



AVAILABLE FOR LEASE | RETAIL

MCCORD LANDINGS | 1100 N. MCCORD ROAD, TOLEDO, OH 43615

21,000 SF RETAIL PROPERTY

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



1100 N. MCCORD ROAD

Offering Summary

Lease Rate:
\$12.00 SF/yr
(NNN)

Available SF:
1,400 - 5,950 SF

Building Size:
21,000 SF

Year Built:
2001

Lot Size:
2.7 Acres

Lease Term:
Negotiable

Property Overview

- NOW UNDER NEW OWNERSHIP! Exterior improvements completed! New painting, facade, landscaping, and signage.
- Multiple suites are available, including a block of suites (ABC-D) that can be combined up to 5,950 SF. Estimated NNN expenses are \$4.35/SF.
- CO-BROKER INCENTIVE: Landlord offering \$2k bonus for lease transactions executed by end of September, 2025.
- Located in Springfield Township, this General Commercial District site features 91 parking spaces, both monument and building signage, and excellent frontage on a highly visible corridor near I-475.
- Located within a 5-mile radius of 148,385 residents and an average household income of \$101,288, the property is well-positioned for retail, service, or office users.

Contact us for additional information!
rkgcommercial.com





1100 N. MCCORD ROAD

Property Details

Exterior Signage

Building and Monument

Zoning

General Commercial
District

Submarket

South/Southwest

County

Lucas

Of Parking Spaces

91

Of Floors

1

Tenancy

Multiple

Delivery Area

Rear

Utilities

Power: Toledo Edison

Annual Real Estate Taxes

\$37,519.02

Annual Real Estate Taxes Per

SF

\$1.79

Parcel Nos.

