

**FOR SUBLEASE**

**TOCA TRAINING CENTER**

# 76,785 SF Available Rec/Flex Space

10020 S Compass Drive  
Rossford, Ohio

**TOCA**  
S O C C E R

**Sean Jamian**  
248 804 7758  
[sean.jamian@colliers.com](mailto:sean.jamian@colliers.com)

**Kurt Weber**  
248 918 3205  
[kurt.weber@colliers.com](mailto:kurt.weber@colliers.com)



**Colliers Detroit**  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
[colliers.com/detroit](http://colliers.com/detroit)



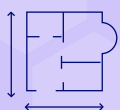
# Property Highlights



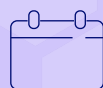
**State-of-the-Art  
Sports Facility**



**Desirable Toledo  
Location**



**76,785 SF Available  
For Sublease**



**9-Year Lease  
Remaining**



**Two 5-Year Options  
to Renew**



**1 Mile from I-75 in  
Rossford, OH**

## Property Information

|                          |                 |
|--------------------------|-----------------|
| Parcel ID                | 22-05-106-024   |
| Total Square Footage     | ± 150,000 SF    |
| Available Square Footage | ± 76,785 SF     |
| Acres                    | 6.40            |
| Field Dimensions         | 180' x 110'     |
| # of Fields              | 3               |
| Year Built               | 2006            |
| Parking Spaces           | ± 110           |
| Zoning                   | M1              |
| Clear Height             | 26'             |
| Lease Rate               | Contact Brokers |



TOCA TRAINING CENTER

# Property Aerial

S Compass Drive

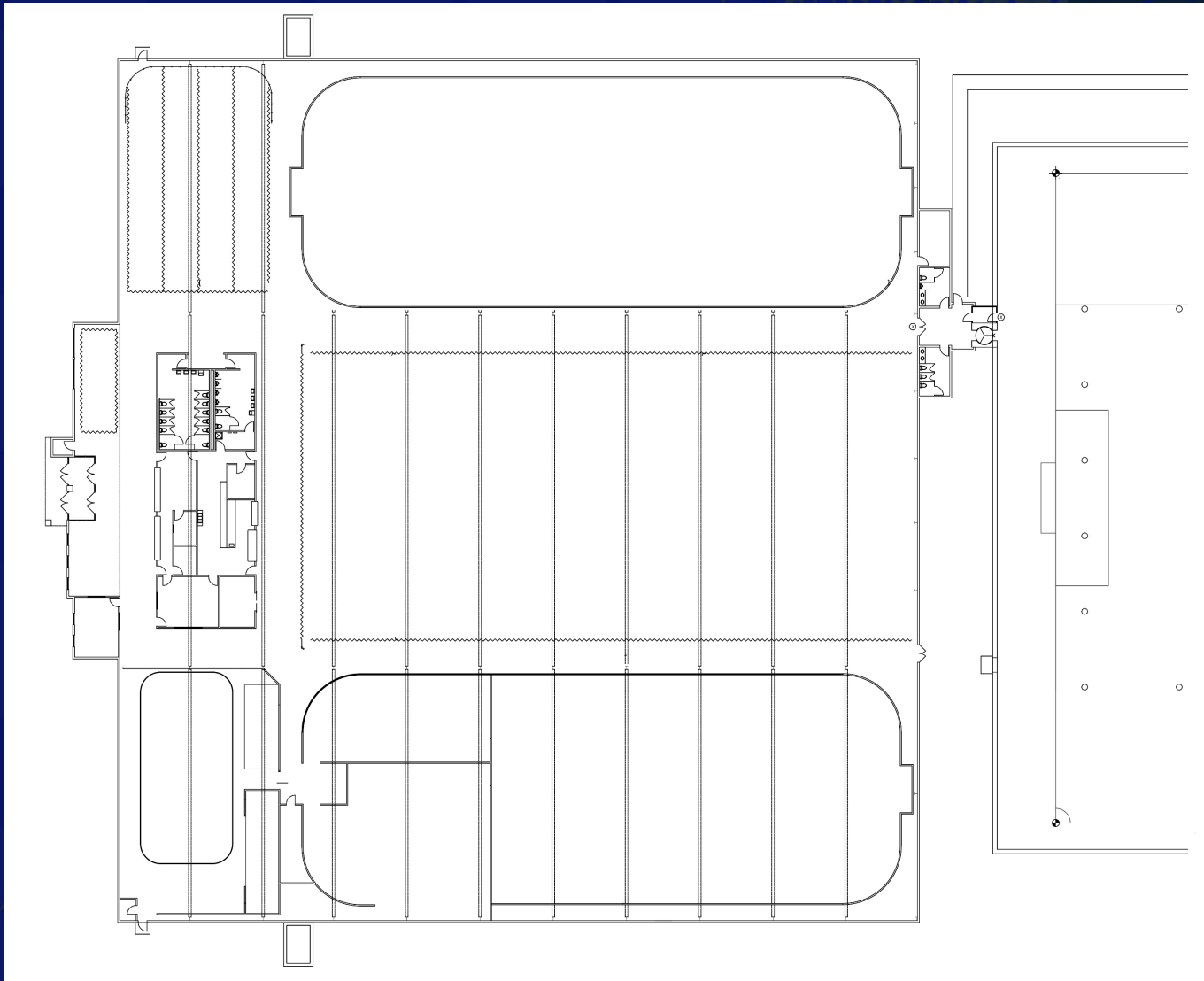
Fremont Pike

20

Crossroads Pkwy



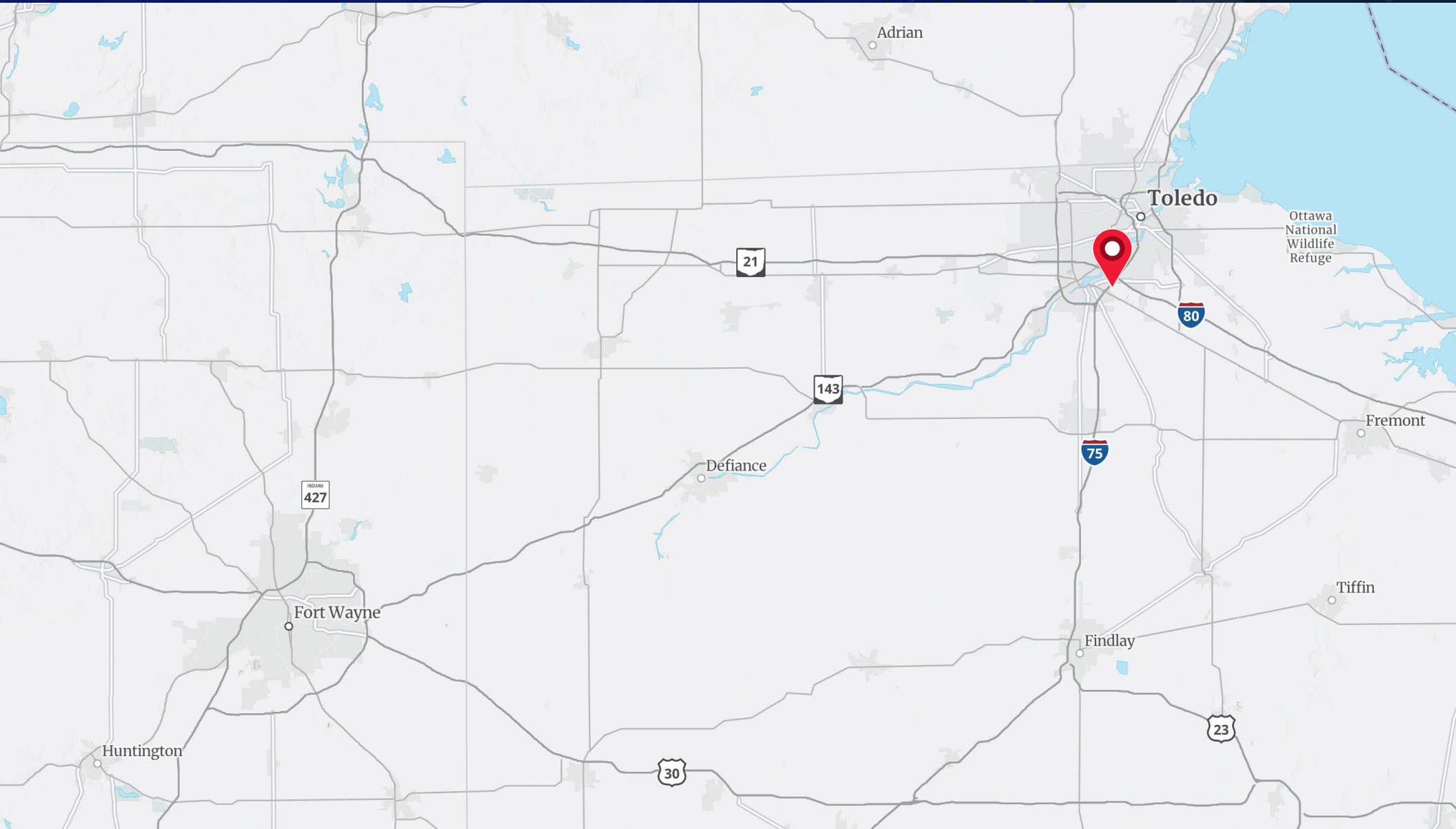
# Site Plan



TOCA TRAINING CENTER

# Location Map

**TOCA**  
SOCCER



## TOCA TRAINING CENTER

## Demographics

| POPULATION SUMMARY                                | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---|---------------|---------------|---------------|
| 2000 Total Population                             | 2,819         | 23,486        | 74,322        |
| 2010 Total Population                             | 3,13          | 23,806        | 75,964        |
| 2020 Total Population                             | 3,814         | 25,496        | 80,312        |
| 2025 Total Population                             | 3,903         | 25,895        | 80,266        |
| 2025 Group Quarters                               | 120           | 251           | 731           |
| 2030 Total Population                             | 3,961         | 26,160        | 80,179        |
| 2010 – 2020 Population: Annual Growth Rate (CAGR) | 1.5%          | 0.4%          | 0.4%          |
| 2010 – 2020 Population: Annual Growth Rate (CAGR) | 1.7%          | 1.7%          | 0.6%          |
| 2020 – 2025 Population: Annual Growth Rate (CAGR) | 0.4%          | 0.3%          | -0.0%         |
| 2025 – 2030 Population: Annual Growth Rate (CAGR) | 0.3%          | 0.2%          | -0.0%         |
| 2025 Total Daytime Population                     | 7,230         | 31,655        | 83,521        |
| Workers   | 5,211         | 19,538        | 46,817        |
