

THE BREWERY @ SOUTHLAND SHOPPING CENTER

TOLEDO, OH
RETAIL SPACE FOR LEASE

PRIME
RETAIL ADVISORS

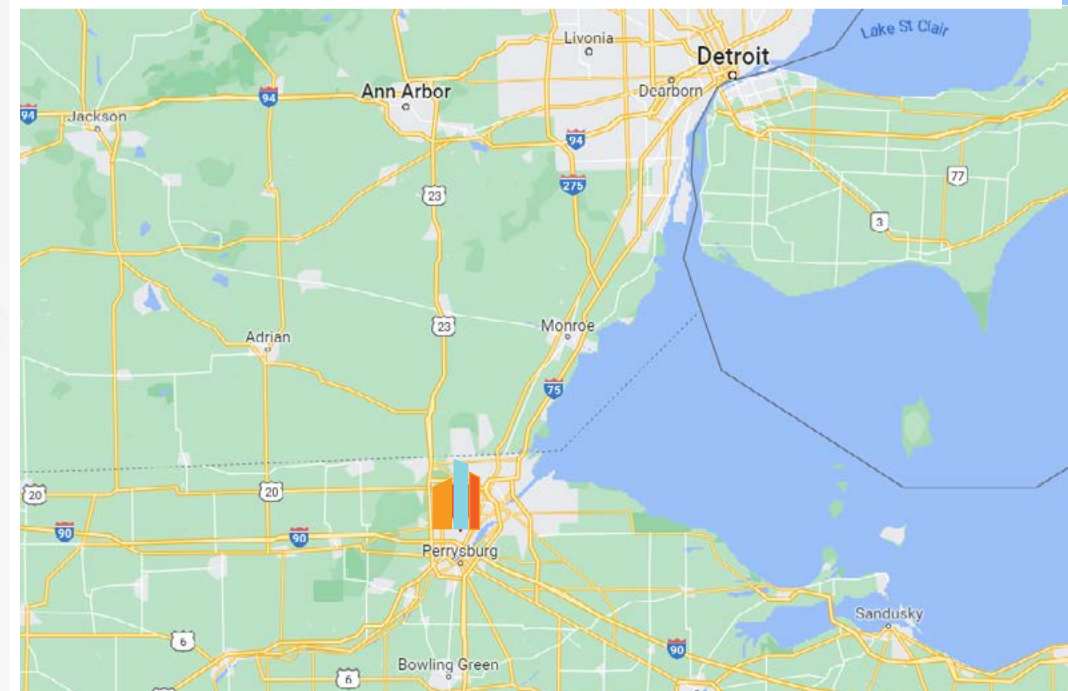
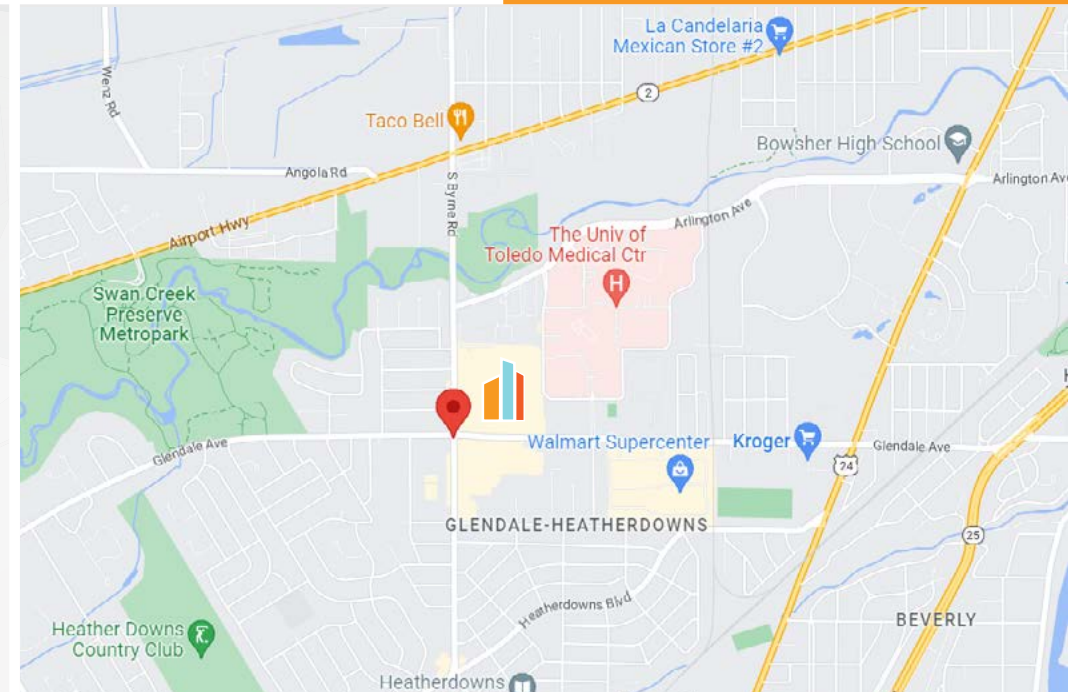


