



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



Jason Westendorf, SIOR

O: 419 960 4410 x334
jwestendorf@naitoledo.com



Becky Beck

O: 419 960 4410 x321
bbeck@naitoledo.com



Chad Ackerman

O: 419 960 4410 x352
cackerman@naitoledo.com

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

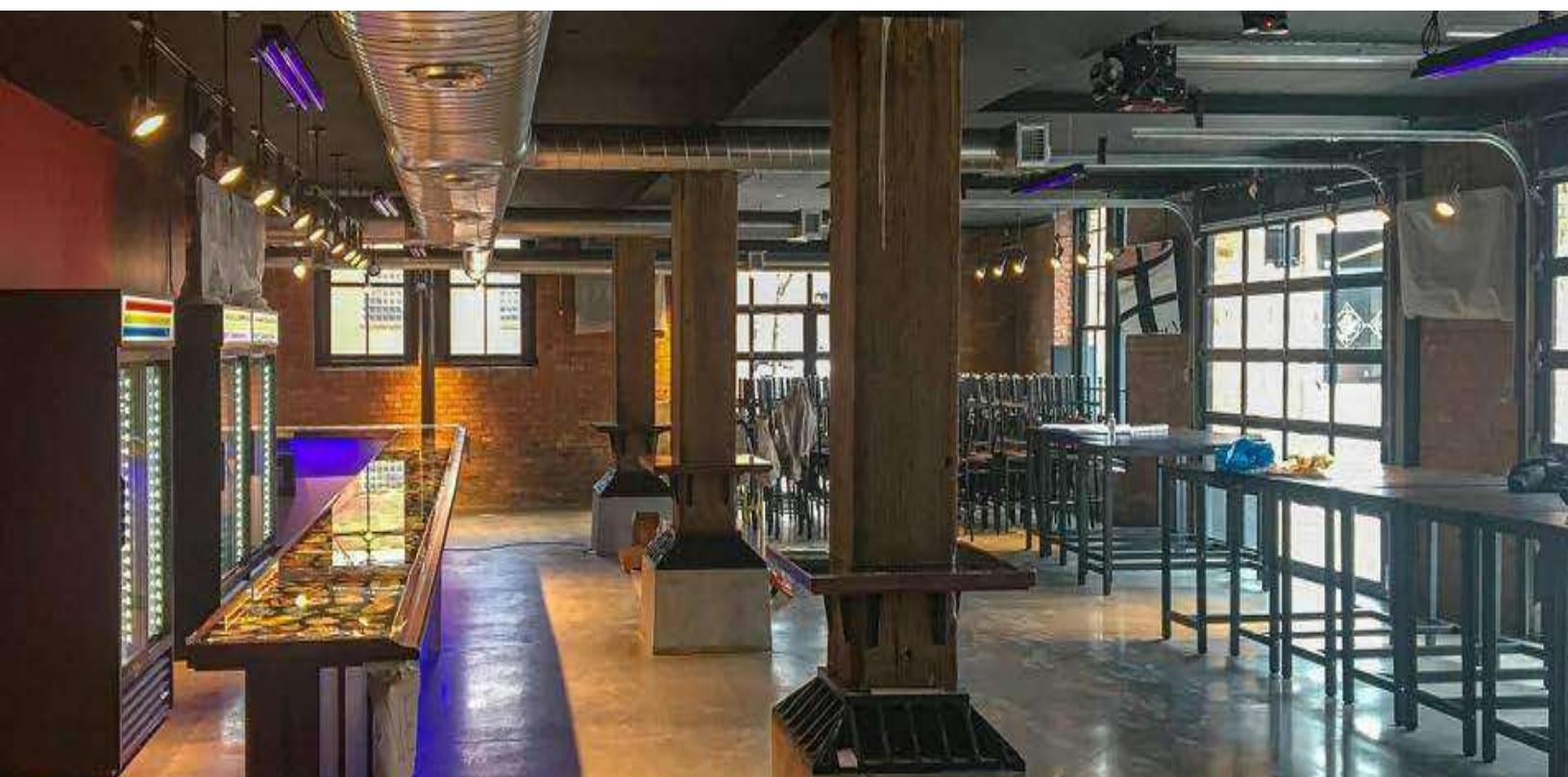
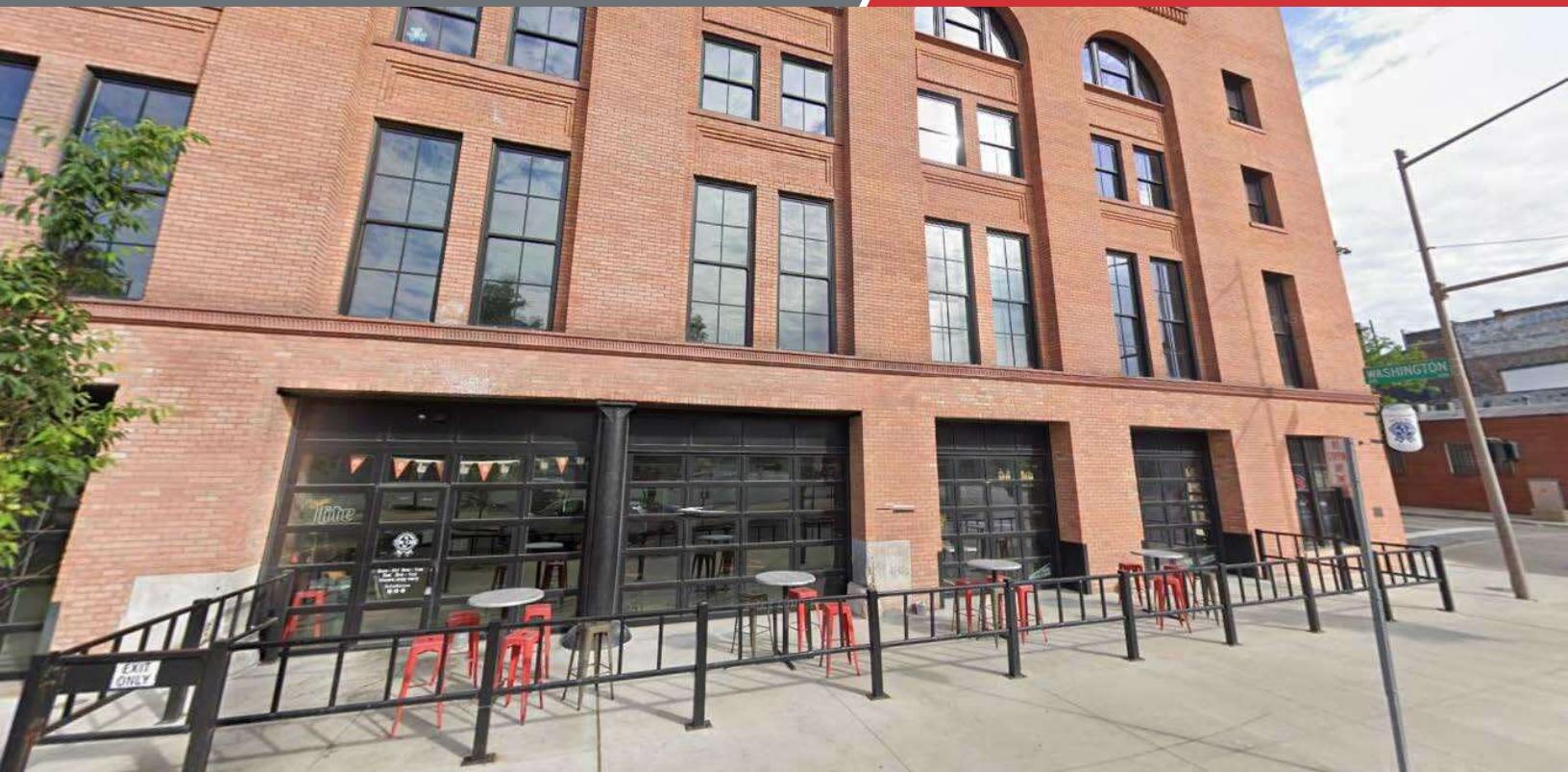
Parking & Transportation

