



618 2nd St

Toledo, Ohio 43605

Property Highlights

- Qualified Opportunity Zone Asset
- Two blocks from the newly completed \$225M Metropark and \$28.5M Riverwalk
- Unique historic narrative
- High-value adaptive reuse potential
- Box-truck compatible loading dock
- Adjacent to retail center with significant excess parking

Offering Summary

Sale Price:	\$249,500
Building Size:	7,980 SF
Lot Size:	0.137 Acres 2 parcels

For More Information



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Sale Price	\$249,500
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Location Information

Street Address	618 2nd St
City, State, Zip	Toledo, OH 43605
County	Lucas
Market	Toledo
Sub-market	East Toledo
Cross-Streets	2nd St and Main St
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75 & Interstate 280
Nearest Airport	Toledo Express Airport & Detroit Wayne Metro Airport

Building Information

Building Size	7,980 SF
Occupancy	Vacant
Tenancy	Single
Ceiling Height	12 ft
Number of Floors	2
Year Built	1953
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Tile

Property Information

Property Type	Light Industrial/Retail
Zoning	CS
Lot Size	0.137 Acres
APN #	1703367 & 1703364
Lot Frontage	124 ft (2nd St)
Corner Property	Light Industrial/Retail
Traffic Count	16,225 VPD crossing the Cherry St Bridge 13,397 VPD on Front St
Power	200Amp, 208/240v, 3 phase

Parking & Transportation

Parking Type	Surface lot
Number of Parking Spaces	6+

Utilities & Amenities

Restrooms	2 on 2nd floor 1 on 1st floor
Gas	Columbia Gas
Electric	Toledo Edison
Water and Sewer	City of Toledo



Property History - Station A

Historic "Station A": Built in 1953 as Toledo's first postal substation; a rare Cold War-era architectural time capsule.

The "Speakeasy" Potential: Original clandestine surveillance catwalks and spy holes remain intact, offering a built-in VIP mezzanine for flagship hospitality.

Brand Ready: Optional negotiation for acquisition of the Carrier Brewing identity from the ownership group, celebrating Toledo icons like Owney the Postal Dog and "Stagecoach Mary" Fields among other heroes of postal past.



East Toledo Renaissance/Glass City Metropark

The value of 618 2nd St is greatly enhanced by its proximity to the \$225 million regional riverfront transformation. Situated just two blocks from the Glass City Metropark, the property is the immediate beneficiary of a generational shift in Toledo's urban core.

Massive Capital Infusion: The Metropark and Riverwalk initiative is a decade-long master plan to retore 300 acres of riverfront land. To date, more than \$167 million in funding has been secured.

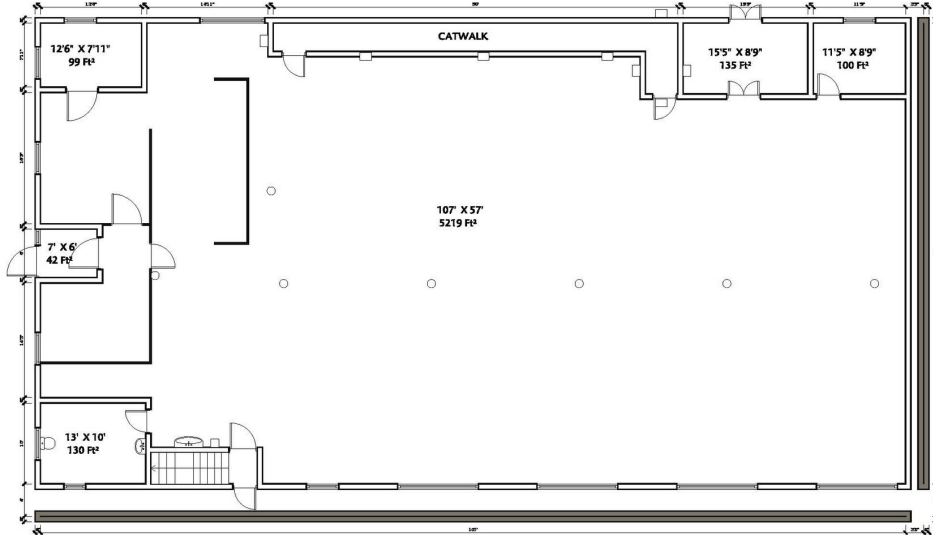
Proven Success: Adjacent to the newly opened public pavilion and event lawn, a Market Hall beer garden, water play area, and 1,000-ft ice skating loop.

