



Property Highlights

- High-visibility retail center located directly on the University of Toledo campus (21,000+ students and 8,500 employees)
- Mixed-use environment featuring 48 loft-style apartments housing up to 112 residents above retail
- Strong surrounding demographics with nearly 96,000 residents within three miles
- Signalized intersection at Secor & Dorr with convenient access to I-475 (approx. 2.2 miles)
- Multiple access points with two curb cuts on Secor Road and one on W. Rocket Drive
- Prominent signage opportunities including façade and monument signage (three total)
- Immediate customer base supported by 8,500+ University of Toledo employees
- Ample on-site parking with 260 dedicated Gateway spaces

Offering Summary

Total Available SF	1,200 to 21,000 SF
Suite G SF	1,500 SF
Suite P SF	1,200 SF
Suite V SF	1,500 SF
Suite H SF	3,000 SF
End Cap	18,300 SF
Lease Rate	\$20/SF NNN

The Gateway at The University of Toledo

1440 Secor Road
Toledo, Ohio 43607



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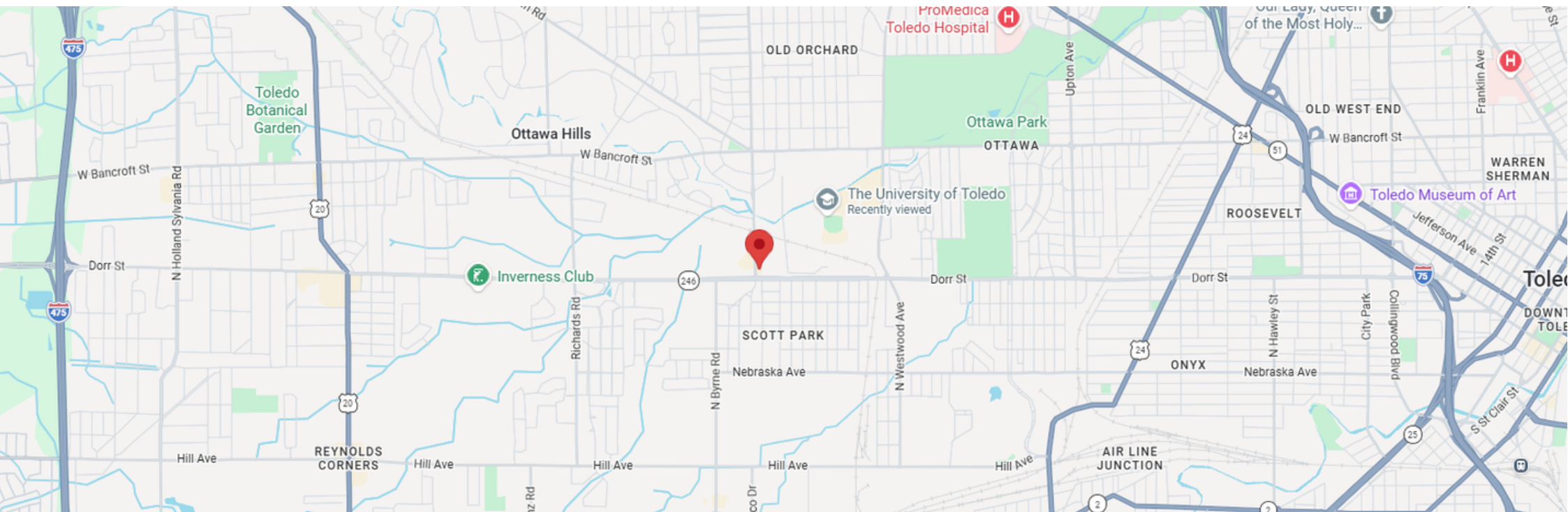
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Location Description

1440 Secor Road is a mixed-use retail and residential center known as The Gateway at the University of Toledo. Positioned at the signalized intersection of Secor Road and Dorr Street, the property delivers strong daily traffic counts, outstanding frontage, and immediate access to I-475. The center serves the University of Toledo campus and surrounding residential neighborhoods, providing built-in daytime and evening consumer demand. The tenant mix includes national and local restaurants, service retailers, and upper-level loft apartments that drive consistent foot traffic. Ample on-site parking, modern storefronts, and walkable connectivity make this an established, high-exposure location for retailers seeking market presence and sustained customer flow.