PROPERTY ADDRESS:

1415 S. Byrne Road, Toledo, OH 43614

- New Electrical 3-Phase 800 Amp Service.
- New Trane High Efficiency Roof Top Units.
- 3,000 SF of 8" Thickened Slab for Brewery or Distillery Setup with Sloped Floor to Trench Drains. Trench Drains Installed with New Cast Iron Pipe to Handle High Temperatures.
- Truck Docks with One Expanded Height Door.
- Underground Rough Plumbing Installed for Oversized Bar Area (640 SF) with (160 SF Cooler Area).
- Underground Rough Plumbing Installed for Large Women's Restrooms (220 SF), Large Men's Restrooms (220 SF), Family Restrooms & 2 Employee Restrooms.
- Underground Rough Plumbing Installed for 800 SF Kitchen Including Grease Trap.
- Designed to Accommodate (800 SF Cooler Area) in Back of House.
- 2,500 SF Outdoor Patio Area with 12' High Retaining Wall.

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	10,881	78,163	185,057
Households	5,370	35,368	81,641
Population Median Age	38.4	37.3	37.6
Employees	4,149	26,455	93,884
Median Household Income	\$48,859	\$50,972	\$56,851
Total Businesses	326	2,269	7,071





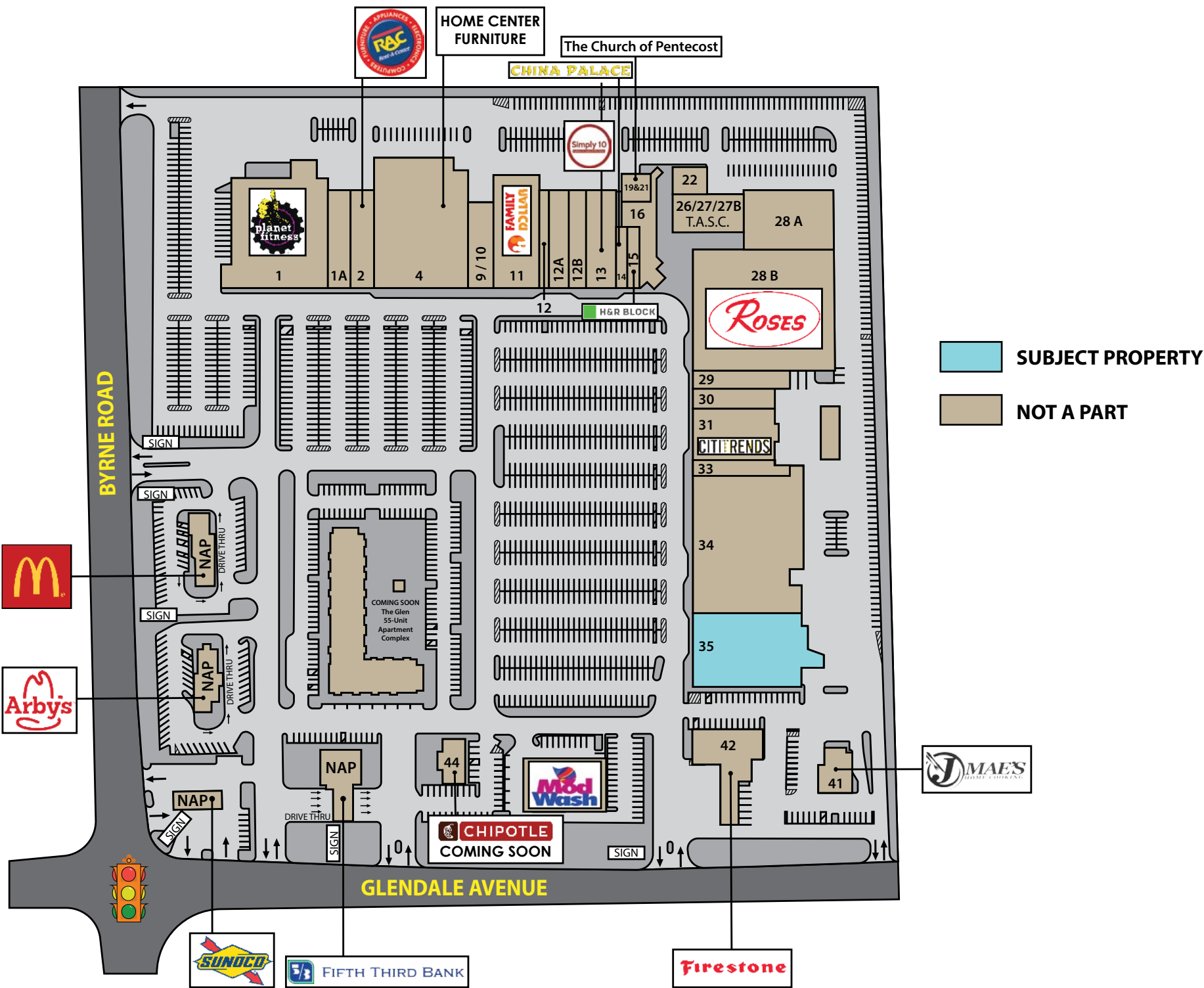
**BREWERY
SPACE BUILD-OUT
EXTERIOR RENDERINGS**





**BREWERY
SPACE BUILD-OUT
INTERIOR RENDERINGS**







**ANCHOR
TENANTS**
(NOT A PART OF OFFERING)



TOLEDO, OHIO

- A major Midwestern port city situated on the Michigan border at the western end of Lake Erie
- 55 miles south of Detroit; 100 miles northeast of Fort Wayne; 115 miles west of Cleveland

- 266,000 residents; 4th largest city in Ohio
- County seat of Lucas County
- 511,000 people in the 4-county metro area
- #97 "Best Places to Live" - U.S. News

ECONOMY

- Long known as "The Glass City" due to its long history in glass manufacturing including windows, bottles, windshields, construction materials, and art
- Key industries include advanced manufacturing, automotive, energy, food processing, and logistics and distribution
- \$13.37 billion in capital investment in these key industries has created more than 21,000 jobs in Northwest Ohio in the last 5 years
- Located in the heart of the North American marketplace; can reach more than 60% of U.S. and Canadian markets within a day's drive
- Home to a substantial automotive industry that is recognized as one of the top automotive supply regions in the U.S.
- Toledo Assembly Complex - Produces 450,000 Jeep Wranglers annually
- Toledo Propulsion Systems - The most productive transmission plant in the country
- A major trade center for the Midwest due to the Toledo Port, the 5th-busiest port on the Great Lakes
- Home to Fortune 500 companies such as Dana Holding Corp., Owens Corning, The Andersons, and Owens Illinois
- The largest employers include ProMedica Health Systems (14,465), Mercy Health (8,827), University of Toledo (7,000), Whirlpool Corporation (6,182), FCA US LLC (6,159), and HCR Manorcare (3,293)



TOLEDO, OHIO

DEVELOPMENTS

- #1 "Tier II Metro in the U.S. for Economic Activity" — Site Selection Magazine (2020)
- Ranked #5 for manufacturing in the U.S. by Business Facilities Magazine (2022)
- Listed in the top 10 for economic development in the country 6 out of the last 7 years by Site Selection Magazine
- **Glass City Center** - A \$70 million renovation and expansion to the city's convention center; opened in January 2023
- **The Glass City Riverwalk** - A nearly funded proposed \$200 million development of 300 acres on the Maumee River
- **First Solar Expansion** - A \$680 million, 2-million square foot expansion of its solar manufacturing plant; the expansion will make the facility the largest in the world outside of mainland China; Expected to be completed in the summer of 2023 and create 700 full-time jobs
- In additional \$270 million research and development center will be constructed adjacent to the solar module manufacturing plant; expected to open in 2024 and create 100 jobs
- **Renovations of Spitzer and Nicholas Buildings** - Planned mixed-use development for two of the oldest buildings in downtown Toledo; expected to cost \$179 million and spur substantial development in this section of downtown

