail
ZONING CD - Downtown Commercial
LOT SIZE 0.16 Acre
APN # 1214262
ANNUAL REAL ESTATE TAXES \$16,748.81
ANNUAL RE TAXES PER SF \$2.33

BUILDING INFORMATION

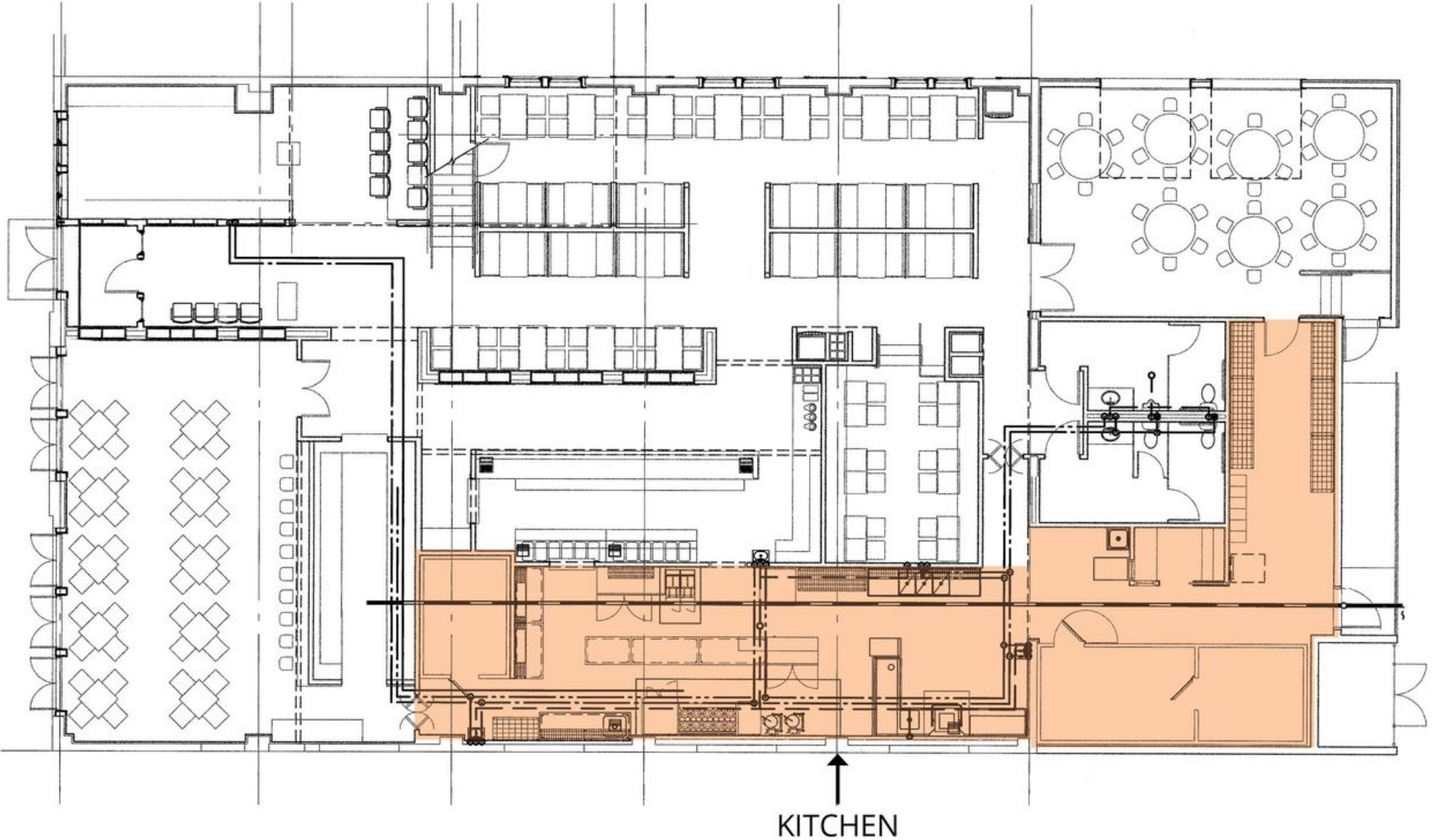
AVAILABLE 7,200 SF
BUILDING SIZE 7,200 SF
OF FLOORS 1
TENANCY Single
ROOF SYSTEM Rubber
STRUCTURAL SYSTEM Block
EXTERIOR WALLS Brick
CLIMATE CONTROLLED Yes
HEAT SYSTEM Forced Air
DELIVERY AREA Rear
EXTERIOR SIGNAGE Building Signage
CONDITION Excellent