📍 4427 Talmadge Rd. Toledo, Ohio

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Property Details

Lease Rate	\$20.00 SF/Yr NNN
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Location Information

Street Address	1440 Secor Road
City, State, Zip	Toledo, OH 43607
County	Lucas
Market	Toledo
Sub-market	University of Toledo Campus
Cross-Streets	Secor Rd and Dorr St
Side of the Street	East
Signal Intersection	Yes
Road Type Market	Paved
Type Nearest	Small
Highway Nearest	Interstate 475 (approx. 2.2 miles)
Airport	Toledo Express Airport

Building Information

Occupancy %	93.0%
Tenancy	Multiple
Number of Floors	1st floor retail 2nd floor residential lofts
Gross Leasable Area	35,206 SF
Condition	Excellent

Property Information

Property Type	Street Retail/Mixed-Use
Zoning	10- CR State Land (exempt)
APN #	2083931, 2083960, 2083964
Corner Property	Yes, prominent and signalized
Traffic Count	33,750 VPD
Traffic Count Street	Secor Rd at Dorr Street

Parking & Transportation

Street Parking	No
Parking Type	Surface lot specific to the center
Number of Parking Spaces	260

Utilities & Amenities

Security Guard	Yes
Handicap Access	Yes
Restrooms	Private, In suite
Gas / Propane	Columbia Gas
Electric	Toledo Edison

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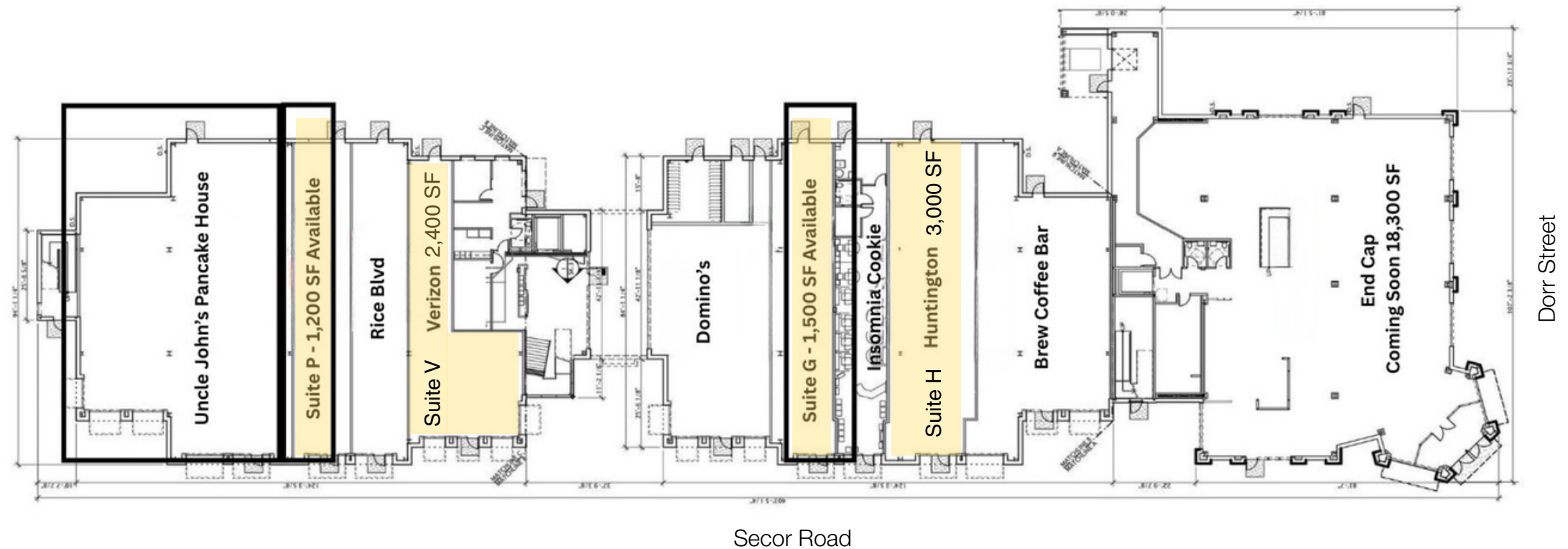
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Suite G Highlights

