



125 And 129 W. Wayne St. Properties For Lease

Maumee, Ohio 43537

Property Highlights

- Exciting Retail Opportunities in Uptown Maumee
- Located in Maumee's vibrant DORA district
- Recently upgraded W. Wayne St. featuring new sidewalks, lighting, and landscaping
- Zoned 16-C3 Uptown Commercial District
- Stunning facades with upgraded windows
- Rear patio areas with potential for rooftop patios or bars
- Optional rear garage space for expanded patio use
- Motivated landlord ready to support your vision!

Offering Summary

Lease Rate:	Negotiable
129 W. Wayne	Lower Available: 1000 +/-SF Upper and Lower Available:
125 W. Wayne	520+/- SF (upper), 520+/- SF (lower)
Rear Patio/ Garage	Available- SF to be determined

For More Information



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129 W. Wayne St. (Lower available)

125 W. Wayne St. (Upper & Lower available)

Property Overview

Situated in the lively city of Maumee, Ohio, this property offers an excellent combination of commercial potential and community amenities. Its prime location, with easy access to US 23 and I-475, makes it ideal for retail, office space, and entertainment venues. Surrounded by thriving retail hubs and diverse local businesses, Maumee boasts a rich history, scenic parks, and a growing Uptown district—making it an attractive option for tenants looking to establish a strong presence in this flourishing community.

These shell buildings are primed for new retail opportunities! The first floor of 129 is ideal for a restaurant or an entertainment venue. Architectural design concepts have been developed by the Buehrer Group to showcase the space's potential, with renderings illustrating a vibrant and welcoming atmosphere for all.

125 features two floors with versatile options, including expanding the interior footprint through an extension or build-out or maximizing the existing space while incorporating outdoor amenities.

The City of Maumee was awarded Strongest Town Champion in 2024!

Lease Rate	Negotiable
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Location Information

Street Address	125 W. Wayne St.
	129 W. Wayne St
City, State, Zip	Maumee, OH 43537
County	Lucas
Market	Maumee
Sub-market	Toledo
Cross-Streets	W. Wayne St. and Conant St.
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Nearest Highway	US 23 & I-475
Nearest Airport	Toledo Express and Detroit Metro

Building Information

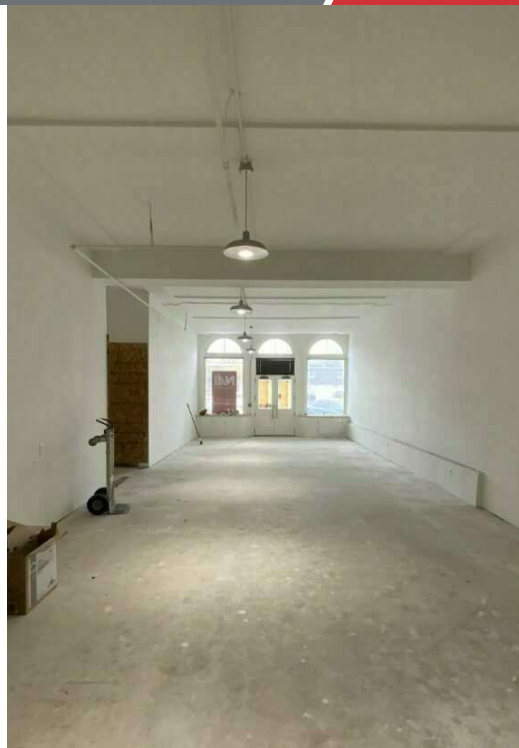
125 W. Wayne St.	1564 SF
129 W. Wayne St.	1000 SF
Tenancy	Multiple
Number of Floors	2
Construction Status	Existing
Condition	Good
Roof	Flat
Free Standing	No

