



PROPERTY INFORMATION

Property Address	3135 Secor Road
City/Township	Toledo
Building Size	3,520 SF
Property Size	0.49 AC
Ground Lease	Contact Broker
Sale Price	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
245,093 PEOPLE



HOUSEHOLDS
106,044



AVG HOUSEHOLD INCOME
\$66,982/ANNUALLY



MEDIAN AGE
37.5 YEARS OLD



CONSUMER SPENDING
\$2.6 BILLION ANNUALLY



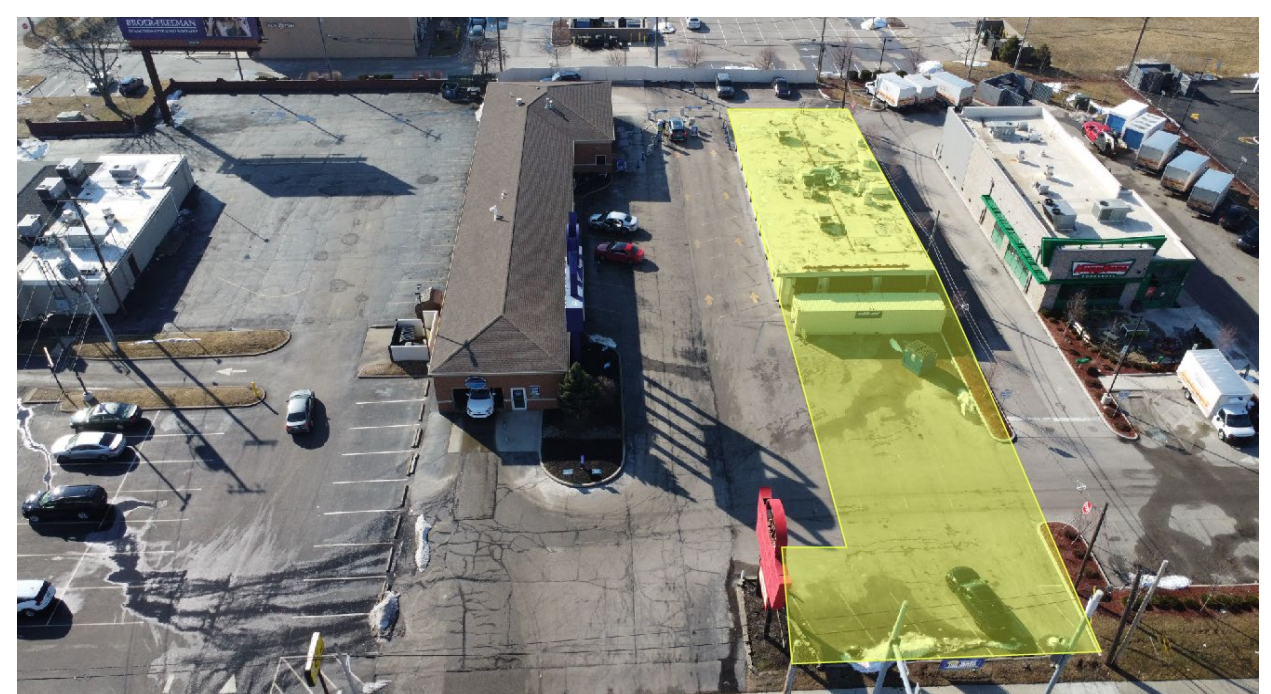
DAYTIME POPULATION
143,003 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- This Former restaurant is available for sale, lease, or ground lease.
- Surrounded by dozens of national and regional retailers including Costco, Kroger, Home Depot, Chic-Fil-A, Lululemon, and more!
- Secor Road is a main retail thoroughfare in Toledo, and is immediately north of the intersection of Secor Road and Central Avenue which features over 40,000 vehicles per day.
- Major retail development underway on over 27 acres, which will be home to Jr. Box, Multi-tenant and free-standing buildings
- Large Pylon sign included along Secor Road
- Surrounded by affluent, densely populated neighborhoods of over 240,000 residents within 5 miles.





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	12,510	102,233	245,923
2024 Population	11,554	97,489	245,093
2029 Population Projection	11,263	95,684	242,882
Annual Growth 2020-2024	-1.9%	-1.2%	-0.1%
Annual Growth 2024-2029	-0.5%	-0.4%	-0.2%
Median Age	39.3	36.1	37.5
Bachelor's Degree or Higher	46%	28%	23%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,565	59,995	148,070
Black	1,503	24,735	63,993
American Indian/Alaskan Native	5	79	218
Asian	455	2,533	4,585
Hawaiian & Pacific Islander	1	14	29
Two or More Races	1,026	10,134	28,198
Hispanic Origin	629	6,298	18,548

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	5,906	43,792	106,136
2024 Households	5,472	41,708	106,044
2029 Household Projection	5,336	40,905	105,085
Owner Occupied Households	-1.1%	-0.6%	0.3%
Renter Occupied Households	2,302	18,079	48,922
Avg Household Income	\$91,978	\$71,240	\$66,982
Median Household Income	\$65,090	\$52,806	\$49,014

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	973	10,246	25,414
\$50,000 - 75,000	949	7,409	17,830
\$75,000 - 100,000	632	5,253	13,293
\$100,000 - 125,000	576	3,619	8,730
\$125,000 - 150,000	344	2,121	4,721
\$150,000 - 200,000	316	1,372	3,503
\$200,000+	539	1,939	4,067

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	9,323	1,301	7	54,767	5,977	9	130,966	14,868	9
Trade Transportation & Utilities	1,713	145	12	7,703	742	10	19,109	1,643	12
Information	84	13	6	852	64	13	3,725	207	18
Financial Activities	968	142	7	3,672	555	7	9,223	1,485	6
Professional & Business Services	932	146	6	3,714	522	7	11,819	1,545	8
Education & Health Services	3,344	624	5	27,356	2,985	9	52,358	7,190	7
Leisure & Hospitality	1,618	99	16	6,775	446	15	15,529	957	16
Other Services	637	128	5	2,861	629	5	8,507	1,562	5
Public Administration	27	4	7	1,834	34	54	10,696	279	38
Goods-Producing Industries	302	36	8	3,671	278	13	12,037	783	15
Natural Resources & Mining	0	0	-	52	4	13	123	11	11
Construction	220	24	9	1,582	165	10	3,681	458	8
Manufacturing	82	12	7	2,037	109	19	8,233	314	26
Total	9,625	1,337	7	58,438	6,255	9	143,003	15,651	9



EXCLUSIVELY LISTED BY:

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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



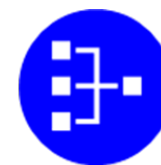
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*Market Research
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SHARED DATABASE
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