

# THE BREWERY @ SOUTHLAND SHOPPING CENTER

TOLEDO, OH  
RETAIL SPACE FOR LEASE

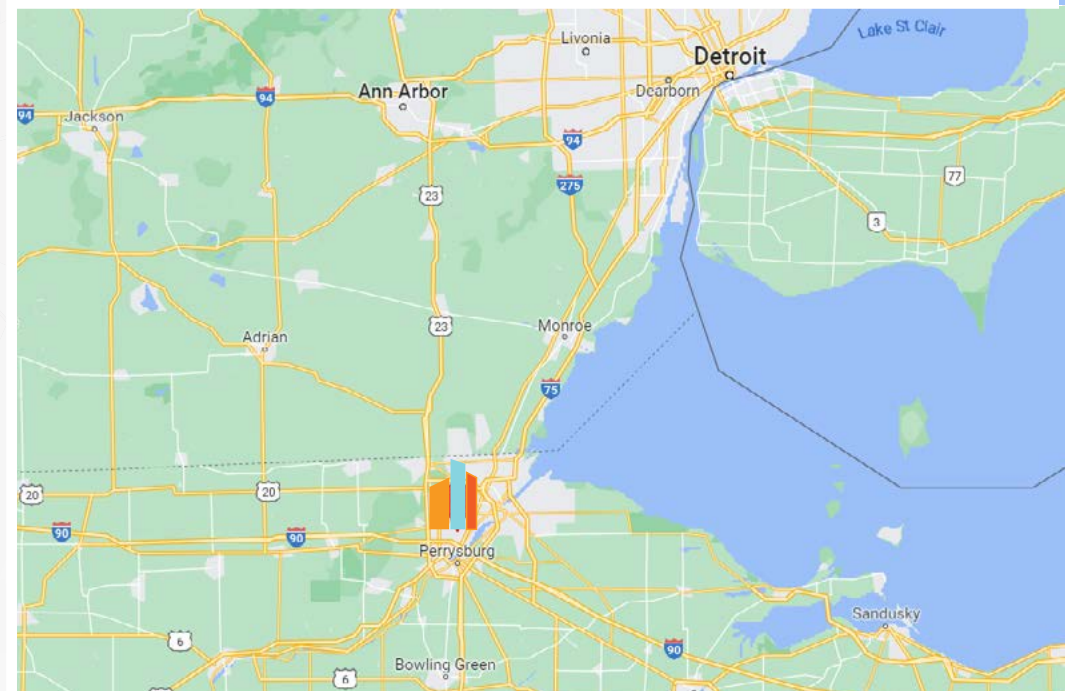
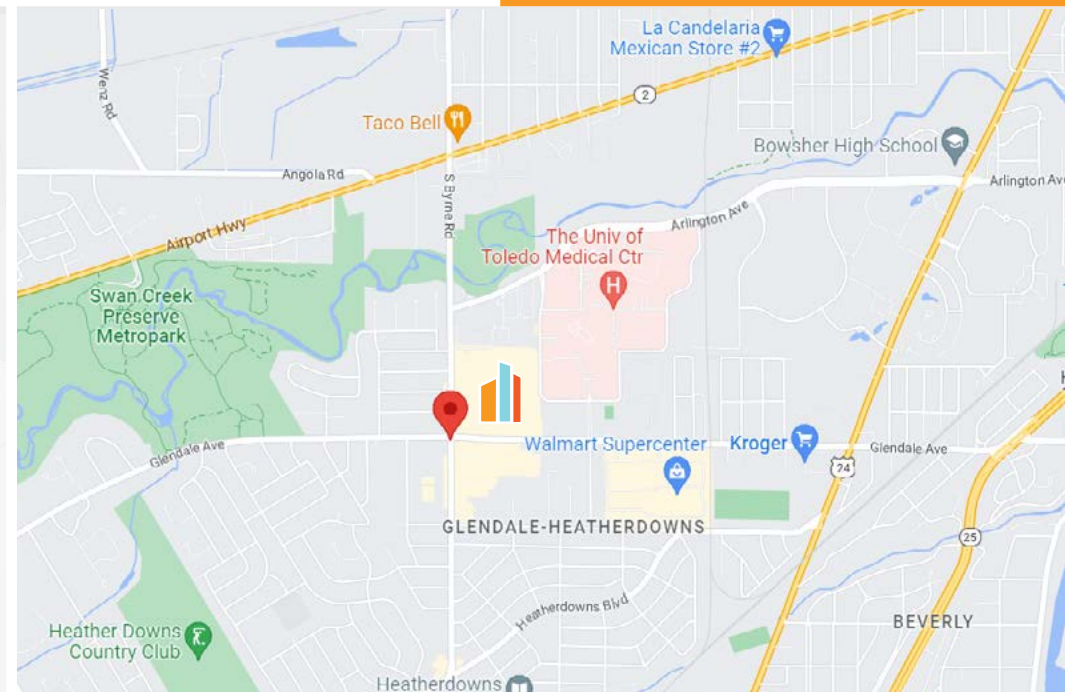