7 S. Superior Street



7 S. Superior Street





7 S. Superior Street

Hilton Garden Inn

310 room hotel
\$40M investment in 2020

Glass City Center

500+/- events annually
\$70M investment in 2023

Fifth Third Field

80+/- events in 2026
10,300 person capacity

Hensville Park

public & private events
150,000+/- annual visitors

Planned Residential

conversion with 40
planned apartments

SITE

"Hensville" Area Parking Map



- 12. Phone Lot - 106 Spaces - Business Hour Monthly Parking : \$67
- 29. Election Lot - 76 Spaces - Business Hour Monthly Parking: \$55
- 33. Main Lot - 100 Spaces - Business Hour Monthly Parking: \$55
- 36. Superior Lot - 40 Spaces - Business Hour Monthly Parking: \$60
- 54. Commodore Perry Garage - 818 Spaces - Business Hour Monthly Parking: \$70
- 57. Summit Lot - 241 Spaces - Business Hour Monthly Parking: \$60

*Business Hours Refers to 6:00am - 6:00pm, Parking Not Valid Outside These Hours
For 24 hour Access, Please Contact Our Office at (419) 327-2500

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 7 S Superior Street - 3 mi., 7 S Superior Street - 5 mi., 7 S Superior Street - 10 mi.

	7 S Superior Street - 3 mi.	7 S Superior Street - 5 mi.	7 S Superior Street - 10 mi.
Population			
2010 Census	107,550	216,564	466,252
2020 Census	90,786	199,413	453,719
2026 Estimate	86,639	192,863	444,128
2031 Projection	84,192	188,734	437,264
Population Growth			
Percent Change: 2010 to 2020	-15.59	-7.92	-2.69
Percent Change: 2020 to 2026	-4.57	-3.29	-2.11
Percent Change: 2026 to 2031	-2.82	-2.14	-1.54
	7 S Superior Street - 3 mi.	7 S Superior Street - 5 mi.	7 S Superior Street - 10 mi.
Households			
2010 Census	41,649	86,390	192,092
2020 Census	37,478	83,666	193,775
2026 Estimate	36,553	82,262	192,739
2031 Projection	35,889	81,099	191,183
Household Growth			
Percent Change: 2010 to 2020	-10.02	-3.15	0.88
Percent Change: 2020 to 2026	-2.47	-1.68	-0.54
Percent Change: 2026 to 2031	-1.82	-1.41	-0.81
	7 S Superior Street - 3 mi.	7 S Superior Street - 5 mi.	7 S Superior Street - 10 mi.
Family Households			
2010 Census	24,843	50,619	117,303
2020 Census	20,402	45,541	112,129
2026 Estimate	19,858	44,695	111,430
2031 Projection	19,479	44,026	110,470
Family Household Growth			
Percent Change: 2010 to 2020	-17.88	-10.03	-4.41
Percent Change: 2020 to 2026	-2.67	-1.86	-0.62
Percent Change: 2026 to 2031	-1.91	-1.50	-0.86

Benchmark: USA

© 2026 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2026. (<https://claritas.easptlight.com/Spotlight/About/3/2026>)

Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 7 S Superior Street - 3 mi., 7 S Superior Street - 5 mi., 7 S Superior Street - 10 mi.

Total Population: 86,639, 192,863, 444,128 | Total Households: 36,553, 82,262, 192,739

	7 S Superior Street - 3 mi.		7 S Superior Street - 5 mi.		7 S Superior Street - 10 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	3,400	5.92	5,161	4.05	8,553	2.79
Some High School, No Diploma	7,952	13.85	12,204	9.58	19,994	6.51
High School Graduate (or GED)	21,378	37.24	43,903	34.47	94,272	30.71
Some College, No Degree	12,001	20.91	27,916	21.92	66,990	21.83
Associate's Degree	4,211	7.34	11,338	8.90	31,889	10.39
Bachelor's Degree	5,248	9.14	16,388	12.87	51,203	16.68
Master's Degree	2,609	4.54	7,871	6.18	25,164	8.20
Professional Degree	426	0.74	1,516	1.19	4,993	1.63
Doctorate Degree	175	0.30	1,078	0.85	3,871	1.26
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	2,318	34.72	3,185	27.68	4,243	21.24
High School Graduate	1,809	27.10	3,399	29.54	5,951	29.79
Some College or Associate's Degree	1,542	23.10	2,894	25.15	5,809	29.07
Bachelor's Degree or Higher	1,007	15.08	2,026	17.61	3,976	19.90
2026 Est. Households by HH Income						
Income < \$15,000	8,341	22.82	13,477	16.38	21,539	11.18
Income \$15,000 - \$24,999	4,959	13.57	8,694	10.57	15,496	8.04
Income \$25,000 - \$34,999	3,307	9.05	7,261	8.83	14,325	7.43
Income \$35,000 - \$49,999	5,195	14.21	11,791	14.33	24,313	12.62
Income \$50,000 - \$74,999	5,761	15.76	13,662	16.61	32,813	17.02
Income \$75,000 - \$99,999	3,328	9.11	9,102	11.06	23,969	12.44
Income \$100,000 - \$124,999	2,342	6.41	6,711	8.16	18,468	9.58
Income \$125,000 - \$149,999	1,472	4.03	4,553	5.54	13,452	6.98
Income \$150,000 - \$199,999	1,018	2.79	3,759	4.57	13,377	6.94
Income \$200,000 - \$249,999	356	0.97	1,481	1.80	6,445	3.34
Income \$250,000 - \$499,999	318	0.87	1,214	1.48	5,892	3.06
Income \$500,000+	156	0.43	556	0.68	2,650	1.38
2026 Est. Average Household Income	--	56,103.00	--	69,812.00	--	89,854.00
2026 Est. Median Household Income	--	39,724.29	--	49,872.60	--	64,930.24
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	47,441.36	--	59,336.02	--	74,044.16
Black or African American Alone	--	28,019.26	--	35,225.49	--	40,177.33
American Indian and Alaskan Native Alone	--	59,143.80	--	60,509.47	--	60,547.19
Asian Alone	--	63,489.14	--	50,665.50	--	71,459.79
Native Hawaiian and Other Pacific Islander Alone	--	25,000.00	--	18,169.87	--	38,087.87
Some Other Race Alone	--	42,563.84	--	48,901.53	--	52,124.60
Two or More Races	--	35,524.18	--	50,210.40	--	62,245.08
Hispanic or Latino	--	40,533.44	--	48,430.55	--	58,170.41
Not Hispanic or Latino	--	39,608.29	--	50,020.18	--	65,351.82
2026 Est. Families by Poverty Status						
Families at or Above Poverty	13,633	68.65	35,307	79.00	96,874	86.94
Families at or Above Poverty with children	5,723	28.82	15,204	34.02	40,904	36.71
Families Below Poverty	6,226	31.35	9,388	21.00	14,556	13.06
Families Below Poverty, with children	4,852	24.43	7,130	15.95	10,635	9.54

Benchmark: USA

© 2026 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2026. (<https://claritas.easpotlight.com/Spotlight/About/3/2026>)



7 S. SUPERIOR STREET

LOCATION BENEFITS

- Located near Fifth Third Field, home of the Toledo Mudhens who play 75+/- home games per season
- Located within the Downtown Outdoor Refreshment Area (DORA)
- Located within an Opportunity Zone
- Located within the revitalized Warehouse District, home to bars restaurants and planned residential development

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



Ryan Miller
Senior Vice President

Ryan Miller

Reichle Klein Group

One SeaGate, 26th Floor,

Toledo, OH 43604

Office: 419.794.3961

rmiller@rkgcommercial.com

OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK