



## 1 S Erie St

Toledo, Ohio 43604

### Property Highlights

- Prime location in downtown Toledo across from Fifth-Third Field
- Modern and spacious first floor location with exterior patio
- High visibility and foot traffic
- Updated and energy-efficient HVAC systems
- Flexible lease terms available
- Convenient access to major highways
- Abundant natural lighting and open floor plan

### Property Overview

Bar/Restaurant opportunity for proven operators  
Dedicated patio area  
Roll-up glass doors  
Excellent signage opportunities

### Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	183,000 SF
Available SF:	4,366 SF
Lot Size:	45,287 SF

### For More Information



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Lease Rate	\$20.00 SF/Yr
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## Location Information

Street Address	1 S Erie St
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Central Business District
Cross-Streets	Washington St and S Erie St
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express Airport

## Building Information

Building Size	183,000 SF
Occupancy %	95.0%
Tenancy	Multiple
Number of Floors	5
Year Built	1902
Year Last Renovated	2015
Gross Leasable Area	4,366 SF
Construction Status	Existing
Condition	Excellent
Roof	Rubber Membrane
Number of Buildings	1

## Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	10-CD
Lot Size	45,287 SF
APN #	1215731
Traffic Count	10708
Traffic Count Street	S Erie St
Waterfront	No

## Parking & Transportation

Street Parking	No
Parking Type	Other









ISOMETRIC VIEW  
Scale: NTS FOR REFERENCE ONLY

DOOR TYPE A				DOOR TYPE B							
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architecture | design

ARCHITECT

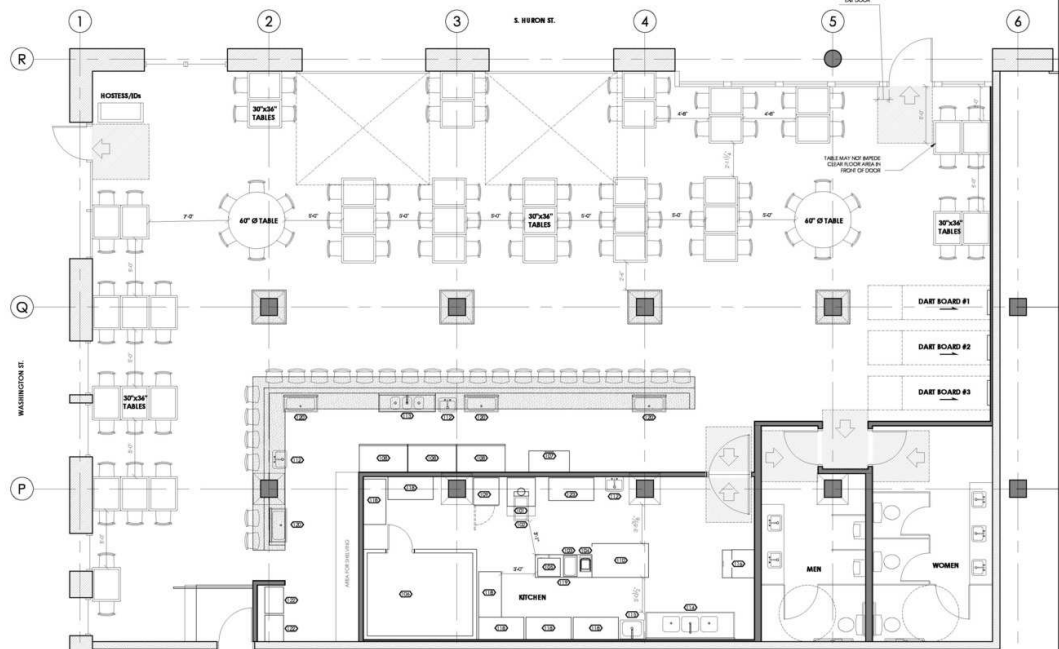
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**TIN CAN  
BERDAN BUILDING  
1 S. ERIE ST.  
TOLEDO, OH**