Street Parking	No
Parking Type	Other

For Lease

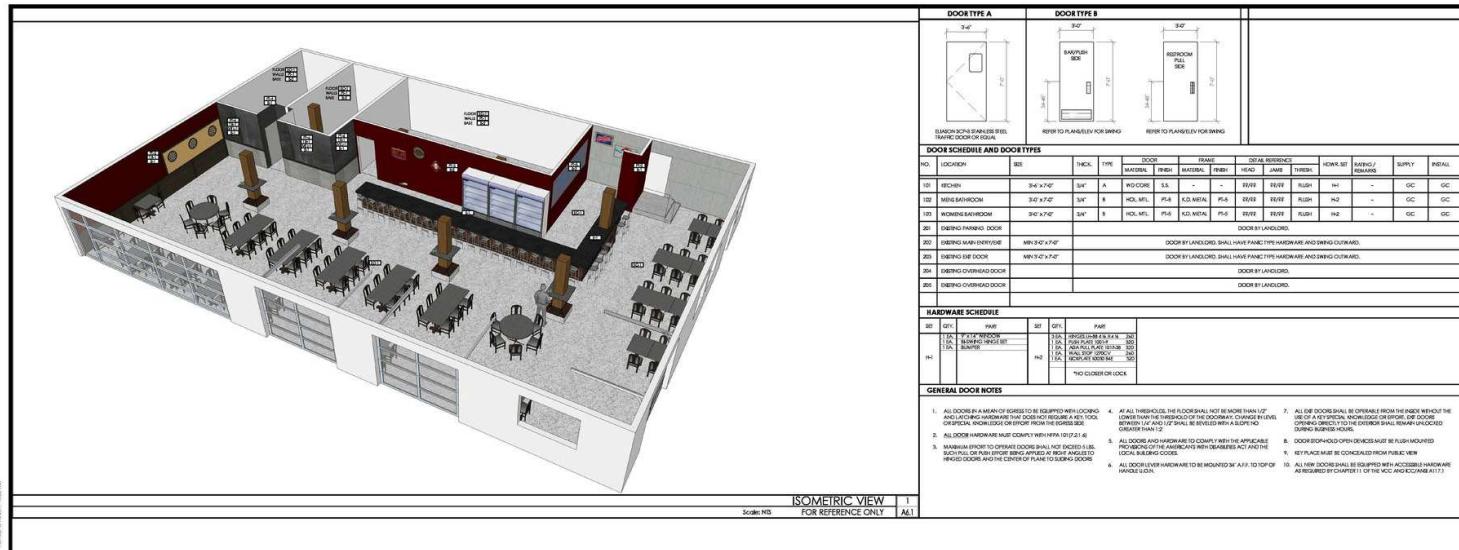
4,366 SF | \$20.00 SF/yr

Retail Space

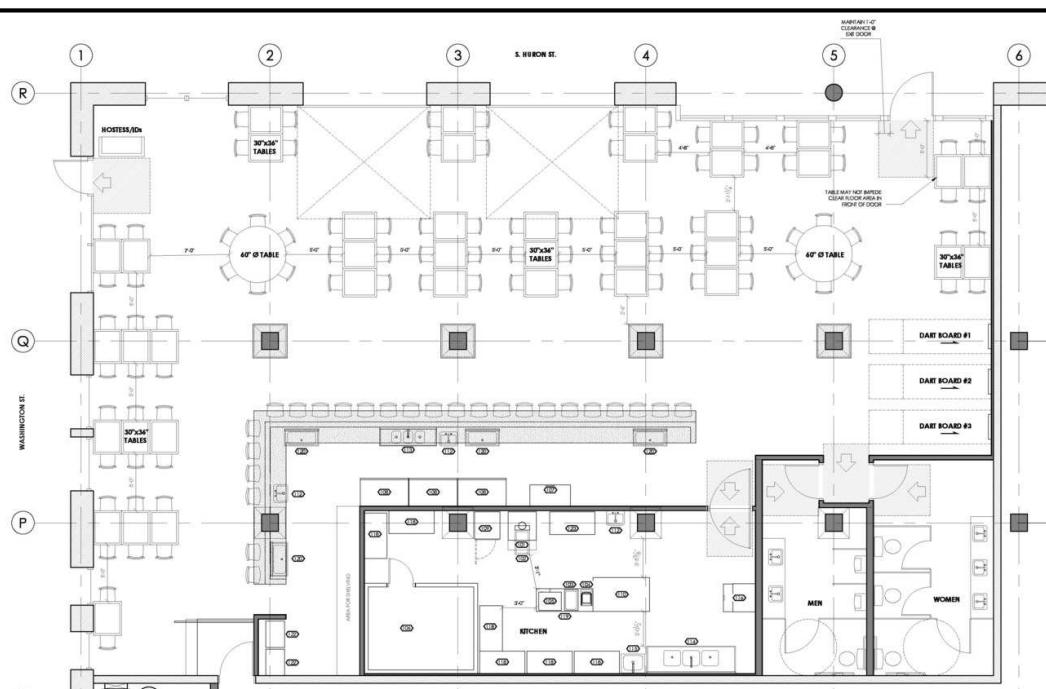


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4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