- 1,500 SF Available
- \$20/SF NNN
- Located In-Line with Other Retail
- Easily Accessible to Students and Faculty
- High Foot Traffic Area
- Fully Built-Out as a Restaurant or Café Space
- Central Air and Heating
- Private Restrooms
- Ample Parking Available



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Suite P Highlights

- 1,200 SF Available
- \$20/SF NNN
- Located In-Line with Other Retail
- Private Restrooms
- Ample Parking Available
- Fully Built-Out as a Restaurant or Café Space
- Central Air and Heating
- Premier location on University of Toledo Campus
- Easily Accessible to Students and Faculty



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End Cap Highlights

- 18,300 SF Available
- \$20/SF NNN
- 2 Floors, 2nd Floor Has Mezzanine Design
- Located in the Center with Other Retail
- Private Restrooms
- Ample Parking Available
- Current Barnes & Noble
- Central Air and Heating
- Premier location on University of Toledo Campus
- Easily Accessible to Students and Faculty
- Contact Agent to Discuss Availability



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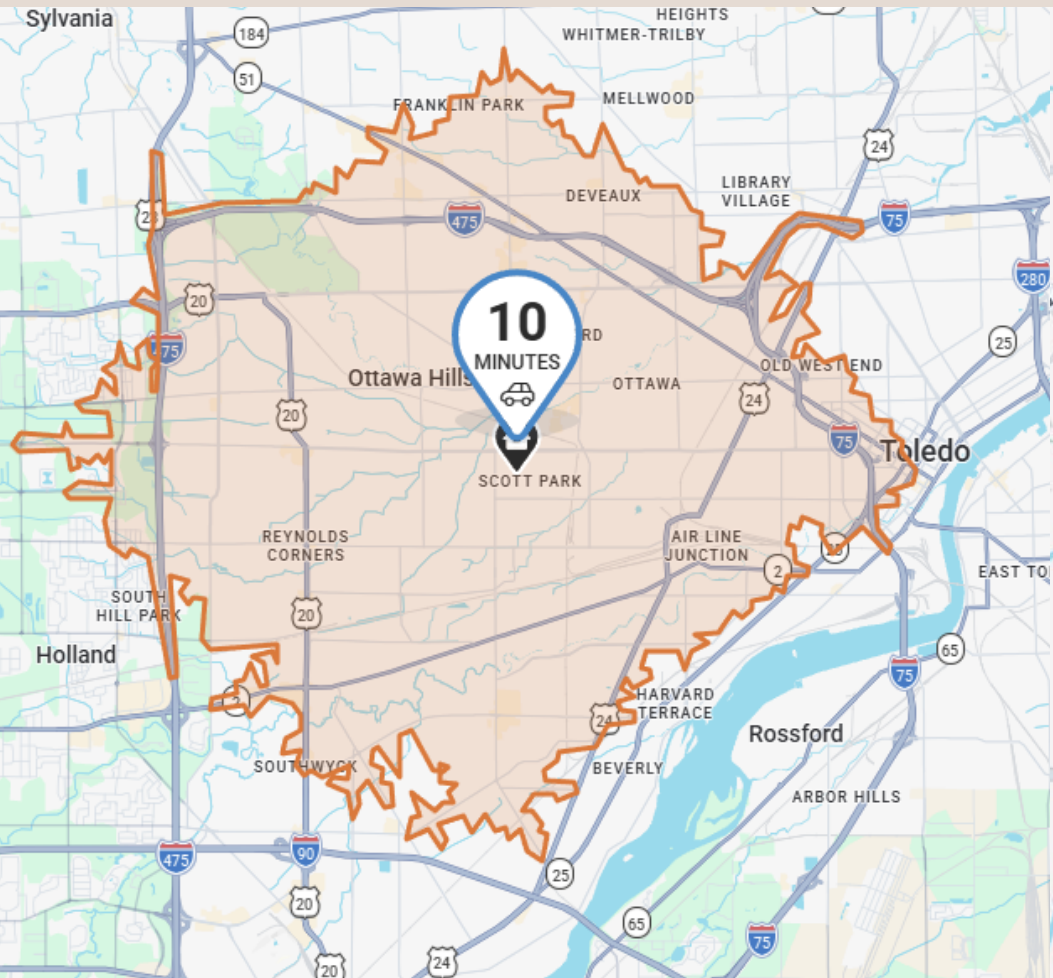
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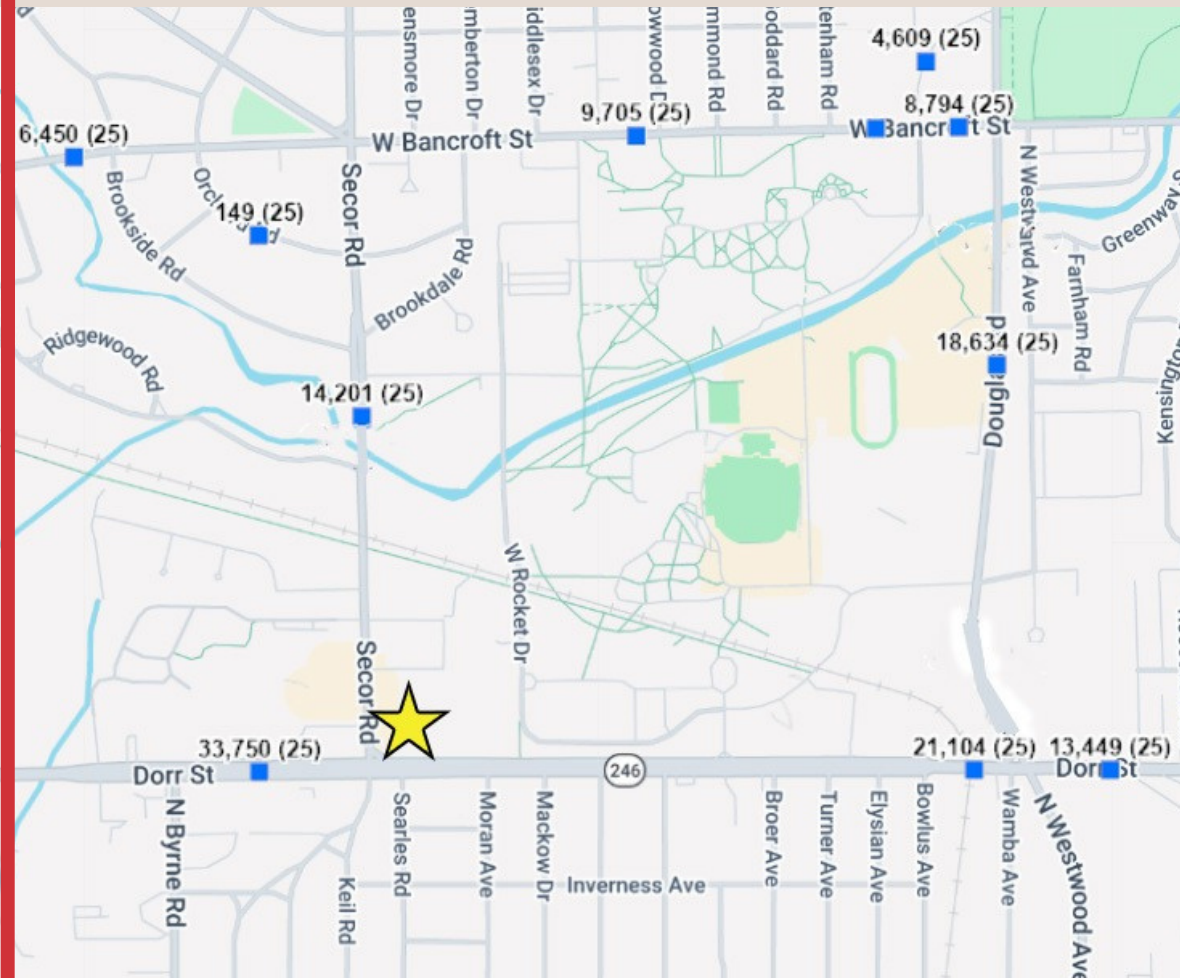
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Drive Time



Traffic Count (VPD)



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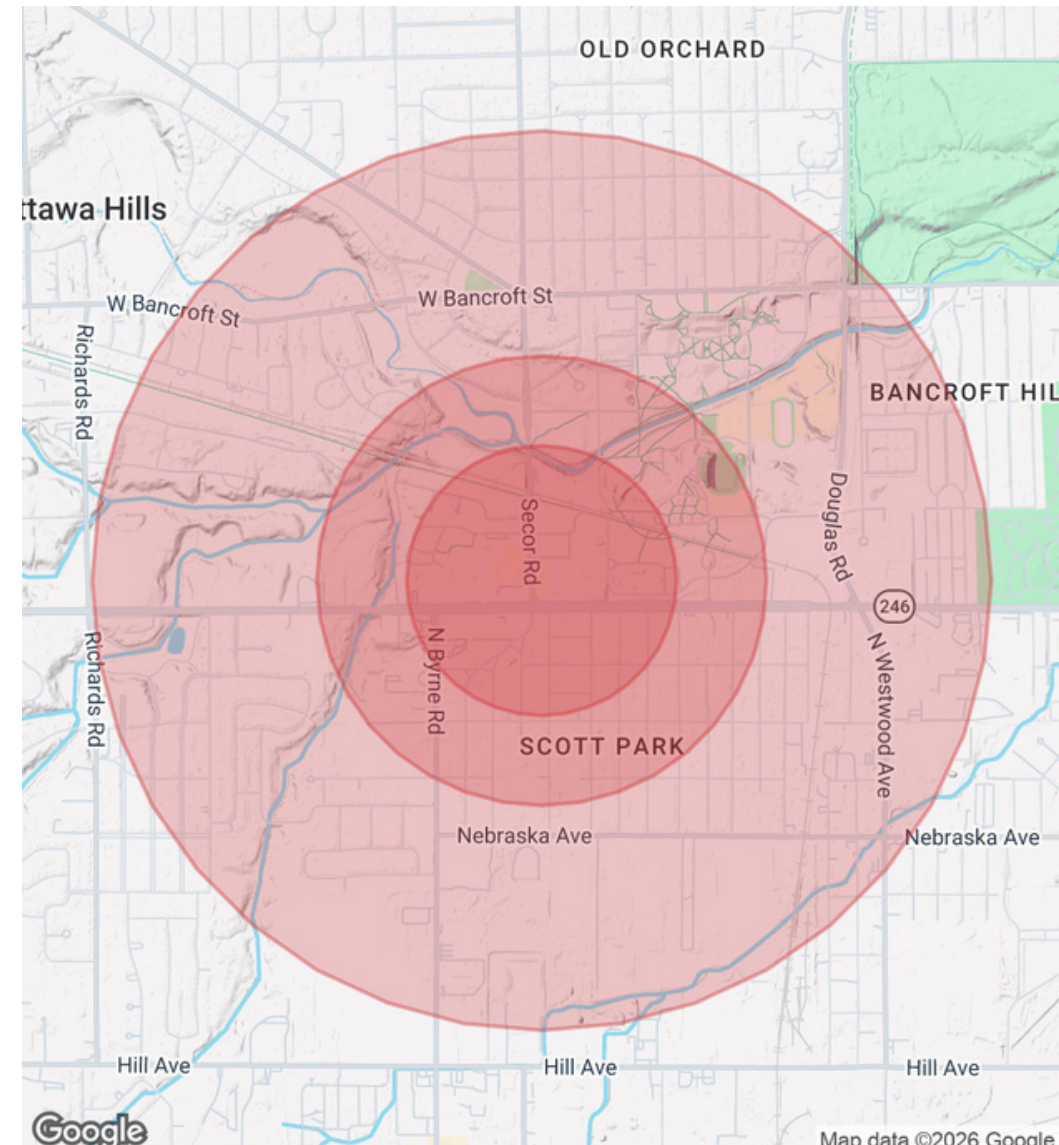
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Demographics

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,138	4,835	13,529
Average Age Average	28	30	33
Age (Male) Average	28	29	32
Age (Female)	28	31	34
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	263	1,207	4,544
# of Persons per HH	4.3	4	3
Average HH Income	\$49,347	\$50,681	\$69,117
Average House Value	\$159,341	\$155,524	\$162,029

Demographics data derived from AlphaMap



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