### PROPERTY ADDRESS:

1415 S. Byrne Road, Toledo, OH 43614

- New Electrical 3-Phase 800 Amp Service.
- New Trane High Efficiency Roof Top Units.
- 3,000 SF of 8" Thickened Slab for Brewery or Distillery Setup with Sloped Floor to Trench Drains. Trench Drains Installed with New Cast Iron Pipe to Handle High Temperatures.
- Truck Docks with One Expanded Height Door.
- Underground Rough Plumbing Installed for Oversized Bar Area (640 SF) with (160 SF Cooler Area).
- Underground Rough Plumbing Installed for Large Women's Restrooms (220 SF), Large Men's Restrooms (220 SF), Family Restrooms & 2 Employee Restrooms.
- Underground Rough Plumbing Installed for 800 SF Kitchen Including Grease Trap.
- Designed to Accommodate (800 SF Cooler Area) in Back of House.
- 2,500 SF Outdoor Patio Area with 12' High Retaining Wall.

| DEMOGRAPHICS            | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------------|----------|----------|----------|
| Population              | 10,881   | 78,163   | 185,057  |
| Households              | 5,370    | 35,368   | 81,641   |
| Population Median Age   | 38.4     | 37.3     | 37.6     |
| Employees               | 4,149    | 26,455   | 93,884   |
| Median Household Income | \$48,859 | \$50,972 | \$56,851 |
| Total Businesses        | 326      | 2,269    | 7,071    |



