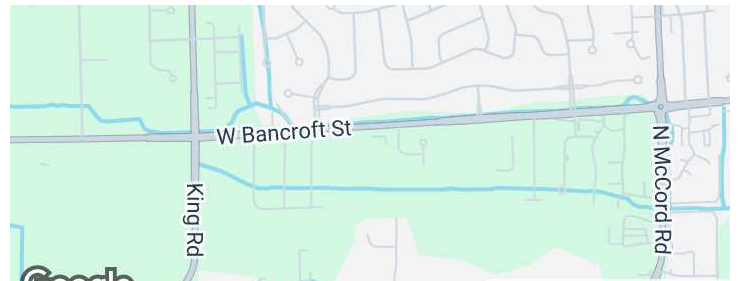




7337 W. Bancroft St. Toledo, OH 43615

Property Highlights

- One retail suite available at the main entrance of the St. James Club
- Excellent visibility on W. Bancroft St. with dedicated signage opportunity
- Ideal for wellness, retail, health, or professional services that complement the club's offerings
- Benefit from built-in foot traffic from daily club members and fitness clients
- Located in a high-density residential area near University of Toledo and major roadways
- Substantial amount of parking and shared access with club members and visitors
- Potential Outdoor Playground available 4,000 SF
- Previously a Day Care, excellent opportunity and floorplan to accommodate a new facility



Offering Summary

Lease Rate:	\$14.00/ SF NNN
Gross SF	4,265 SF

For More Information



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Location Information

Street Address	7337 W. Bancroft St.
City, State, Zip	Toledo, OH
County	Lucas
Township	Springfield
Side of the Street	South
Nearest Highway	I-75
Nearest Airport	Toledo Express

Building Information

Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	1
Year Built	1955
Construction Status	Existing

Property Information

Zoning	19-C2 General Commercial
Traffic Count/ Street	7424 W. Bancroft St.
Parking spaces	150 shared

Utilities & Amenities

Central HVAC	Yes - (2) rooftop units approx. 5 years old
Power	3-phase capable
Restrooms	1 stall, 2 urinals - Men's; 2 stalls - Women's
Water/ Sewer	City

