

825 – 827 N. SUMMIT STREET
(AKA 311 LOCUST STREET)
TOLEDO, OH 43604

RETAIL SPACE FOR LEASE
1,000 to 3,500 Square Feet Available



**SIGNATURE
ASSOCIATES**
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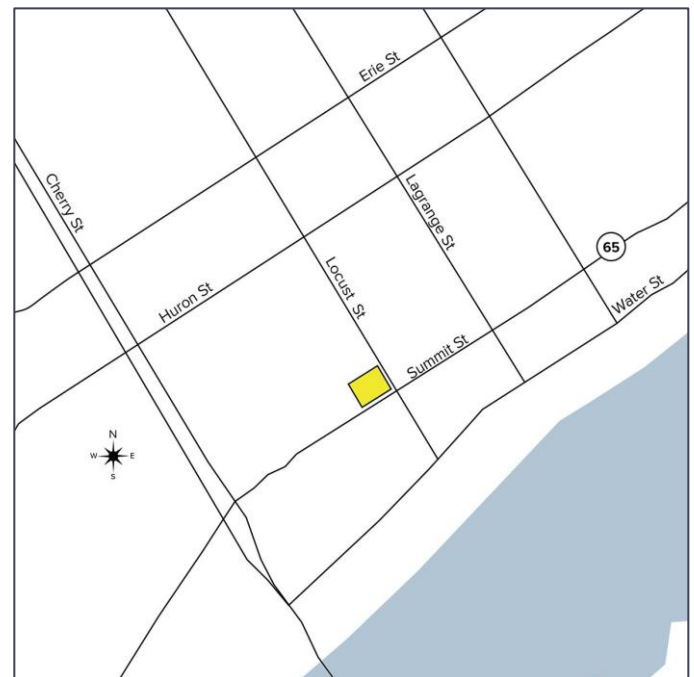
FULL-SERVICE COMMERCIAL REAL ESTATE

OSTRICH TOWNE



GENERAL INFORMATION

Lease Rate:	\$18.00/SF NNN
Available Space:	1,000 sf – 3,500 sf
Building Size:	9,000 sf
Number of Stories:	2
Year Constructed:	1887
Condition:	Under extensive renovation
Lot Dimensions:	53' x 132'
Acreage:	0.32 per AREIS
Closest Cross Street:	Summit Street
County:	Lucas
Zoning:	CR/IL – Mixed Use
Parking:	Street & unmarked lot
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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SIGNATURE ASSOCIATES, Four SeaGate, Suite 608, Toledo, OH 43604

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Masonry
Roof:	Rubber membrane
Floors:	Concrete
Floor Coverings:	TBD
Ceiling Height:	9' – 12'
Basement:	Partial in specific suites
Heating:	GFA
Air Conditioning:	Central
Power:	200 Amp/208V/3 phase
Restrooms:	Per suite
Sprinklers:	No
Signage:	Facade

LEASE DETAILS

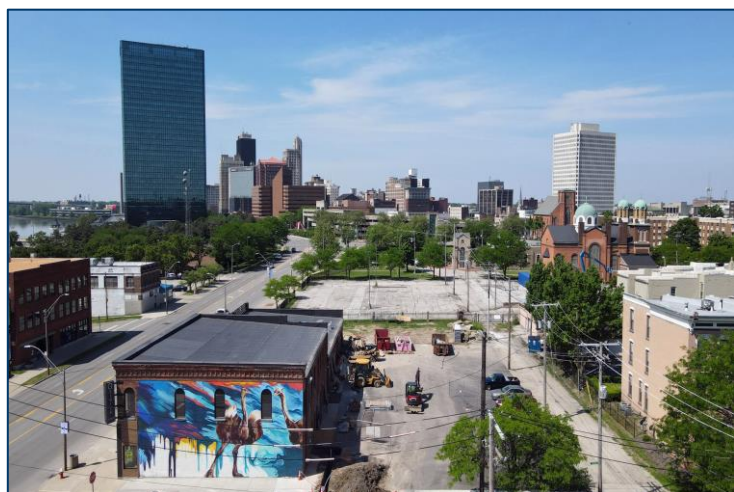
Term:	5 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	TBD
Tenant Responsible For:	NNN/CAM (Estimated CAM – \$2.50 ; Taxes \$0.60)

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Q2 2024
Sign on Property:	Yes
Showing Instructions:	Call agent

PARCEL INFORMATION

TD:	15
Parcels:	43254, 43267, 43264
Assessor Numbers:	01038003, 01038024, 01038006



Comments:

- 70' frontage on Summit Street.
- Brand new 2024 redevelopment.
- Located in Vistula Entertainment District.
- DORA: Property is in the downtown outdoor refreshment area.
- Liquor licenses available.
- Opportunity Zone, HUB Zone, and CRA tax abatement.
- Location is similar to Columbus Short North or Corktown in Detroit.
- Close proximity to Downtown Toledo, Tolhouse, Wonderbread Lofts, The Glass City Riverwalk, Metroparks development.