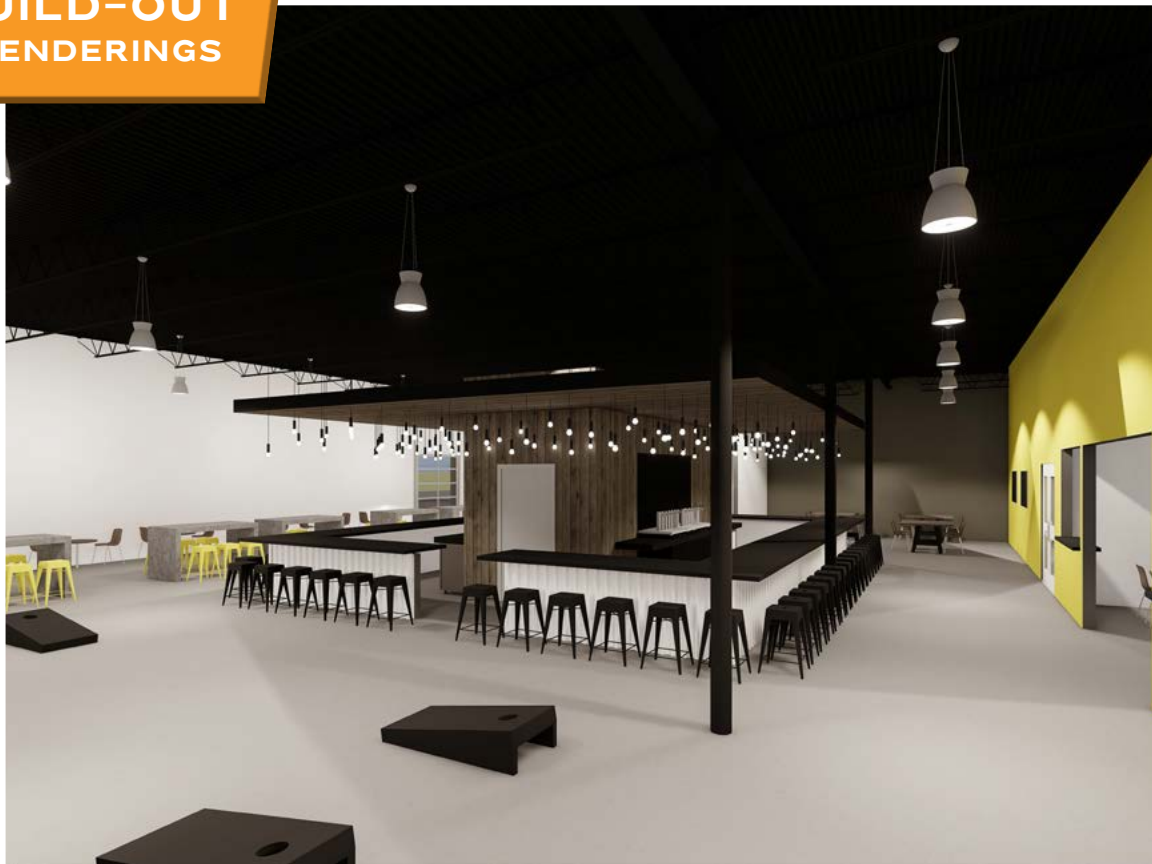


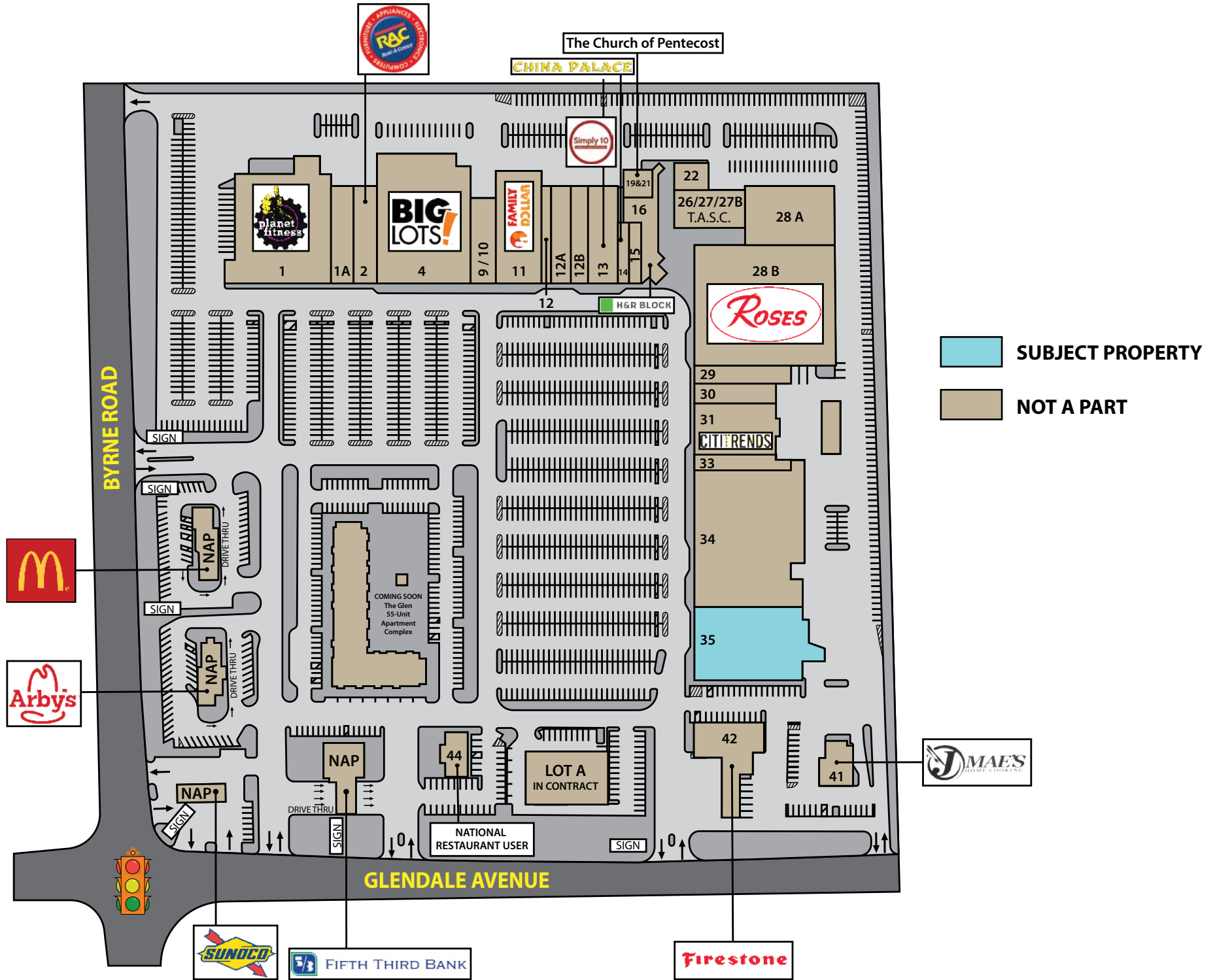
**BREWERY  
SPACE BUILD-OUT  
EXTERIOR RENDERINGS**