Utilities & Amenities

Gas	Columbia Gas
Electric	Toledo Edison
Water/ Sewer	City of Maumee



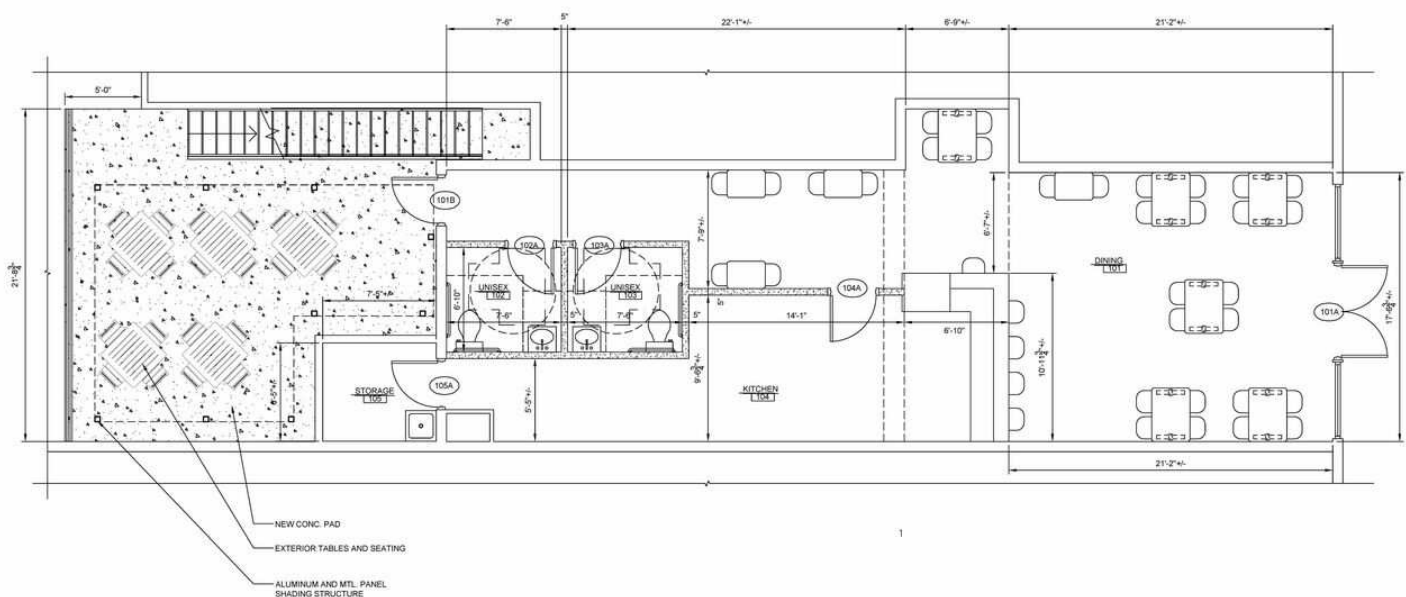
1st floor facing rear



1st floor facing W. Wayne St. entrance



Rear outdoor space



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

Sample Floorplan - All renderings courtesy of the Buehrer Group

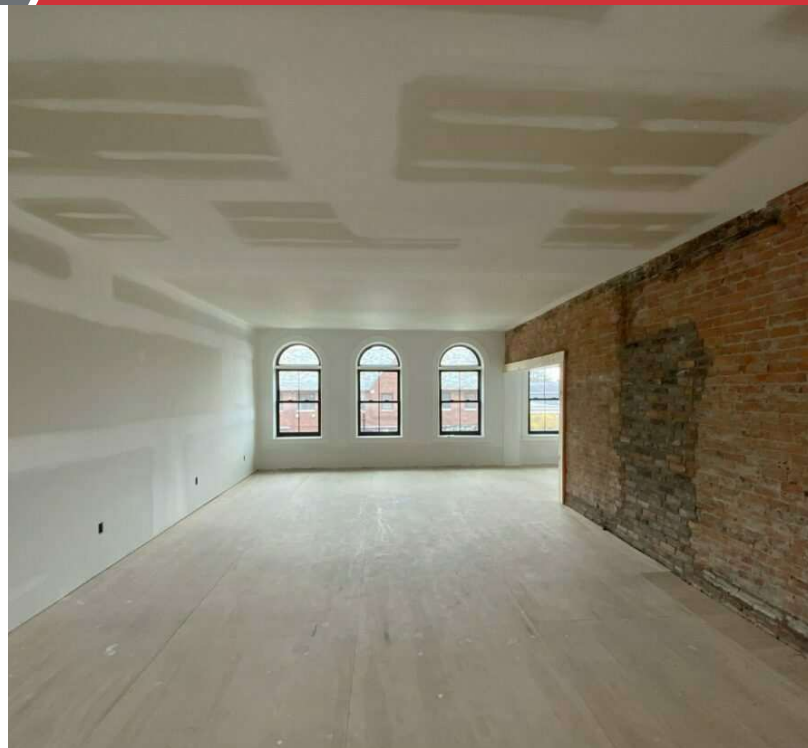
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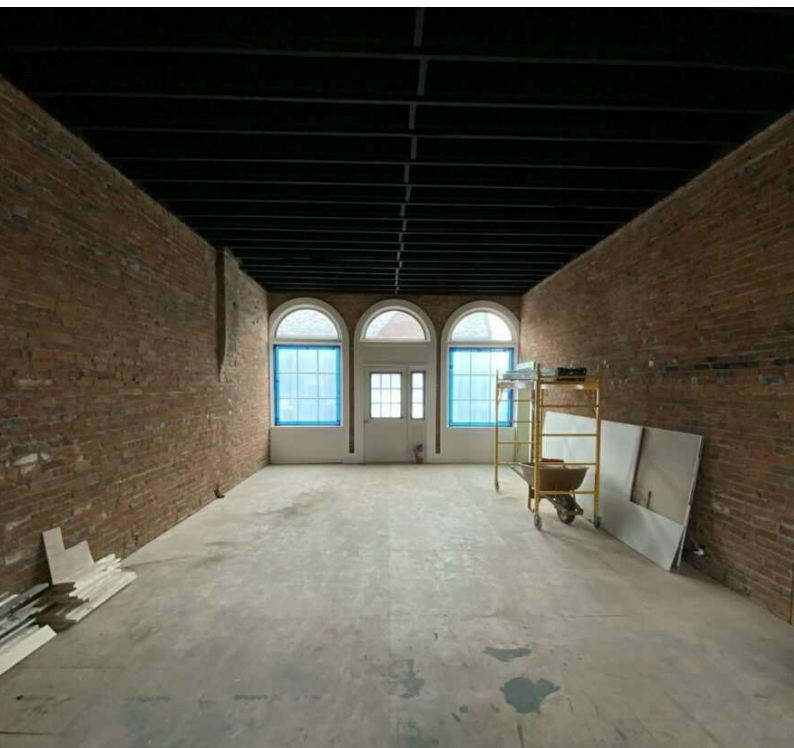