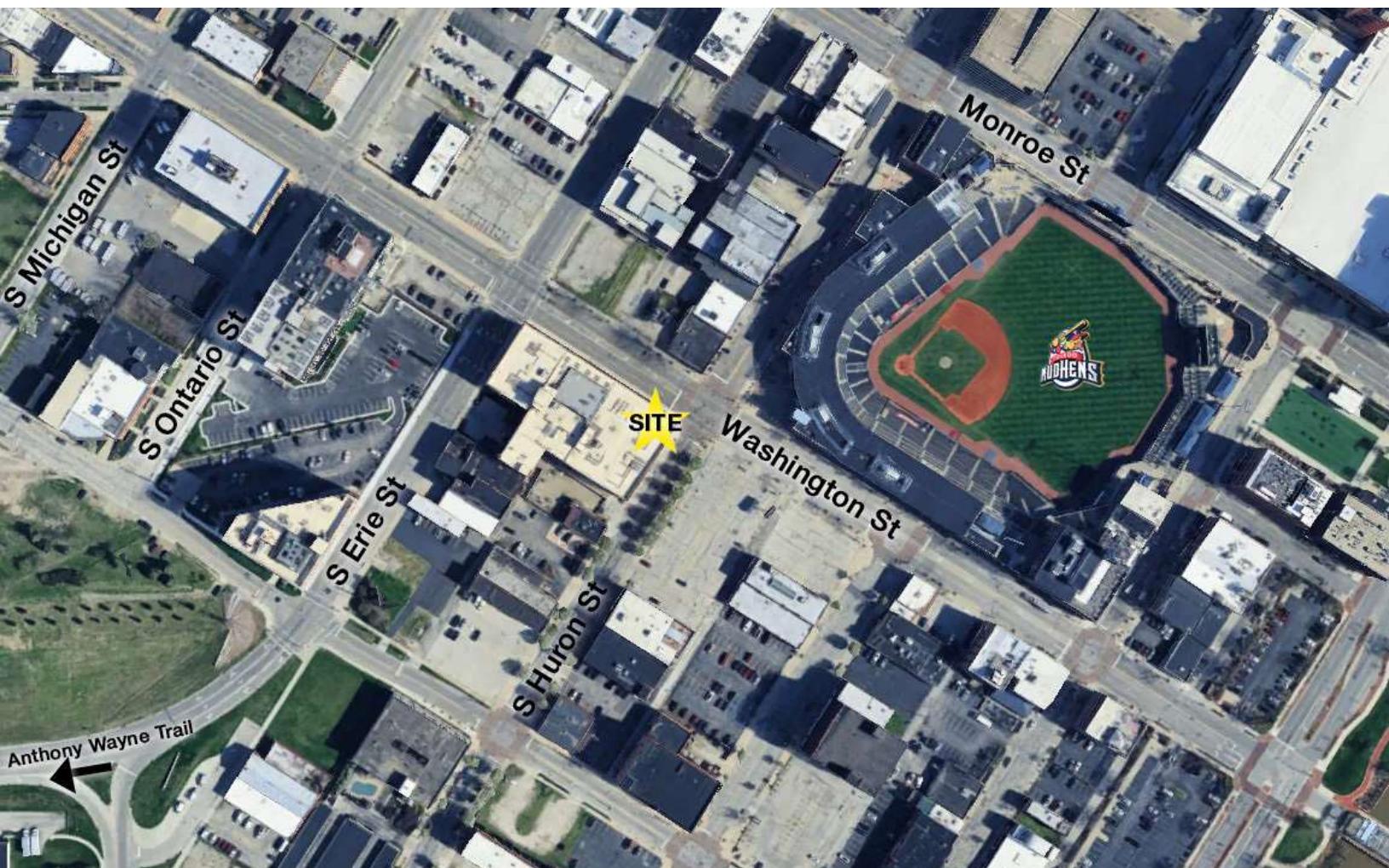
TIN CAN
GERDAN BUILDING
1 S. ERIE ST.
TOLEDO, OH