| Residents   | 2,019         | 12,117        | 36,704        |
| 2025 Workers % of Daytime Population              | 72.1%         | 61.7%         | 56.0%         |
| 2025 Residents % of Daytime Population            | 27.9%         | 38.3%         | 44.0%         |
| <b>Household Summary</b>                          |               |               |               |
| 2000 Households                                   | 1,340         | 9,545         | 30,430        |
| 2010 Households                                   | 1,573         | 10,117        | 32,016        |
| 2025 Households                                   | 1,953         | 11,344        | 35,571        |
| 2025 Average Household Size                       | 1.94          | 2.26          | 2.24          |
| 2030 Households                                   | 2,006         | 11,581        | 35,983        |
| 2000-2020 Growth Rate: Households (CAGR)          | 1.6%          | 0.7%          | 0.7%          |
| 2010-2020 Growth Rate: Households (CAGR)          | 1.7%          | 0.8%          | 0.8%          |
| 2020-2025 Growth Rate: Households (CAGR)          | 1.0%          | 0.7%          | 0.4%          |
| 2025-2030 Growth Rate: Households (CAGR)          | 0.5%          | 0.4%          | 0.2%          |
| 2010 Families                                     | 820           | 6,382         | 20,170        |
| 2025 Families                                     | 993           | 6,773         | 20,613        |
| 2030 Families                                     | 1,002         | 6,816         | 20,566        |
| 2025-2030 Annual Rate                             | 0.18%         | 0.13%         | -0.05%        |