65-46277

Cross Streets

N McCord Rd and Dorr St

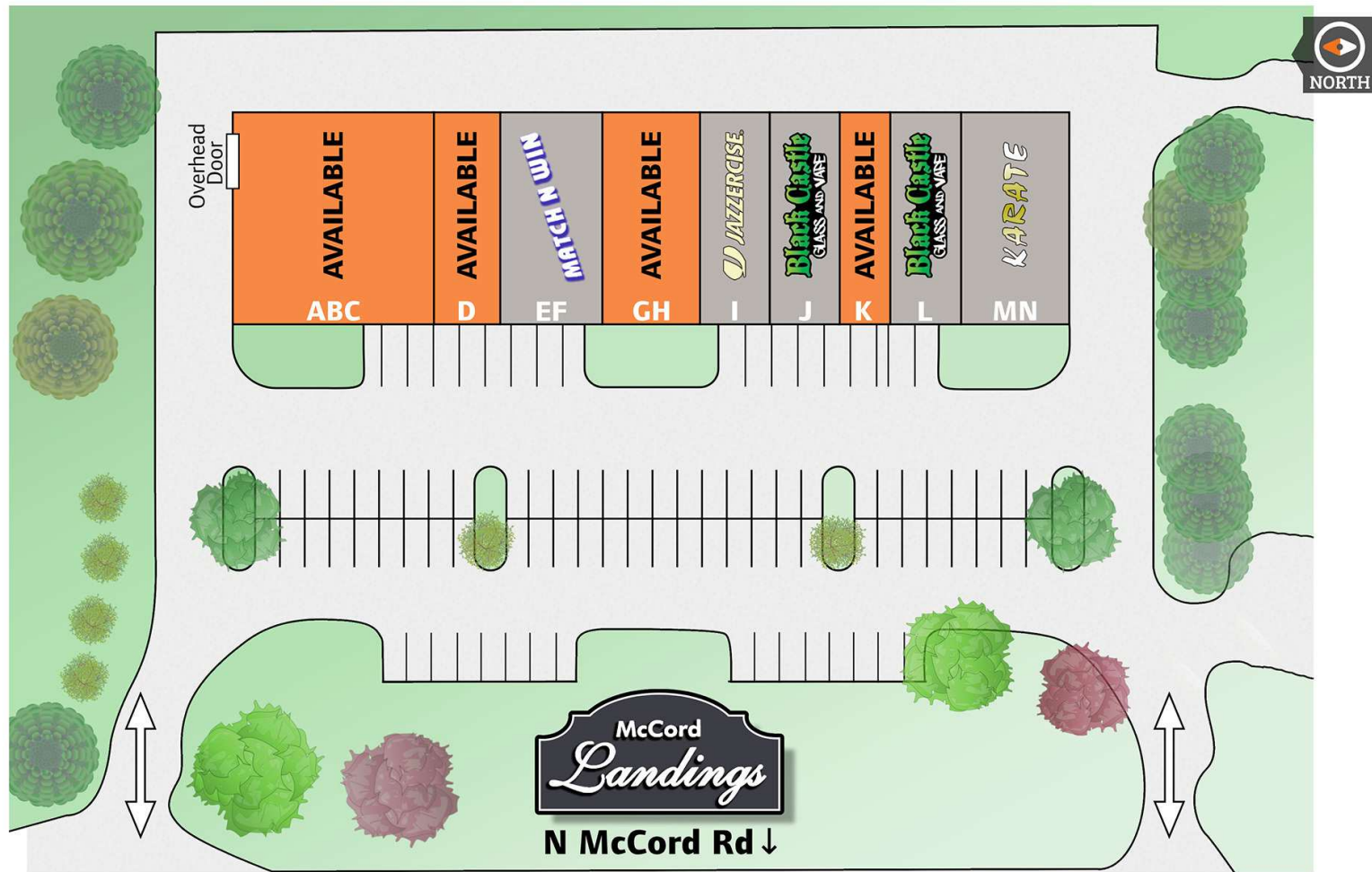
Nearest Highway

I-475

Lot Frontage

407'





AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ ABC	Available	4,550 - 5,950 SF	NNN	\$12.00 SF/yr	65'x70'; can be combined with D. Has overhead door
■ D	Available	1,400 - 5,950 SF	NNN	\$12.00 SF/yr	20'x70'; can be combined with ABC
■ GH	Available	2,800 SF	NNN	\$12.00 SF/yr	40'x70'
■ K	Available	1,400 SF	NNN	\$12.00 SF/yr	20'x70'



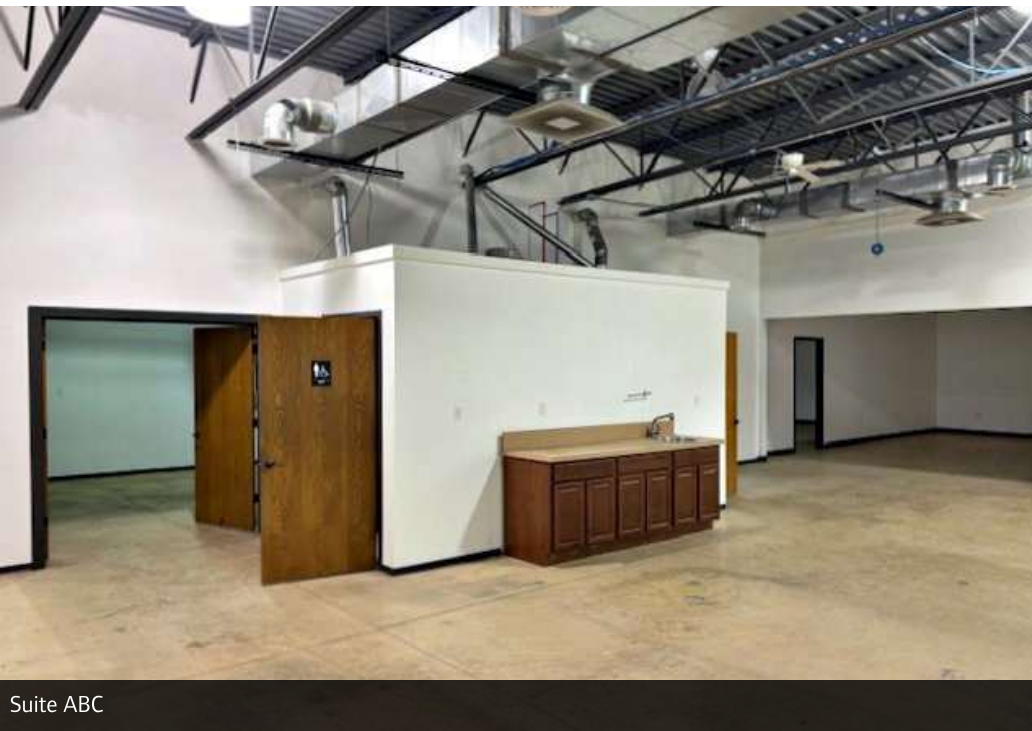
MCCORD LANDINGS | TOLEDO, OH



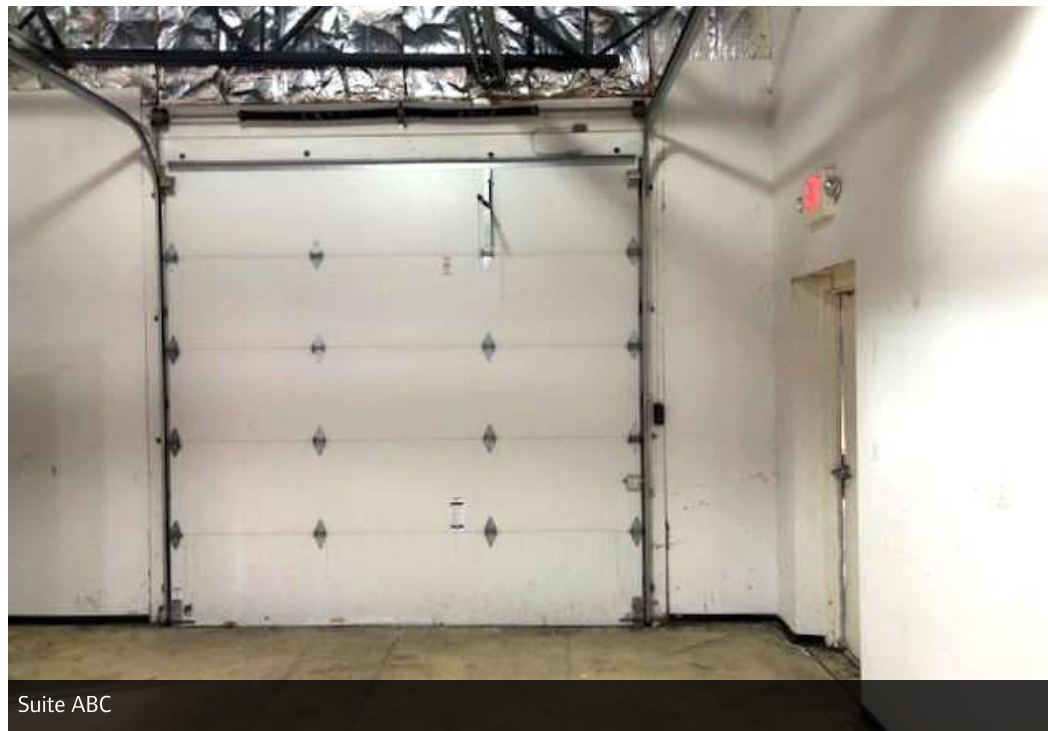
Suite ABC



Suite ABC



Suite ABC



Suite ABC

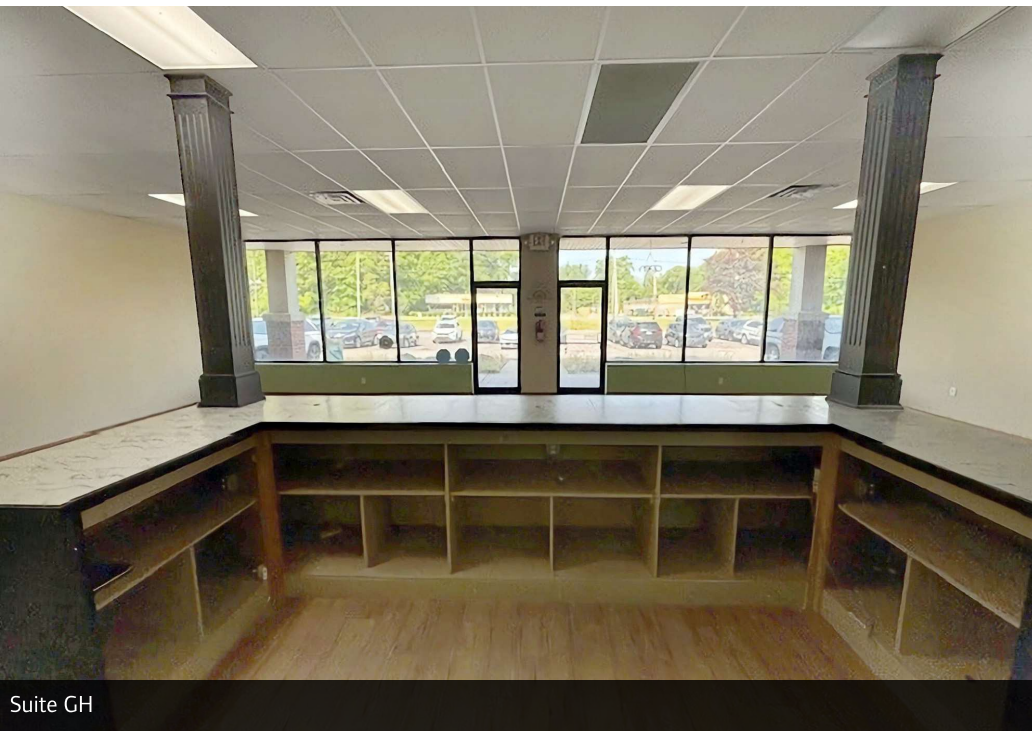
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Suite D