2nd floor facing W. Wayne St. (nook shown)



2nd Floor facing W. Wayne St.

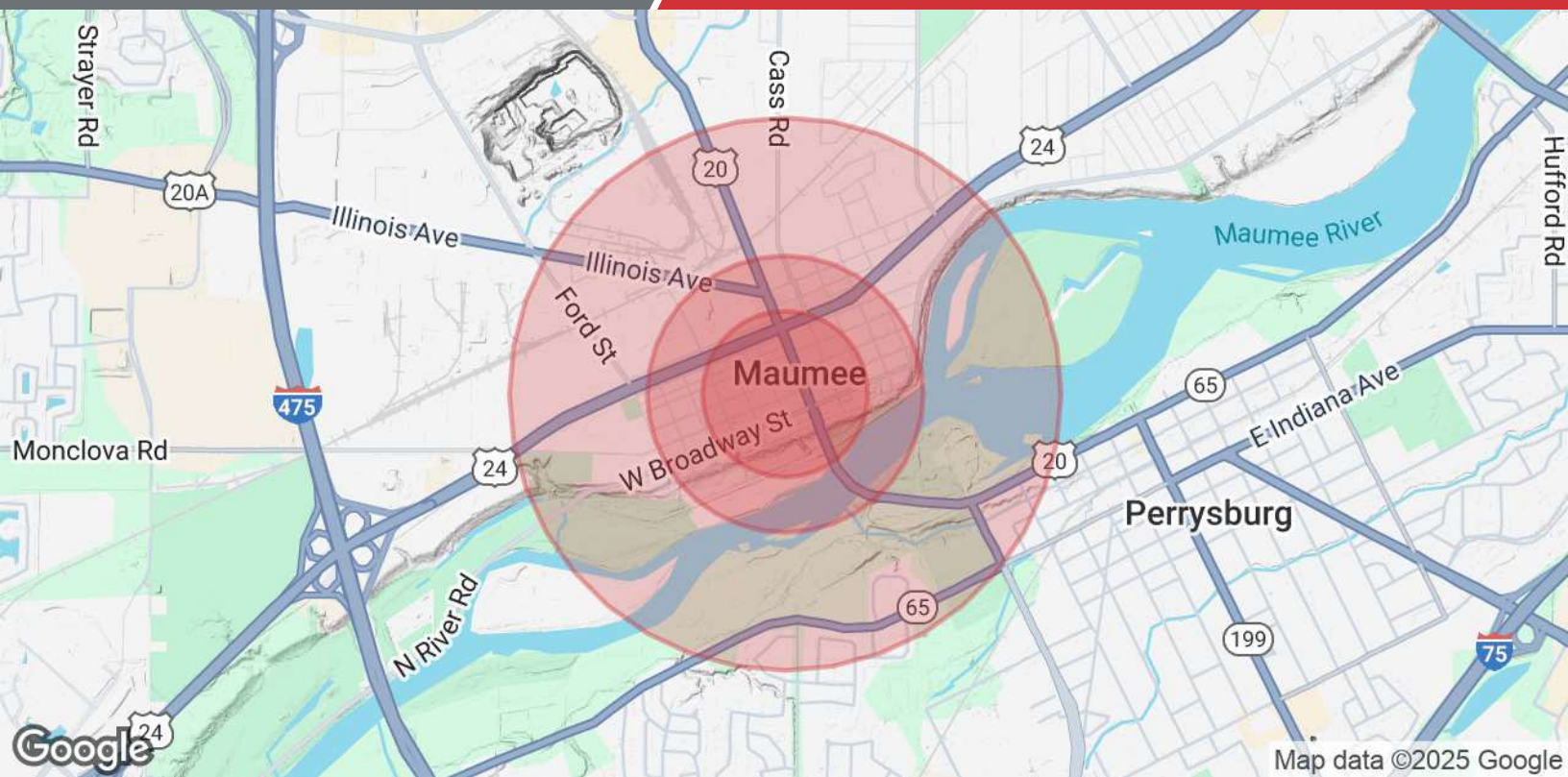


1st floor facing W. Wayne St. entrance



Outdoor space for use or building expansion





Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	805	1,823	4,476
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	44	44	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	387	857	1,984
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$92,096	\$96,066	\$110,149
Average House Value	\$258,559	\$253,958	\$269,425

Demographics data derived from AlphaMap