**BREWERY  
SPACE BUILD-OUT  
INTERIOR RENDERINGS**







**ANCHOR  
TENANTS**  
(NOT A PART OF OFFERING)



## TOLEDO, OHIO

- A major Midwestern port city situated on the Michigan border at the western end of Lake Erie
- 55 miles south of Detroit; 100 miles northeast of Fort Wayne; 115 miles west of Cleveland

- 266,000 residents; 4th largest city in Ohio
- 511,000 people in the 4-county metro area
- County seat of Lucas County
- #97 "Best Places to Live" - U.S. News

### ECONOMY

- Long known as "The Glass City" due to its long history in glass manufacturing including windows, bottles, windshields, construction materials, and art
- Key industries include advanced manufacturing, automotive, energy, food processing, and logistics and distribution
- \$13.37 billion in capital investment in these key industries has created more than 21,000 jobs in Northwest Ohio in the last 5 years
- Located in the heart of the North American marketplace; can reach more than 60% of U.S. and Canadian markets within a day's drive
- Home to a substantial automotive industry that is recognized as one of the top automotive supply regions in the U.S.
- Toledo Assembly Complex - Produces 450,000 Jeep Wranglers annually
- Toledo Propulsion Systems - The most productive transmission plant in the country
- A major trade center for the Midwest due to the Toledo Port, the 5th-busiest port on the Great Lakes
- Home to Fortune 500 companies such as Dana Holding Corp., Owens Corning, The Andersons, and Owens Illinois
- The largest employers include ProMedica Health Systems (14,465), Mercy Health (8,827), University of Toledo (7,000), Whirlpool Corporation (6,182), FCA US LLC (6,159), and HCR Manorcare (3,293)



TOLEDO COMPLEX



TOLEDO PROPULSION SYSTEMS



TOLEDO PORT

# TOLEDO, OHIO

## DEVELOPMENTS

- #1 "Tier II Metro in the U.S. for Economic Activity" — Site Selection Magazine (2020)
- Ranked #5 for manufacturing in the U.S. by Business Facilities Magazine (2022)
- Listed in the top 10 for economic development in the country 6 out of the last 7 years by Site Selection Magazine
- **Glass City Center** - A \$70 million renovation and expansion to the city's convention center; opened in January 2023
- **The Glass City Riverwalk** - A nearly funded proposed \$200 million development of 300 acres on the Maumee River
- **First Solar Expansion** - A \$680 million, 2-million square foot expansion of its solar manufacturing plant; the expansion will make the facility the largest in the world outside of mainland China; Expected to be completed in the summer of 2023 and create 700 full-time jobs
- In additional \$270 million research and development center will be constructed adjacent to the solar module manufacturing plant; expected to open in 2024 and create 100 jobs
- **Renovations of Spitzer and Nicholas Buildings** - Planned mixed-use development for two of the oldest buildings in downtown Toledo; expected to cost \$179 million and spur substantial development in this section of downtown



GLASS CITY CENTER



THE GLASS CITY RIVERWALK



FIRST SOLAR MANUFACTURING PLANT