Suite GH



Suite GH



Suite K

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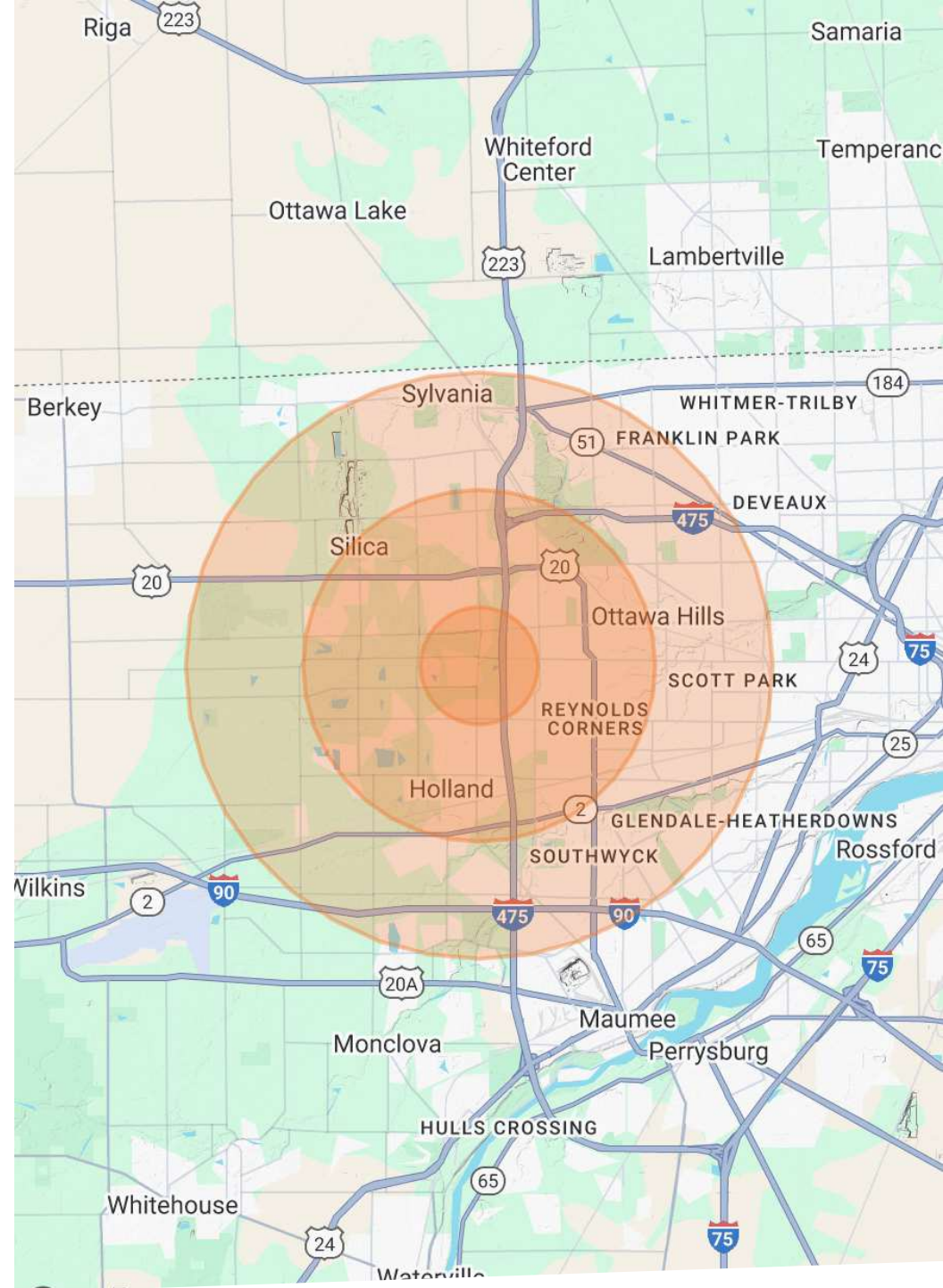
POPULATION