Front Retail Space 4,265 SF

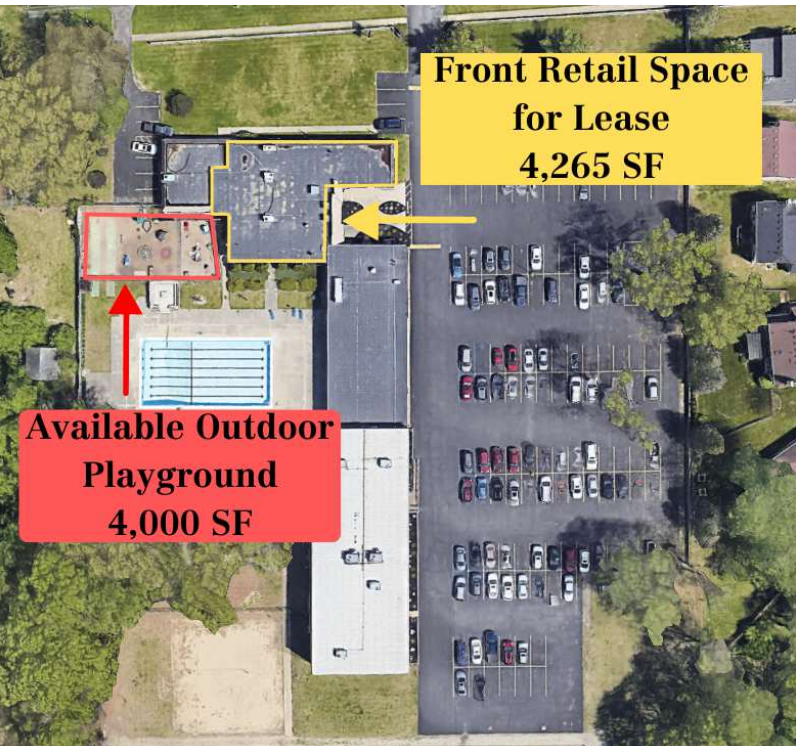




Private Entrance



Illuminated Signage



Aerial of Available Space for Lease



Private Entryway



Current Space



Current Space



Conceptual Rendering



Conceptual Rendering



Current Spaces



Current Spaces



Conceptual Rendering



Conceptual Rendering



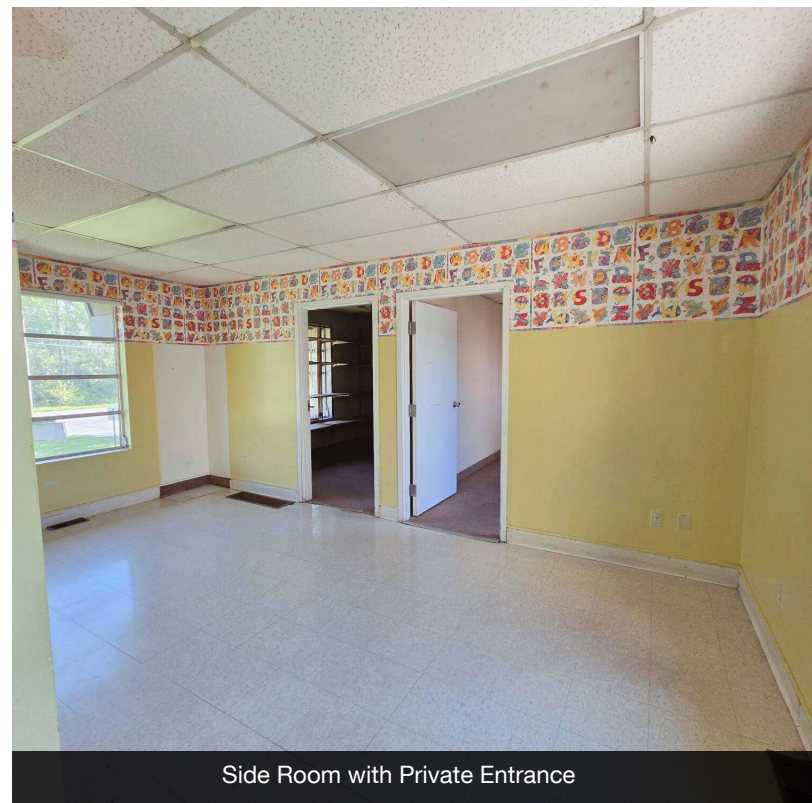
Kitchen



Entry to Private Rooms



Back Hall to Patio

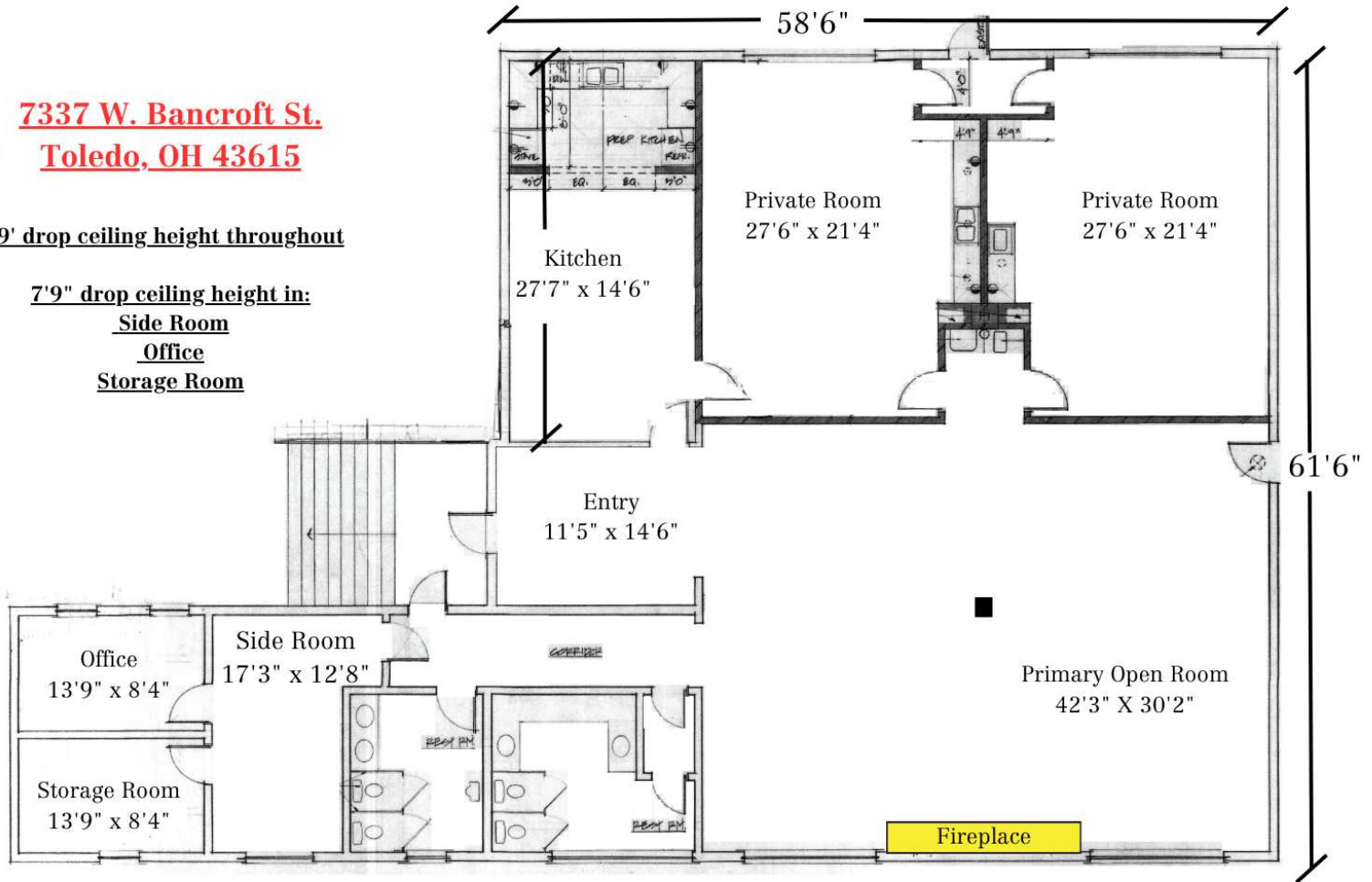


Side Room with Private Entrance

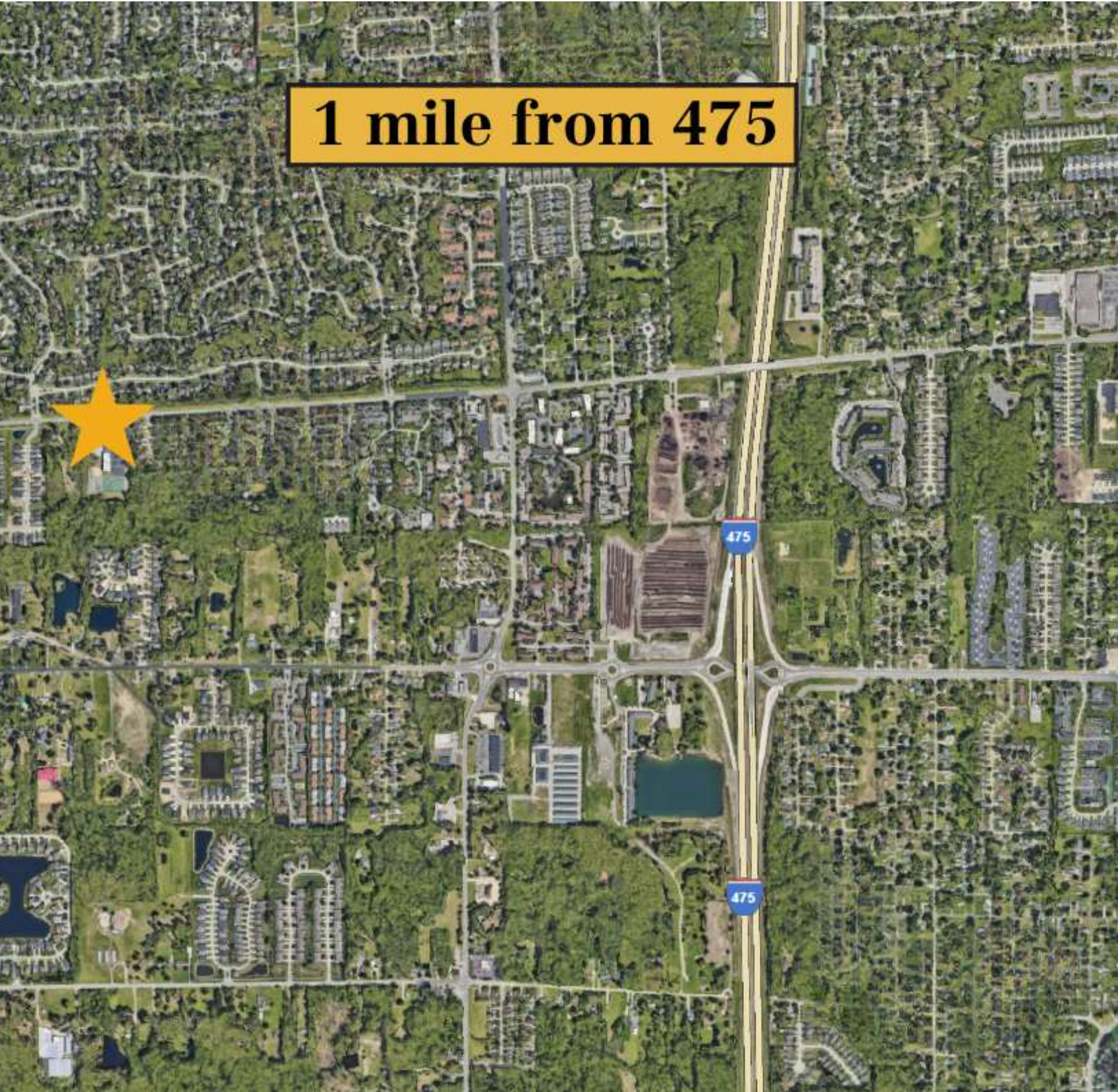
7337 W. Bancroft St.
Toledo, OH 43615

9' drop ceiling height throughout

7'9" drop ceiling height in:
Side Room
Office
Storage Room



1 mile from 475



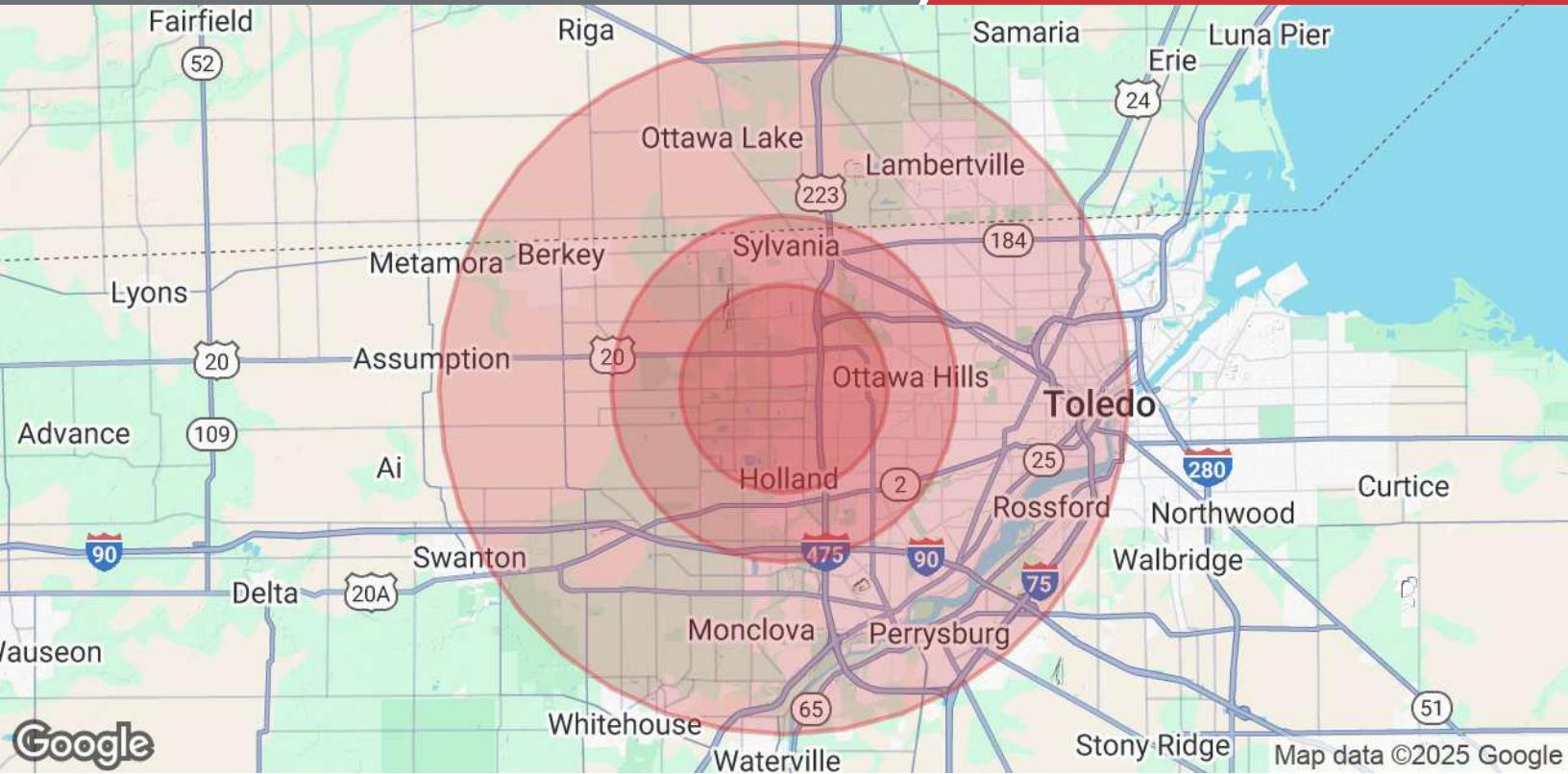
St. James Club

Fitness & Swim

St. James Club is a 30,000 square foot, full-service health and fitness facility, centrally located in Toledo, OH. Renowned for its welcoming atmosphere, the club draws members from surrounding neighborhoods, including families, active adults, and health-conscious professionals seeking a vibrant, community-focused environment.

- **State-of-the-Art Fitness Center:** Complete with treadmills, ellipticals, Cybex Arc Trainers, recumbent bikes, rowing machines, and a full range of weight machines.
- **Indoor & Outdoor Heated Pools:** Perfect for year-round swimming, family fun, and aquatic fitness.
- **Unlimited Group Exercise Classes:** From HIIT, cycling, and boot camps to yoga, Pilates, and Zumba – all included with membership.
- **Specialized Programs:** SilverSneakers for seniors, personal training, and PT Link Therapy for rehabilitation.
- **Saunas & Steam Rooms:** For post-workout relaxation and wellness.
- **Family-Friendly Policies:** Supervised youth access and a variety of membership plans for individuals, couples, families, and seniors.
- **Social & Community Events:** Regularly scheduled activities foster a sense of
- **Young Professionals:** Seeking convenient fitness options and networking opportunities.
- **Families:** Drawn by the safe, friendly environment and youth programming.
- **Active Seniors:** Engaged through SilverSneakers and low-impact classes.
- **Health Enthusiasts:** Attracted by top-tier equipment, group classes, and wellness services.

The club's reputation for friendliness, cleanliness, and variety has built a loyal membership base, with many families participating for decades. Its location on W Bancroft St ensures high visibility and easy access from multiple Toledo neighborhoods and nearby communities.



Population	3 Miles	5 Miles	10 Miles
Total Population	86,060	202,699	438,815
Average Age	38	38	41
Average Age (Male)	37	37	39
Average Age (Female)	39	39	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	36,289	86,116	189,182
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$47,435	\$60,307	\$78,566
Average House Value	\$94,960	\$123,022	\$179,388

Demographics data derived from AlphaMap