## TOCA TRAINING CENTER

## Demographics (continued...)

| Housing Unit Summary                    | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---|---------------|---------------|---------------|
| 2025 Housing Units                      | 2,077         | 11,958        | 37,474        |
| Owner Occupied Housing Units            | 53.7%         | 68.8%         | 67.5%         |
| Renter Occupied Housing Units           | 46.3%         | 31.2%         | 32.5%         |
| Vacant Housing Units                    | 6.0%          | 5.1%          | 5.1%          |
| <b>Owner Occupied Median Home Value</b> |               |               |               |
| 2025 Median Home Value                  | \$280,093     | \$275,695     | \$221,963     |
| 2030 Median Home Value                  | \$320,142     | \$331,797     | \$290,374     |
| <b>Income</b>                           |               |               |               |
| 2025 Per Capita Income                  | \$45,814      | \$51,857      | \$49,445      |
| 2025 Median Household Income            | \$68,968      | \$84,386      | \$82,108      |
| 2025 Average Household Income           | \$97,806      | \$118,071     | \$111,451     |
| Household Income Base                   | 1,953         | 11,344        | 35,571        |
| <\$15,000                               | 11.1%         | 5.2%          | 6.0%          |
| \$15,000 - \$24,999                     | 6.9%          | 4.5%          | 5.3%          |
| \$25,000 - \$34,999                     | 5.4%          | 3.8%          | 5.3%          |
| \$35,000 - \$49,999                     | 10.7%         | 13.4%         | 12.1%         |
| \$50,000 - \$74,999                     | 20.1%         | 17.0%         | 16.6%         |
| \$75,000 - \$99,999                     | 12.9%         | 13.9%         | 13.5%         |
| \$100,000 - \$149,999                   | 14.0%         | 18.2%         | 19.5%         |
| \$150,000 - \$199,999                   | 10.6%         | 10.6%         | 9.8%          |
| \$200,000+                              | 8.3%          | 13.5%         | 11.9%         |
| <b>Median Age</b>                       |               |               |               |
| 2010                                    | 42.6          | 41.5          | 39.6          |
| 2020                                    | 42.3          | 41.8          | 40.6          |
| 2025                                    | 42.7          | 42.1          | 41.1          |
| 2030                                    | 44.0          | 43.1          | 42.1          |

## TOCA TRAINING CENTER

## Demographics (continued...)

| 2025 Population by Age                               | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--|---------------|---------------|---------------|
| Total  | 3,903         | 25,896        | 80,267        |
| 0-14   | 16.2%         | 17.1%         | 16.6%         |
| 15-29  | 15.9%         | 17.2%         | 18%           |
| 30-44  | 20.9%         | 19.5%         | 20.5%         |
| 45-59  | 16.2%         | 17.6%         | 17.9%         |
| 60-74  | 17%           | 19%           | 18.5%         |
| 75-79  | 5.5%          | 4.8%          | 4.2%          |
| 80-85+   | 7.8%          | 5.1%          | 4.4%          |
| 2025 Population by Race/Ethnicity                    |               |               |               |
| Total  | 3,903         | 25,896        | 80,267        |
| White Alone  | 82.4%         | 86.2%         | 83.2%         |
| Black Alone  | 3.2%          | 2.0%          | 5.3%          |
| American Indian Alone                                | 0.3%          | 0.3%          | 1.3%          |
| Asian Alone  | 6.3%          | 3.1%          | 2.7%          |
| Pacific Island Alone                                 | 0.0%          | 0.0%          | 0.0%          |
| Some Other Race Alone                                | 1.5%          | 1.4%          | 1.6%          |
| Two or More Races                                    | 3.6%          | 6.9%          | 7.0%          |
| Hispanic Origin                                      | 5.6%          | 6.0%          | 6.4%          |
| Diversity Index                                      | 38.5%         | 33.4%         | 38.4%         |
| 2025 Population 25+ by Educational Attainment        |               |               |               |
| Total  | 2,858         | 18,473        | 57,578        |
| Less than 9 <sup>th</sup> Grade                      | 2.3%          | 1.5%          | 1.1%          |
| 9 <sup>th</sup> – 12 <sup>th</sup> Grade, No Diploma | 1.6%          | 2.0%          | 2.5%          |
| High School Graduate                                 | 20.1%         | 18.0%         | 20.4%         |
| GED/Alternative Credential                           | 0.2%          | 2.4%          | 2.4%          |
| Some College, No Degree                              | 18.1%         | 16.8%         | 18.6%         |
| Associate Degree                                     | 16.1%         | 12.2%         | 12.1%         |
| Bachelor's Degree                                    | 24.6%         | 27.7%         | 26.5%         |
| Graduate/Professional Degree                         | 17.1%         | 19.4%         | 16.4%         |



FOR SUBLEASE

Colliers

TOCA TRAINING CENTER

# 76,785 SF Available Rec/Flex Space

10020 S Compass Drive  
Rossford, Ohio

**TOCA**  
SOCCER

FOR MORE INFORMATION

**Sean Jamian**

248 804 7758

[sean.jamian@colliers.com](mailto:sean.jamian@colliers.com)

**Kurt Weber**

248 918 3205

[kurt.weber@colliers.com](mailto:kurt.weber@colliers.com)

**Colliers Detroit**

400 W 4<sup>th</sup> Street, Suite 350

Royal Oak, MI 48067

[colliers.com/detroit](http://colliers.com/detroit)



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.