Strategic Connectivity: Newly completed \$28.5 million riverwalk infrastructure project, featuring a direct pedestrian bridge to the 70-acre park.

Investment Catalyst: 10:1 private-to-public investment multiplier with a projected \$1B regional impact.

FLOOR PLAN

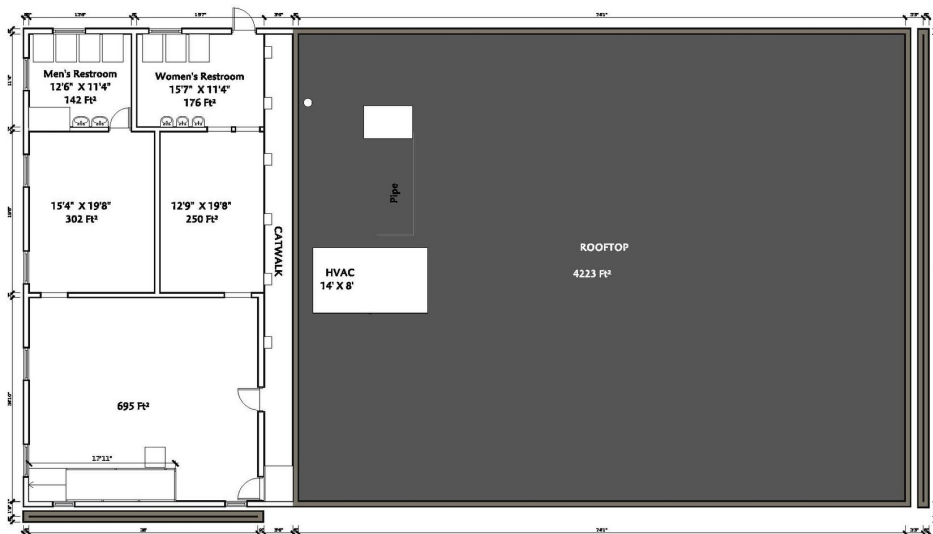
"Station A" - Lower Level
618 2nd Street, Toledo, OH 43605



