

105 GOLDEN GATE PLAZA
MAUMEE, OH 43537

RETAIL FOR LEASE
14,673± Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER RITE AID



GENERAL INFORMATION

| | |
|-----------------------|--|
| Lease Rate: | \$15.00 per square foot NNN |
| Space Available: | 14,673± SF plus drive thru |
| Building Size: | 14,673± square feet |
| Number of Stories: | One |
| Year Constructed: | 2009 |
| Condition: | Very good |
| Closest Cross Street: | Conant Street @ Anthony Wayne Trail |
| Acreage: | 1.66± acres |
| Land Dimensions: | 214.51'- AWT x 307.66' - Conant |
| County: | Lucas |
| Zoning: | C-1 |
| Parking: | See site plan |
| Curb Cuts: | Two – REA access easement off Gibbs Street |
| Street: | 4 lane with center turn |



For more information, please contact:

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

| | |
|--------------------|--|
| Exterior Walls: | Decorative block & brick |
| Structural System: | Block |
| Roof: | Flat Carlise rubber |
| Floors: | Concrete |
| Floor Coverings: | Tile in storeroom |
| Ceiling Height: | Retail area – 13'6", warehouse – 14' under sprinkler |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | Three 12.5-ton, one 7.5-ton |
| Power: | 800amp/3-phase |
| Restrooms: | Two |
| Sprinklers | Yes |
| Elevator: | Freight |
| Signage: | Freestanding & façade |

LEASE DETAILS

| | |
|-------------------------|--------------------|
| Term: | 5 years |
| Security Deposit: | 1 month's rent |
| Options: | Negotiable |
| Improvements Allowance: | None |
| Tenant Responsible For: | Absolute net lease |

BUILDING INFORMATION

| | |
|-------------------|--------------------------------|
| Current Tenant: | Former Rite Aid |
| Occupancy Date: | Upon lease execution |
| Sign on Property: | Yes |
| Key Available: | Call Tim Gibson – 419.343.2718 |

2026 REAL ESTATE TAXES

| | |
|------------------|-------------|
| Parcel Number: | 36-09808 |
| Assessor Number: | 43168044 |
| Total Taxes: | \$50,366.13 |

Comments:

- Former Rite Aid building in very good condition.
- 5th highest volume store in the State of Ohio per www.placer.ai.
- Situated on the main corner entering Downtown Maumee.
- Excellent exposure to the Anthony Wayne Trail (SR-24) and Conant Street (SR-20).

