

3136 LAGRANGE STREET  
TOLEDO, OH 43608

RETAIL SPACE FOR SUBLEASE  
8,922 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**FORMER DOLLAR GENERAL**



## GENERAL INFORMATION

Lease Rate:	Contact agent
Available Space:	8,972 SF
Building Size:	8,972 SF (per AREIS)
Number of Stories:	1
Year Constructed:	2013
Condition:	Great
Lot Dimensions:	Irregular – 260' of frontage on Lagrange Street
Acreage:	0.9 (per AREIS)
Closest Cross Street:	Streicher St. & Park St.
County:	Lucas
Zoning:	Storefront Commercial
Parking:	35± spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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# 3136 Lagrange Street, Toledo, Ohio 43608

## Retail Space For Sublease

8,922  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Floors:	Concrete
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Restrooms:	2
Overhead Doors:	None
Sprinklers:	No
Signage:	Pylon

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,607	\$35,593
3 MILE	90,514	\$43,994
5 MILE	216,949	\$53,184

### TRAFFIC COUNTS (TWO-WAY)

6,906	Lagrange Street
3,426	E. Central Avenue
6,839	E. Manhattan Blvd.

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal 1 month's rent
Improvements Allowance:	Negotiable

### REAL ESTATE TAXES

TD:	12
Parcels:	12314
Assessor Number:	02130024
Total Annual Taxes:	\$35,041

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediate
Sign on Property:	No
Showing Instructions:	Contact brokers

### Comments:

- Sublease is available
- Current lease expires October 31, 2028
- Full lease information available
- Distance to 1.26 miles to I-75 and 2.05 miles to I-280

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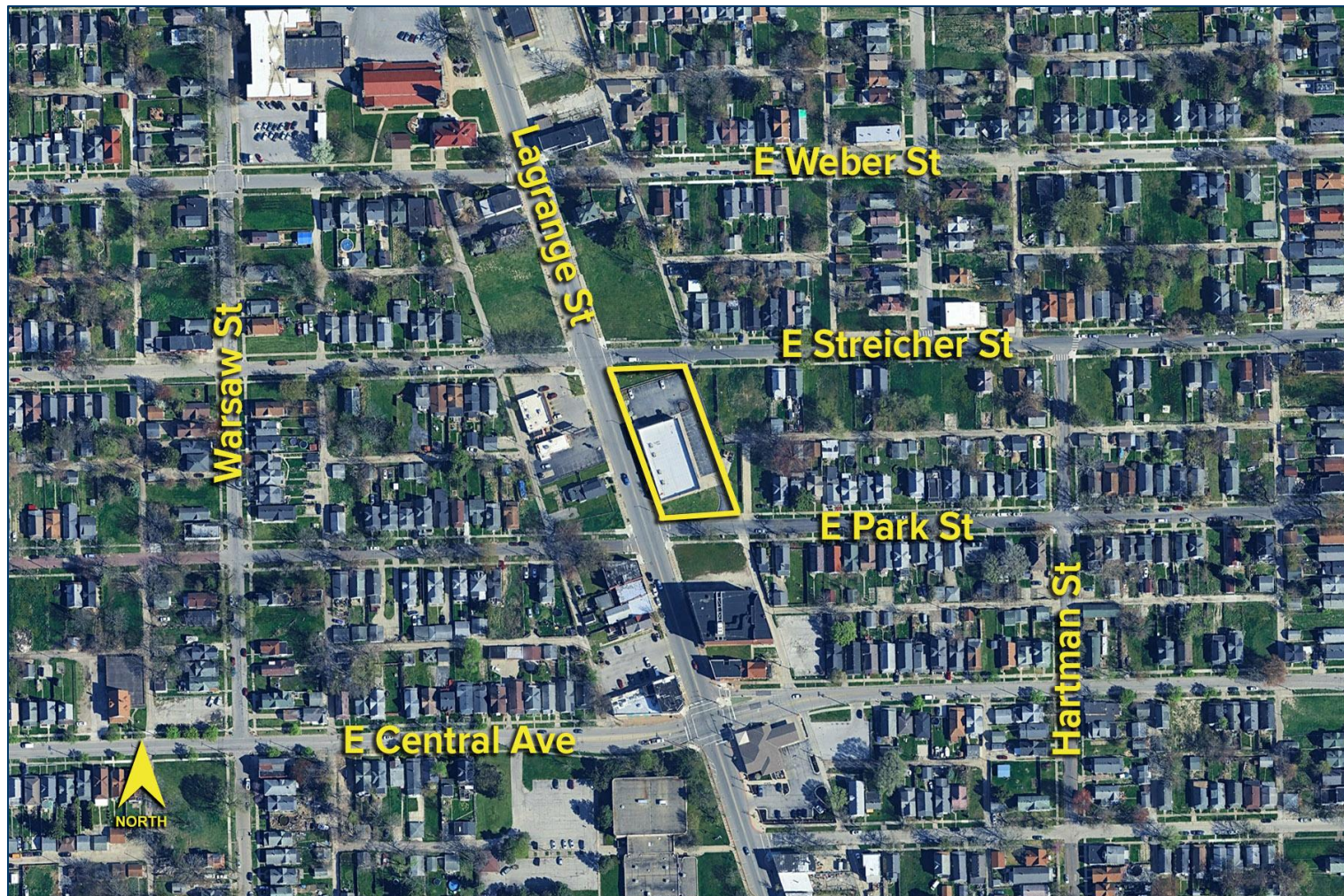
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