TIN CAN
VERDAN BUILDING
1 S. ERIE ST.
TOLEDO, OH

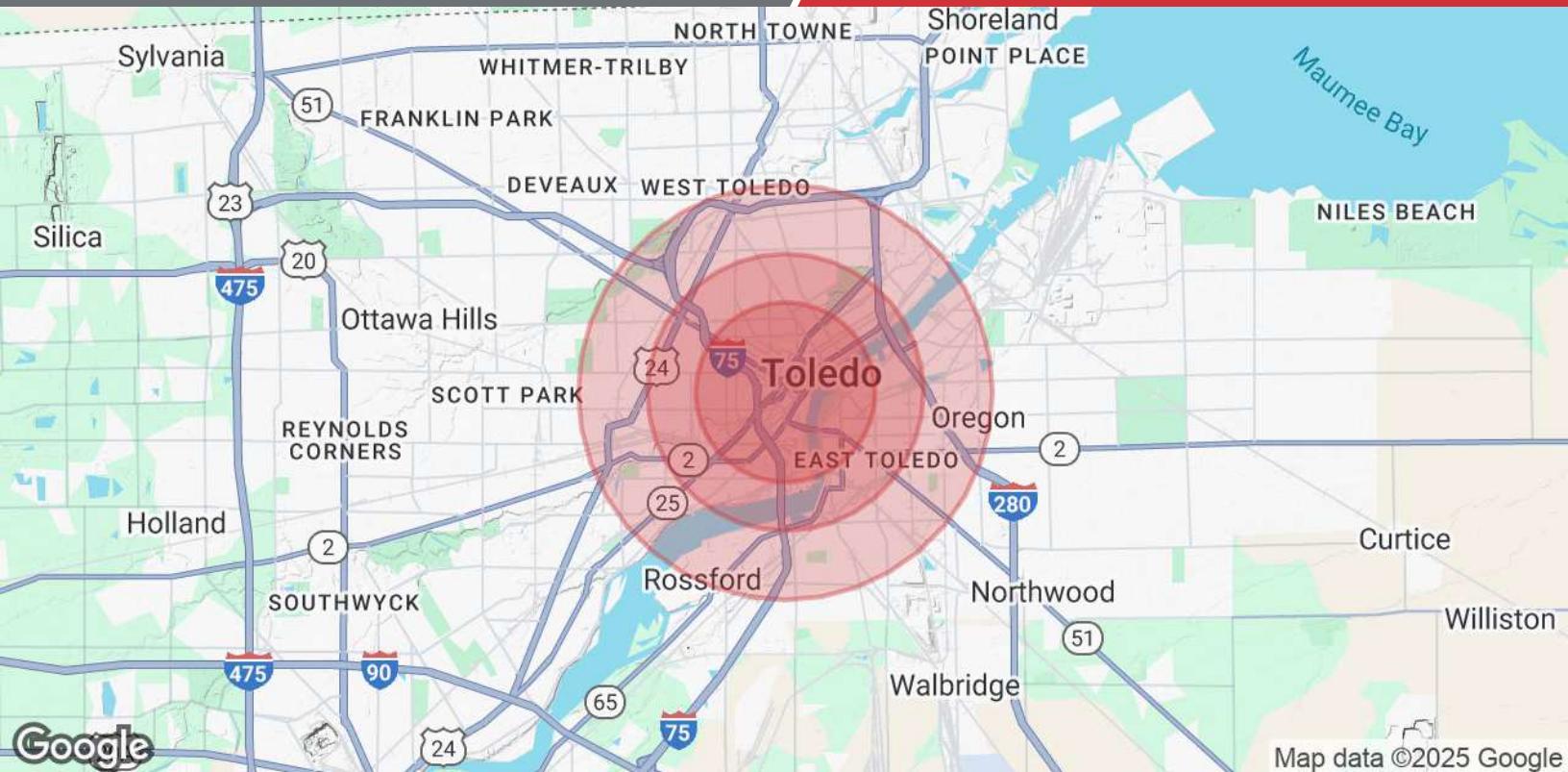
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Population	1.3 Miles	2 Miles	3 Miles
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Total Population	17,820	43,192	86,384
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	38

Households & Income	1.3 Miles	2 Miles	3 Miles
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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