EQUIPMENT SCHEDULE				
EQUIPMENT				
NO.	ITEM	MANUFACTURER	MODEL	QTY
101	VINTAGE HOOD	ORIS	ORIS-24-99	1
102	ELECTRIC FRYER	IMPERIAL	IF-40E	1
103	ELECTRIC HOOD W/ARMER	AVANTCO	W-30	1
104	SAVONCHY GRILL	AVANTCO	PF35	1
105	PEPS OVEN	WEGO INDUSTRIES	WEO	1
106	WALKER COOKER	KOLD LOCKER	K105-B100 / Cascade Pw # 0767500A	1
107	CHEF PRESS	AVANTCO	12B-99	1
108	QUARTZ DOOR MECHANISM COOKER	TRUE FOOD SERVICE CO.	QDM-45	2
109	STAND-UP COOKER	TRUE FOOD SERVICE CO.	125P	1
110	REFRIGERATED PREP TABLE	SUPREMA	8	1
111	NOT USED			
112	WASH SHW	EAGLE GROUP	WSA-18	1
113	DISHWASH SHW	EAGLE GROUP	DSC-18	1
114	SOCUPPLEMENT SHW	REGENCY	45000-00478	1
115	WOP SHW	REGENCY	45000-0058	1
116	K2 GRABER	MANITOWOC	WEGCO SERIES 80	1
117	NOT USED			