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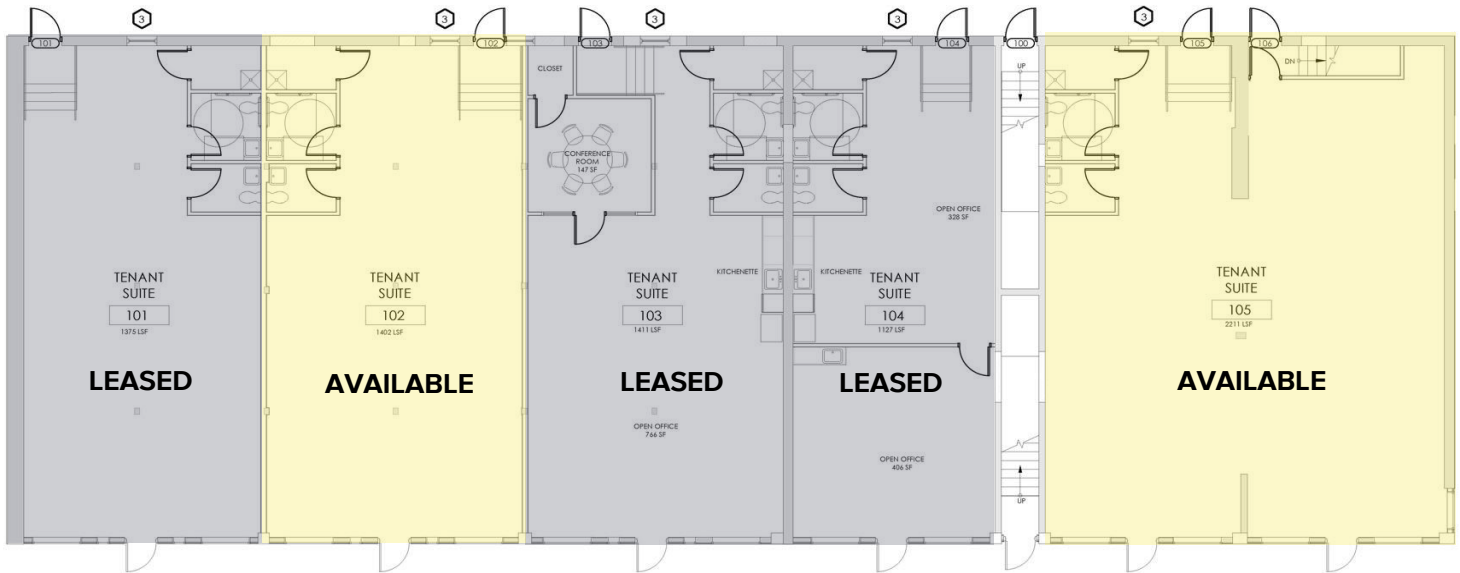
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FIRST FLOOR PLAN
3/16" = 1'-0"



Second Floor Plan
1/8" = 1'-0"