Owner measurements - not architect prepared

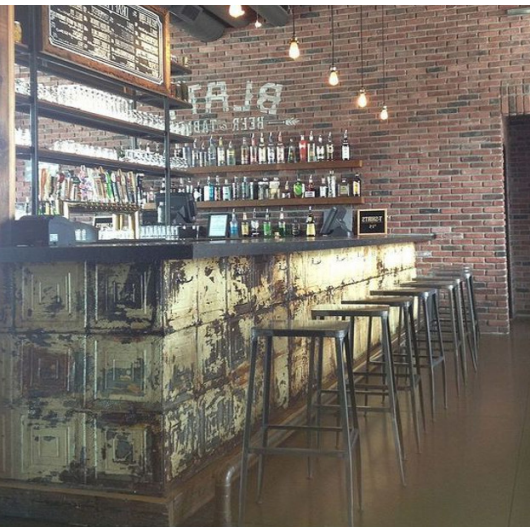
FLOOR PLAN

"Station A" - Upper Level
618 2nd Street, Toledo, OH 43605



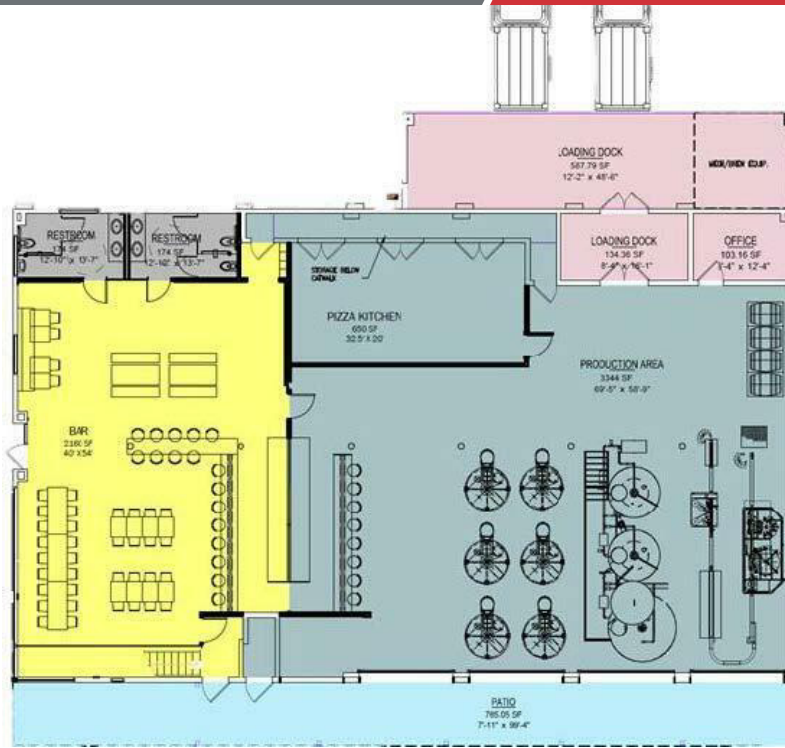
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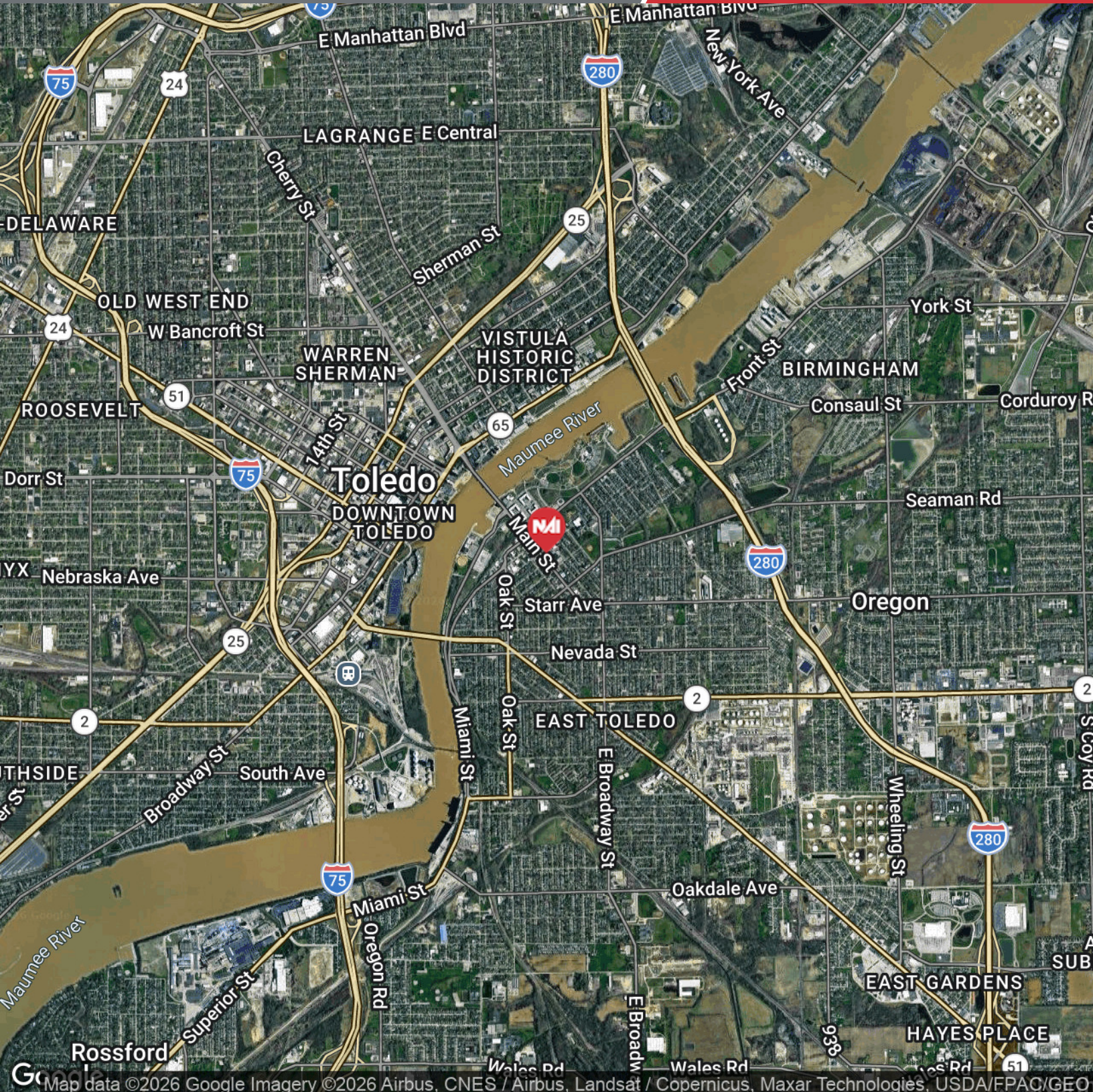
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1st Floor Conceptual Layout



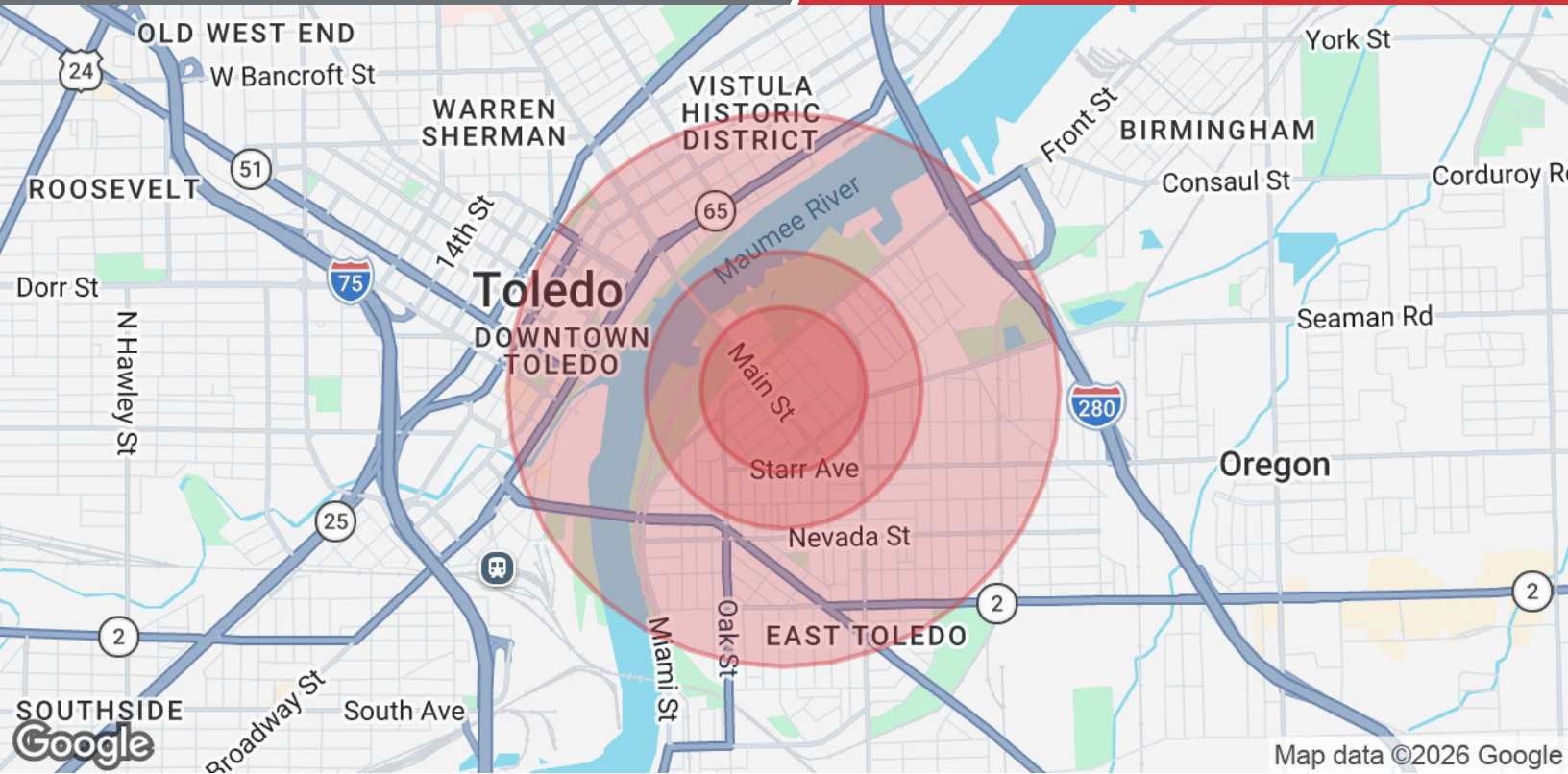
2nd Floor Conceptual Layout



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	954	3,081	13,909
Average Age	37	36	36
Average Age (Male)	37	35	35
Average Age (Female)	37	37	36

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	389	1,226	5,883
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$33,955	\$37,280	\$41,084
Average House Value	\$77,486	\$67,680	\$76,571

Demographics data derived from AlphaMap