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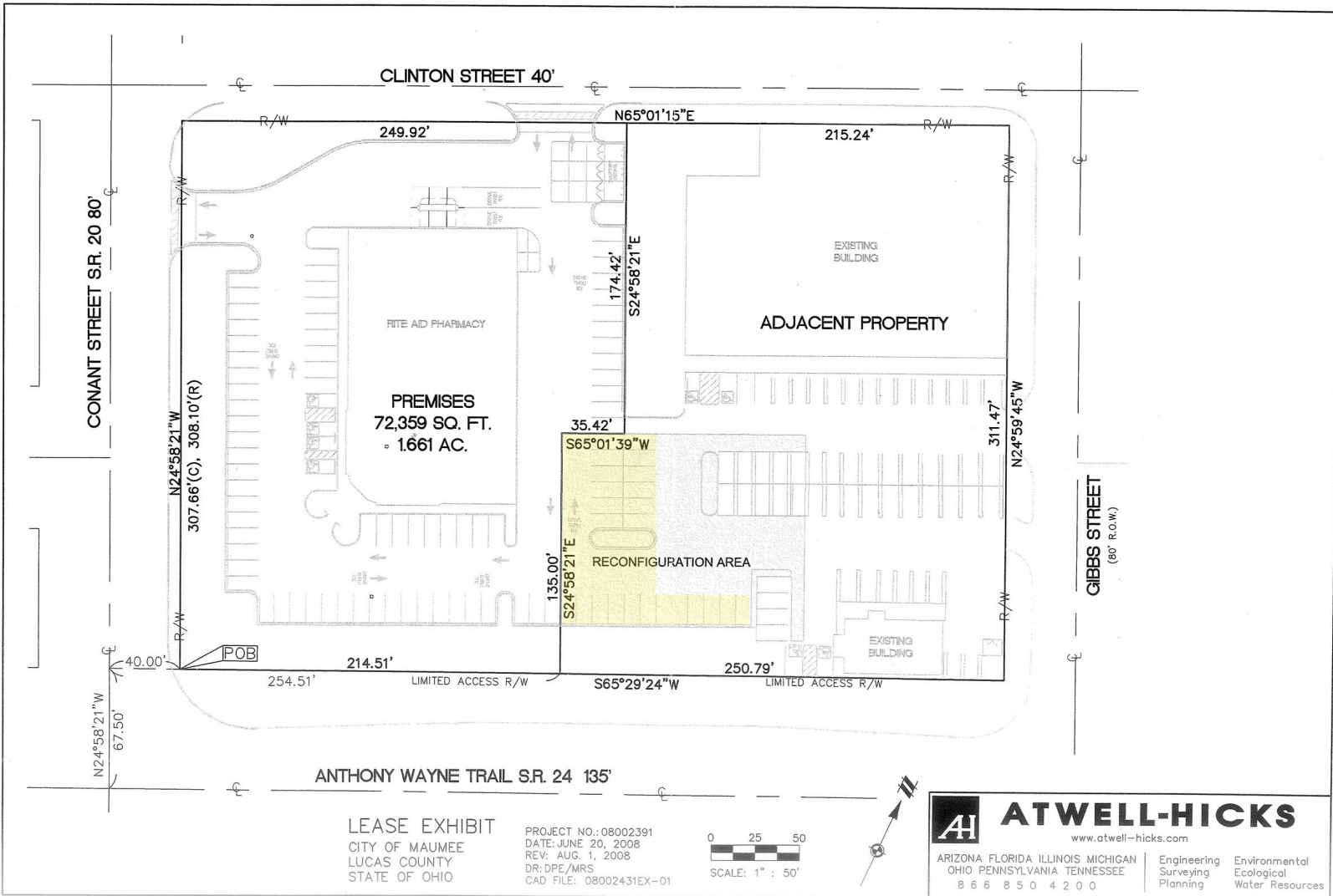
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There are 85 total parking spaces. 61 spaces are permanent with the former Rite Aid. 24 spaces could potentially be eliminated upon development of the adjacent property but must leave access to Gibbs Street for this parcel. Shaded area denotes the 24 spaces that could be eliminated.

There is an adjacent parcel of 1.46±-acres available.

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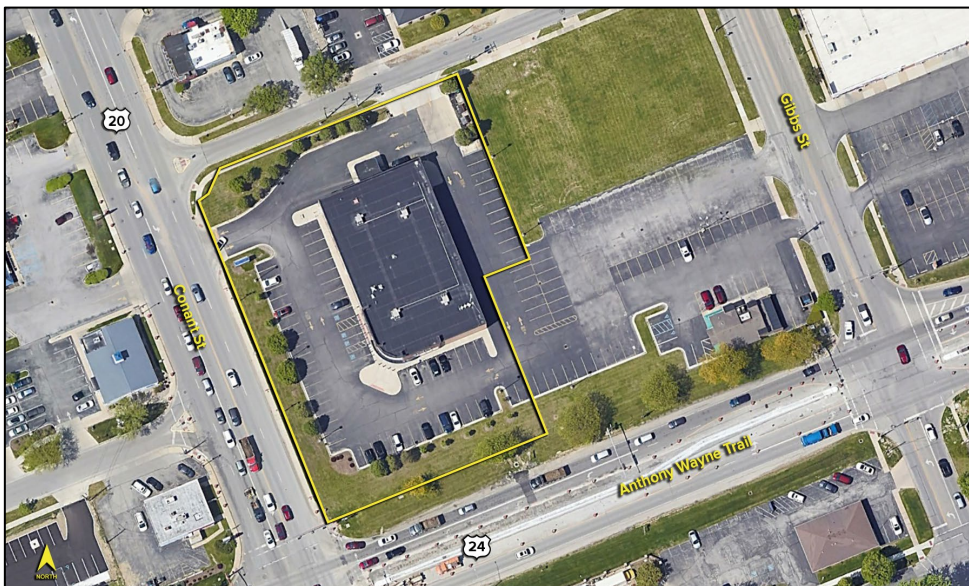
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DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 4,788 | \$91,987 |
| 3 MILE | 54,420 | \$90,348 |
| 5 MILE | 119,010 | \$86,225 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|---------------------|---------------|
| CONANT STREET | 18,266 (2025) |
| ANTHONY WAYNE TRAIL | 17,678 (2025) |
| GIBBS STREET | 6,547 (2025) |

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