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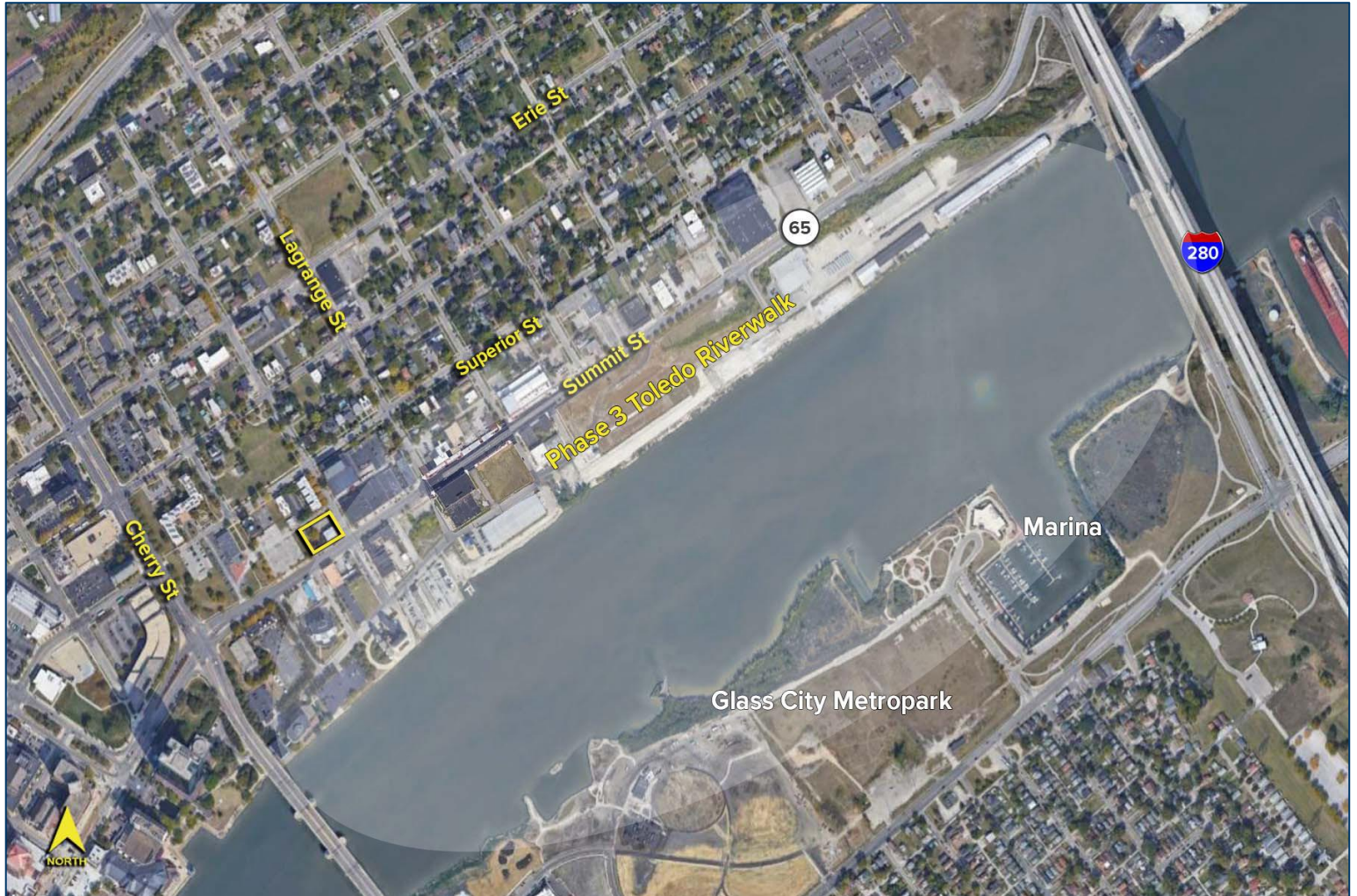
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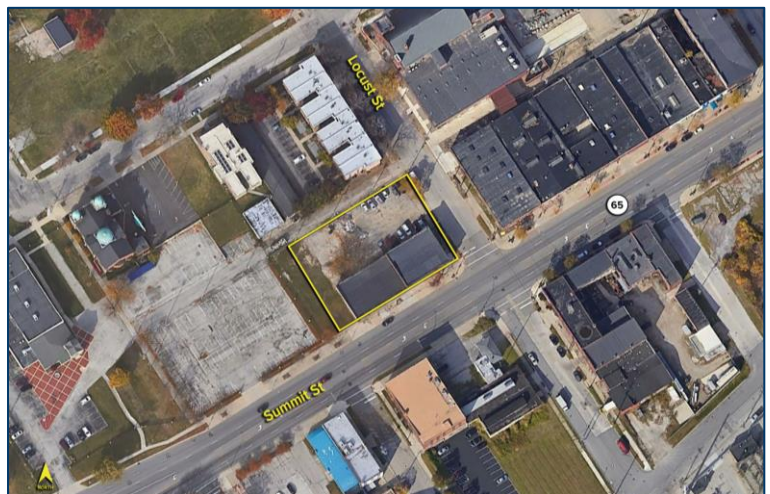


TRAFFIC COUNTS (TWO-WAY)

7,650	N. Summit Street
3,300	Lagrange Street
15,251	Cherry Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,744	\$27,226
3 MILE	86,254	\$39,814
5 MILE	191,576	\$50,205



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