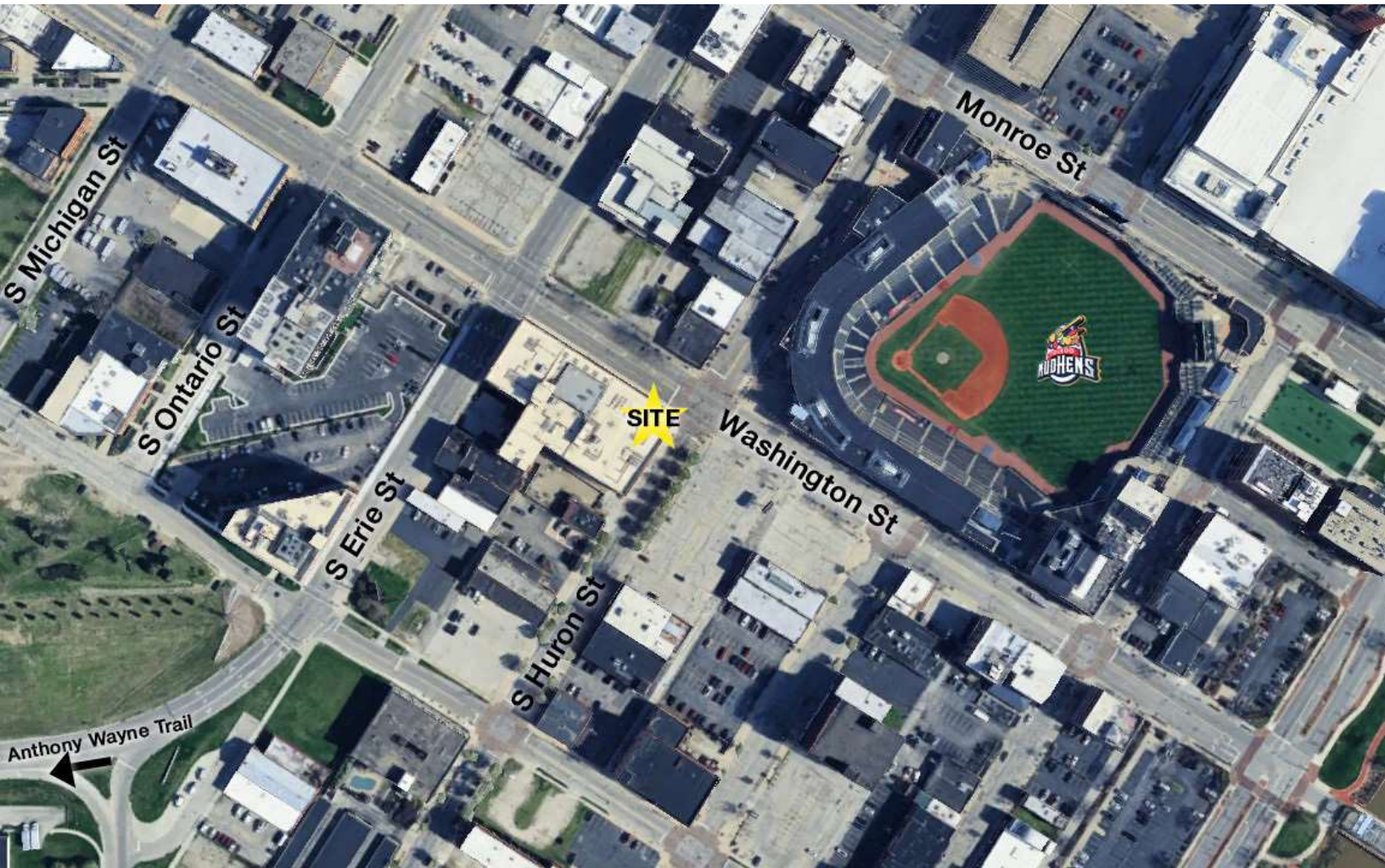
ARCHITECT

**FRANCIS  
WILMORE**

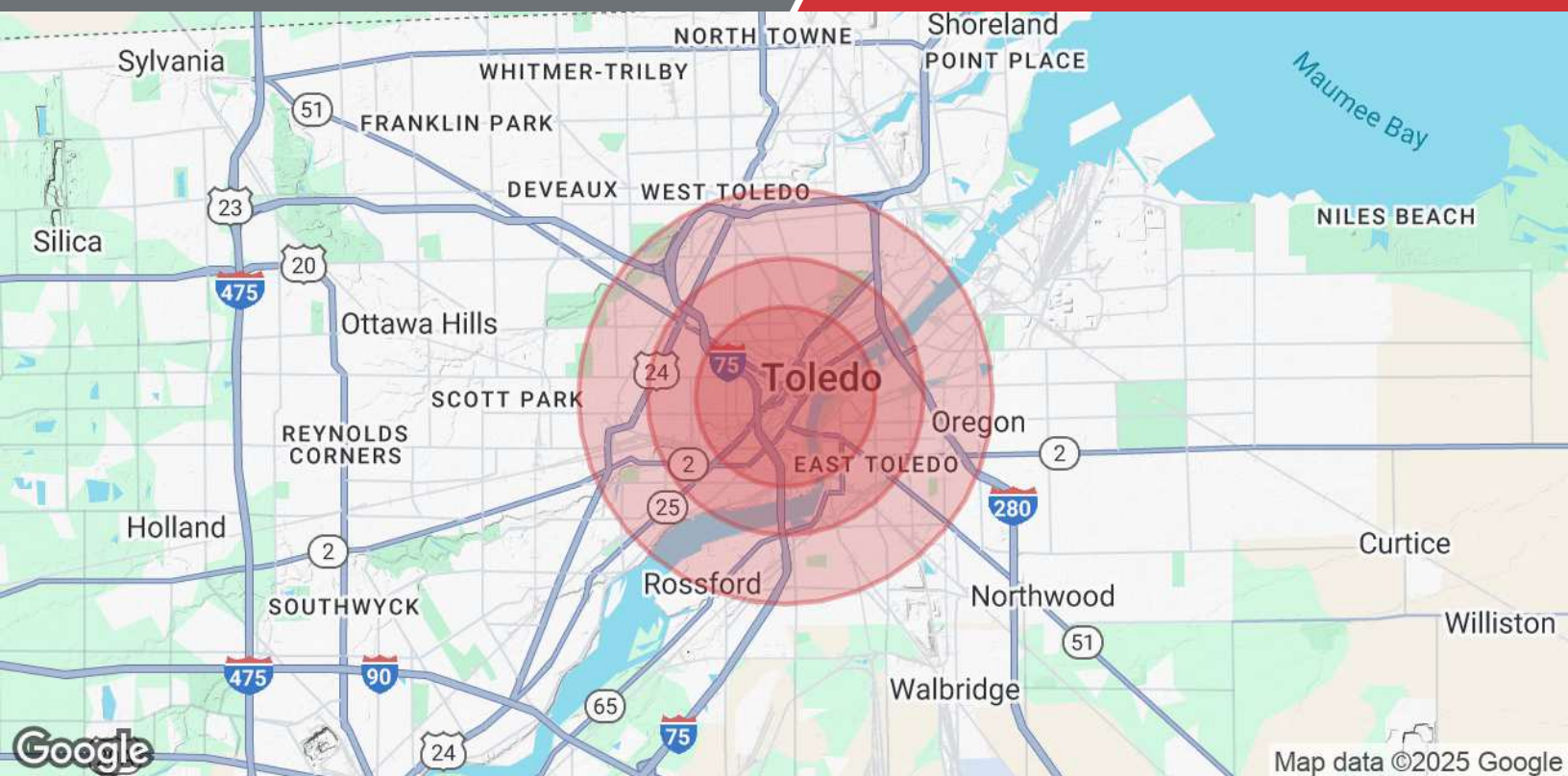
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**TIN CAN**  
**BERDAN BUILDING**  
**1 S. ERIE ST.**  
**TOLEDO, OH**







Population	1.3 Miles	2 Miles	3 Miles
Total Population	17,820	43,192	86,384
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	38
Households & Income	1.3 Miles	2 Miles	3 Miles
Total Households	8,085	18,662	36,378
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$37,446	\$40,423	\$47,810
Average House Value	\$91,833	\$86,616	\$94,274

Demographics data derived from AlphaMap