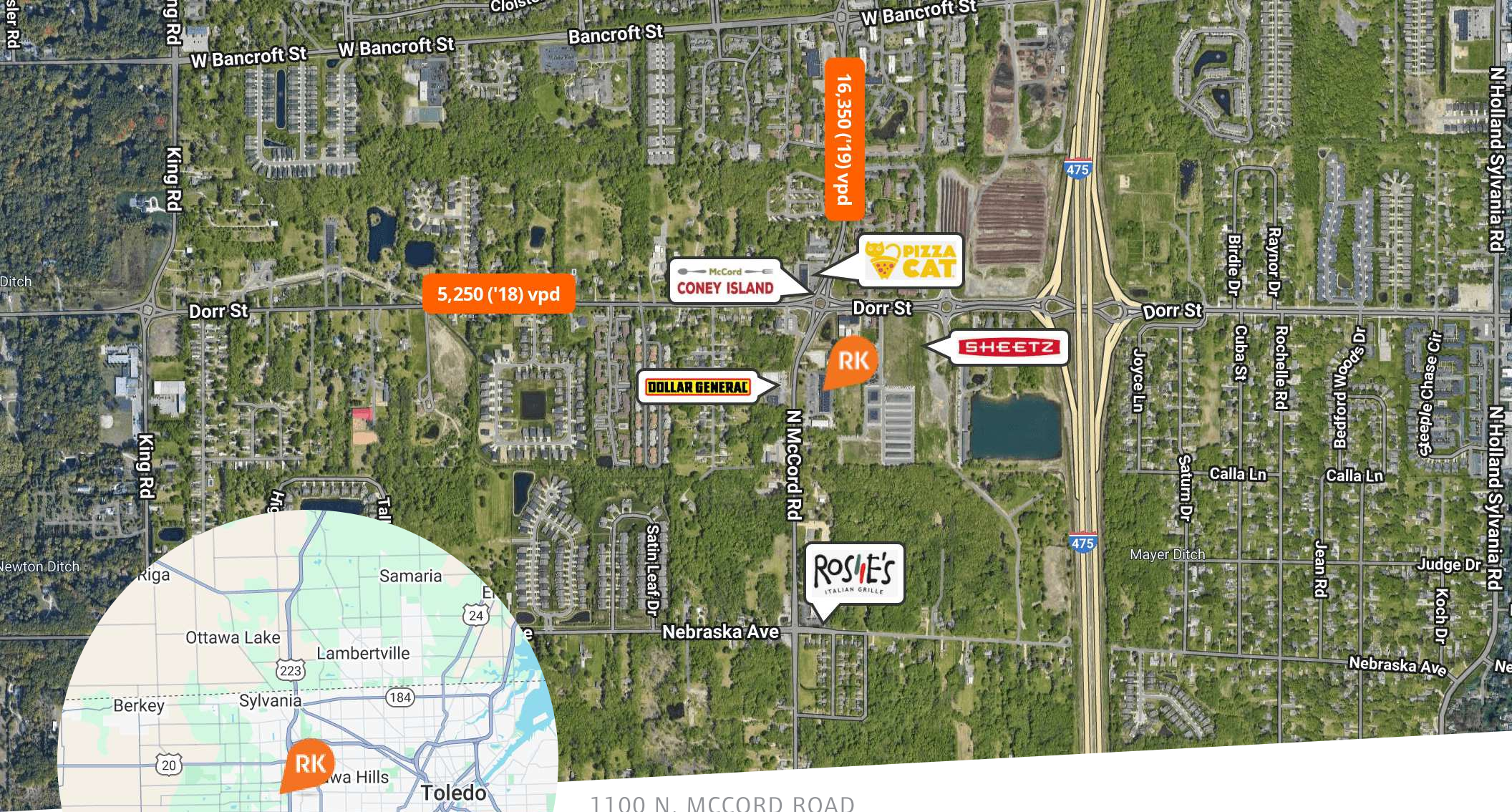
	1 MILE	3 MILES	5 MILES
Total Population	8,516	53,566	148,385
Average Age	41	42	42
Average Age (Male)	40	41	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,005	23,373	63,922
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$88,775	\$97,689	\$101,288
Average House Value	\$194,057	\$217,085	\$238,320

Demographics data derived from AlphaMap





1100 N. MCCORD ROAD

Location Benefits

Located in the heart of West Toledo, 1100 N McCord Rd benefits from its strategic position within a well-established commercial corridor that serves both residential neighborhoods and growing business sectors. The immediate area boasts a strong mix of national retailers, medical offices, and service-based businesses, ensuring high visibility and consistent foot traffic. This location offers seamless access to major transportation arteries, including I-475 and US-20, providing regional connectivity across the Toledo metropolitan area. As part of a dynamic and steadily revitalizing economic hub, the property is situated within proximity to the University of Toledo, several corporate parks, and key suburban residential communities. The broader Toledo metro area offers a diverse economic base, competitive operating costs, and a central location within the Midwest, making it an ideal setting for business growth and investment.



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK