

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	14,092 SF
Available SF:	912 - 2,201 SF
Lot Size:	1.87 Acres
Year Built:	2007
Market:	Toledo
Submarket:	West Toledo/Sylvania
Traffic Count:	18,411

Property Overview

- Professionally maintained retail center located directly across from University of Toledo main campus - enrollment of approximately 23,000 students.
- Current availabilities range from 912-2,201 SF. Suites B-1 & B-2 can be combined.
- 18,411 vehicles per day on Dorr Street and 12,750 vehicles per day on Douglas Road.
- Ample parking with approximately 95 spaces.



Ryan Miller

419.794.3961
rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Lease Details

Available SF	912 - 2,201 SF
Lease Rate	\$14.00 SF/yr
Lease Type	NNN

Building Information

Building Size	14,092 SF
Number Of Floors	1
Year Built	2007
Tenancy	Multiple
Center Type	Street Retail
Construction Status	Existing
Clear Ceiling Height (Max)	19 ft

Property Details

Acreage	1.87 Acres
Parcel / APN Numbers	20-54311
Lot Frontage	270 ft
# Parking Spaces	95

Location Information

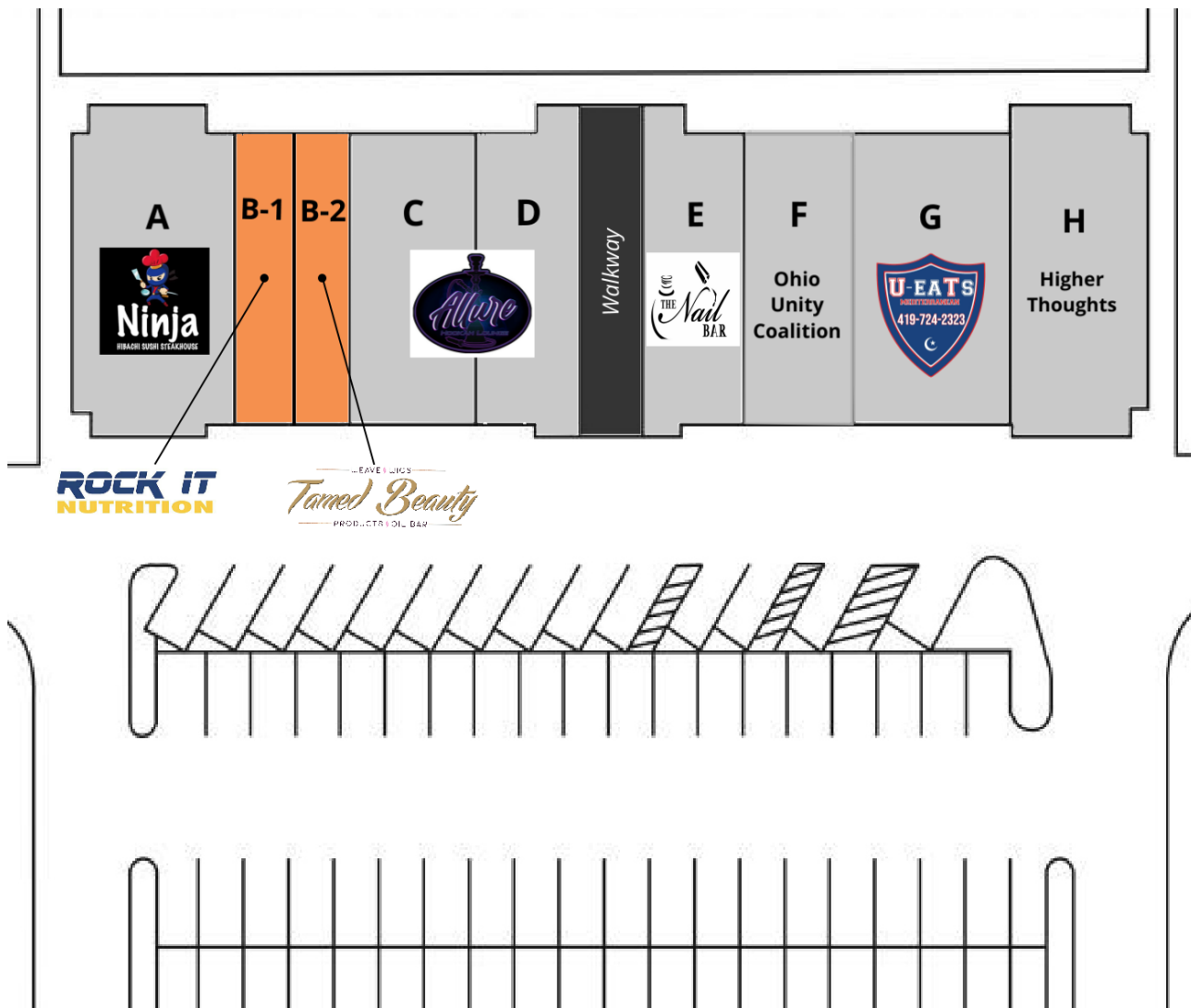
Building Name	Rocket Center
City, State & Zip	Toledo, OH 43607
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Broer Avenue
Traffic Count	18,411

Ryan Miller

419.794.3961
rmiller@rkcommercial.com

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite B-1	Available	912 - 2,201 SF	NNN	\$14.00 SF/yr	Retail
Suite B-2	Available	1,289 - 2,201 SF	NNN	\$14.00 SF/yr	Retail

Ryan Miller
 419.794.3961
 rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Ryan Miller

419.794.3961

rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Can be combined:
2,201 SF

Suite B-1
912 SF

Suite B-2
1,289 SF



Ryan Miller

419.794.3961

rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Ryan Miller

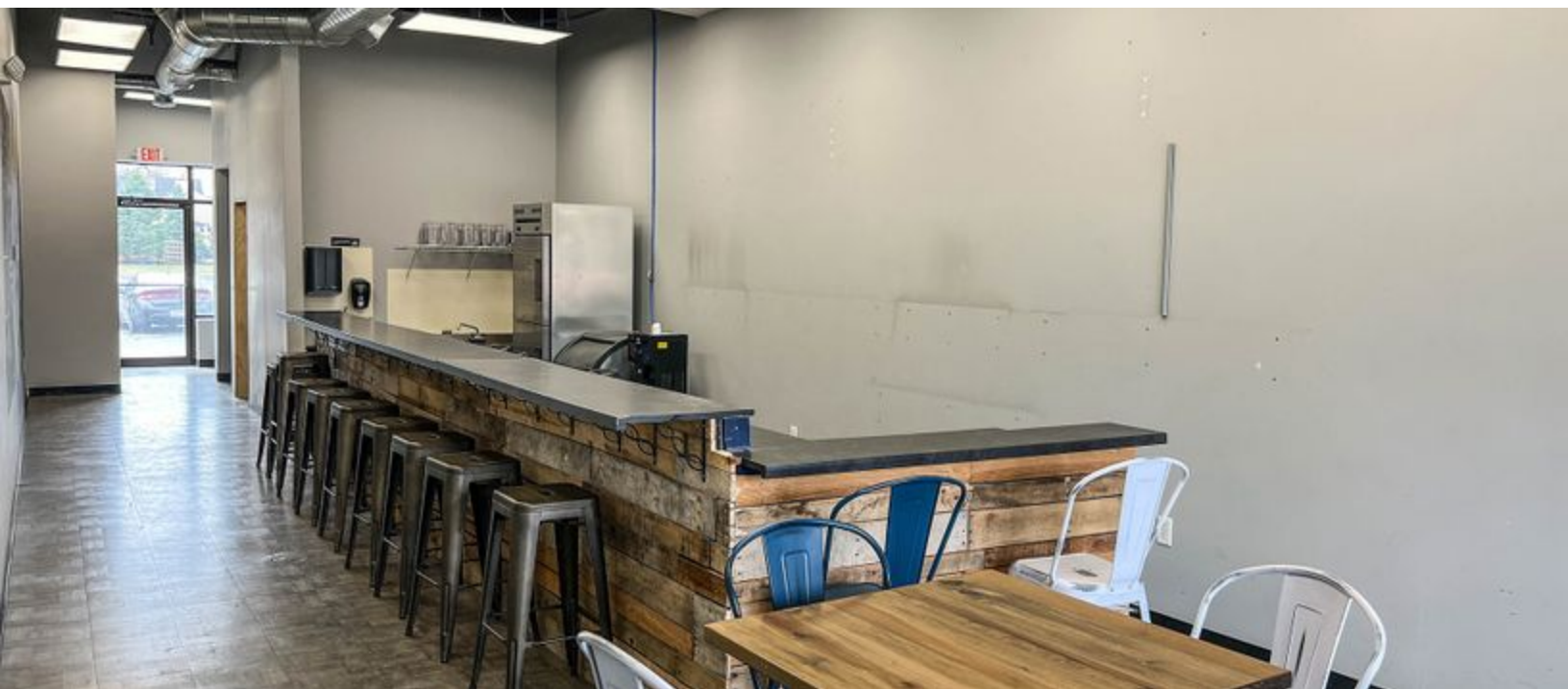
419.794.3961

rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Ryan Miller

419.794.3961

rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607

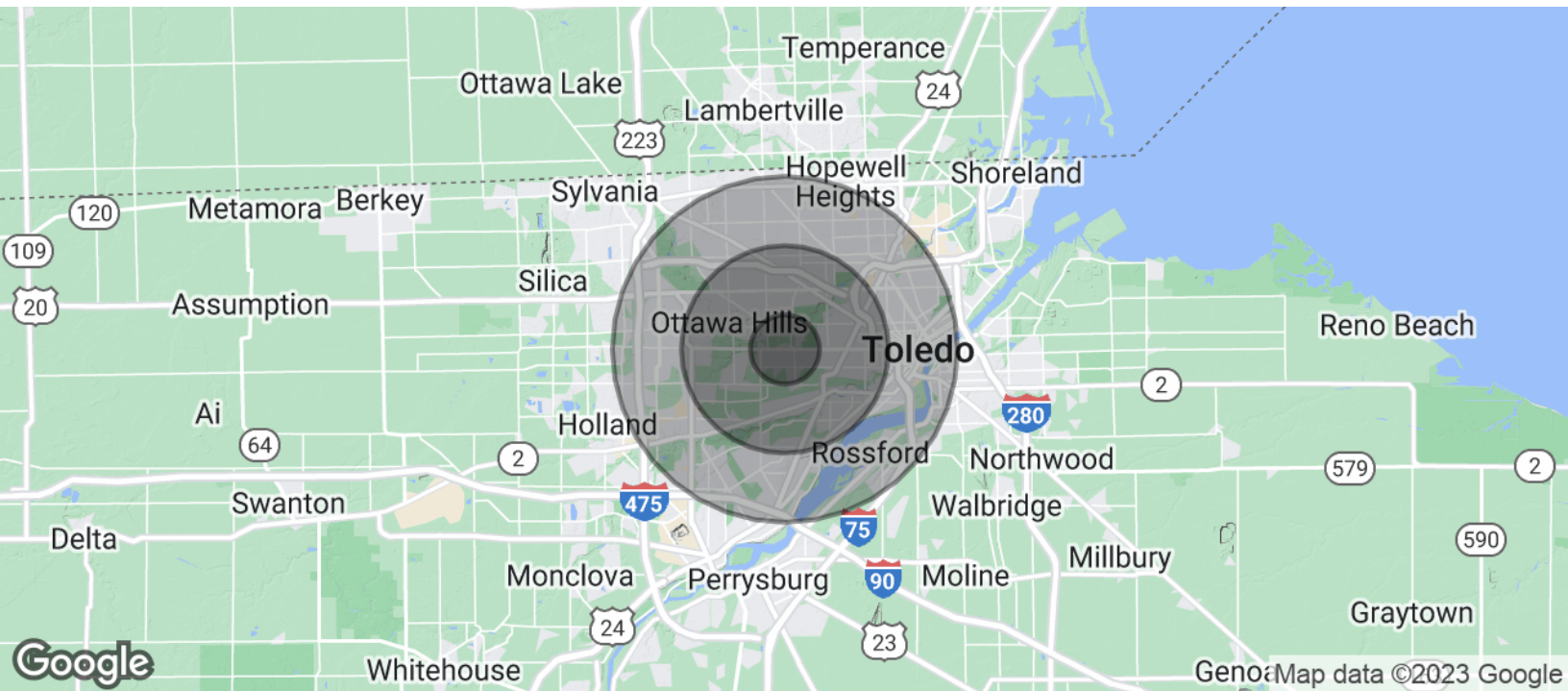


Ryan Miller
419.794.3961
rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Population	1 Mile	3 Miles	5 Miles
Total Population	11,974	107,177	275,223
Average Age	27.3	33.7	35.6
Average Age (Male)	25.6	31.4	33.8
Average Age (Female)	29.8	35.6	37.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,390	43,326	114,369
# of Persons per HH	3.5	2.5	2.4
Average HH Income	\$44,533	\$48,298	\$50,904
Average House Value	\$82,952	\$99,664	\$125,403

* Demographic data derived from 2020 ACS - US Census

Ryan Miller
 419.794.3961
 rmiller@rkcommercial.com

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

ROCKET CENTER

2903 Dorr Street, Toledo, OH 43607



Ryan Miller

419.794.3961

rmiller@rkgcommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.