

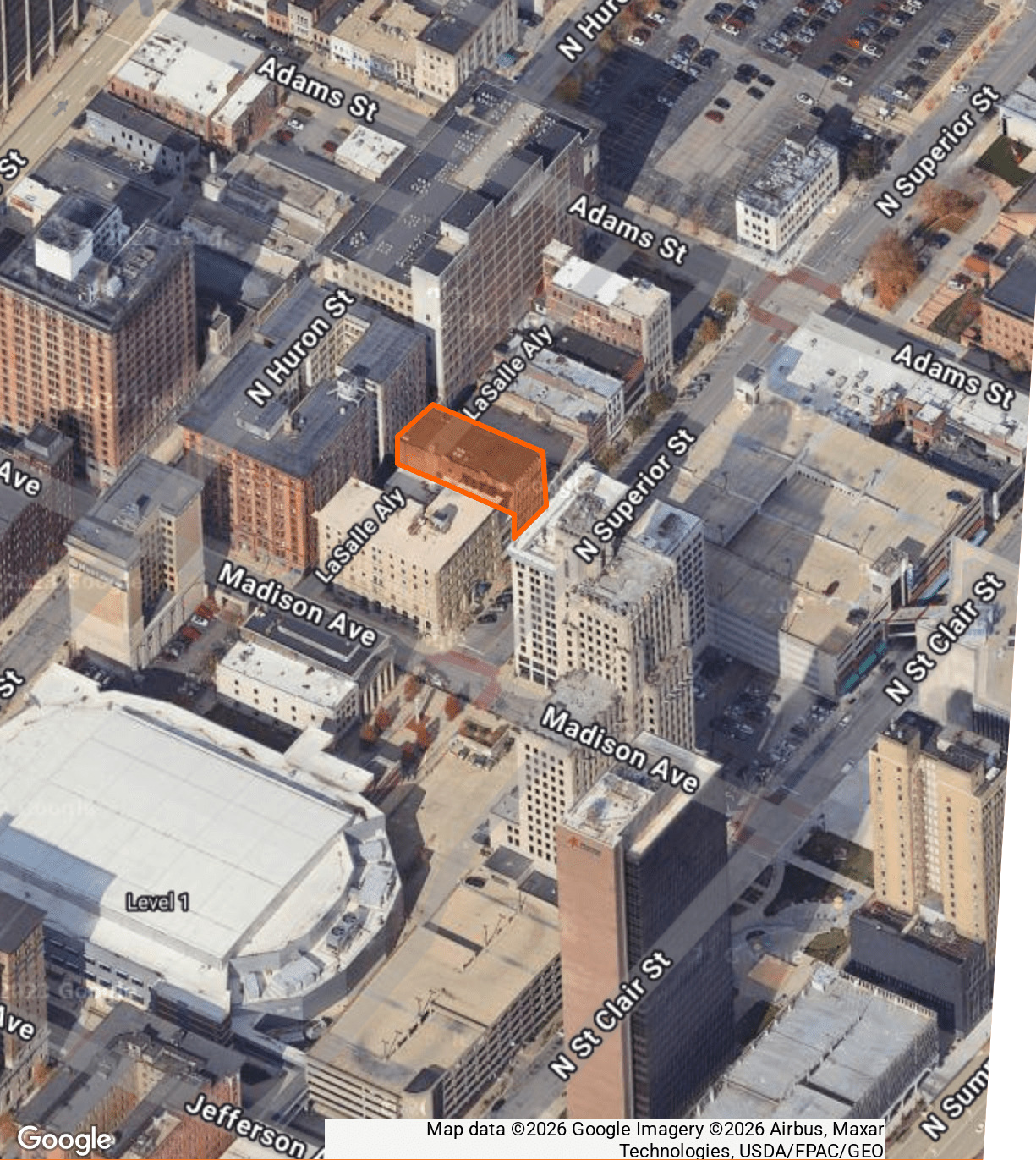
AVAILABLE FOR SALE & LEASE | MIXED-USE REDEVELOPMENT

**317 N. SUPERIOR STREET | TOLEDO, OH 43604**

**36,000 SF BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

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



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

317 N. SUPERIOR STREET

## Offering Summary

Sale Price:  
**\$900,000**

Lease Rate:  
**Negotiable**

Available SF:  
30,000 SF + 6,000 SF  
Lower Level

Building Size:  
**36,000 SF**

Year Built:  
**1897**

Lot Size:  
**0.13 Acres**

Lease Term:  
**Negotiable**

Price / SF:  
**\$25.00**

### Property Overview

- Located in the heart of downtown.
- Great exposure in a high-growth area.
- Easy distance to/from downtown eateries.
- Great proximity to parking garage and Huntington Center.
- Numerous capital improvements performed in 2025 - contact agent.
- Plans approved for 19 apartments on floors 2-5. First floor retail.

Contact us for additional information!  
**rkgcommercial.com**





317 N. SUPERIOR STREET

## Property Details

Building Class  
**C**

Property Use Type  
**Mixed-use**

Zoning  
**10-CD**

Submarket  
**CBD**

County  
**Lucas**

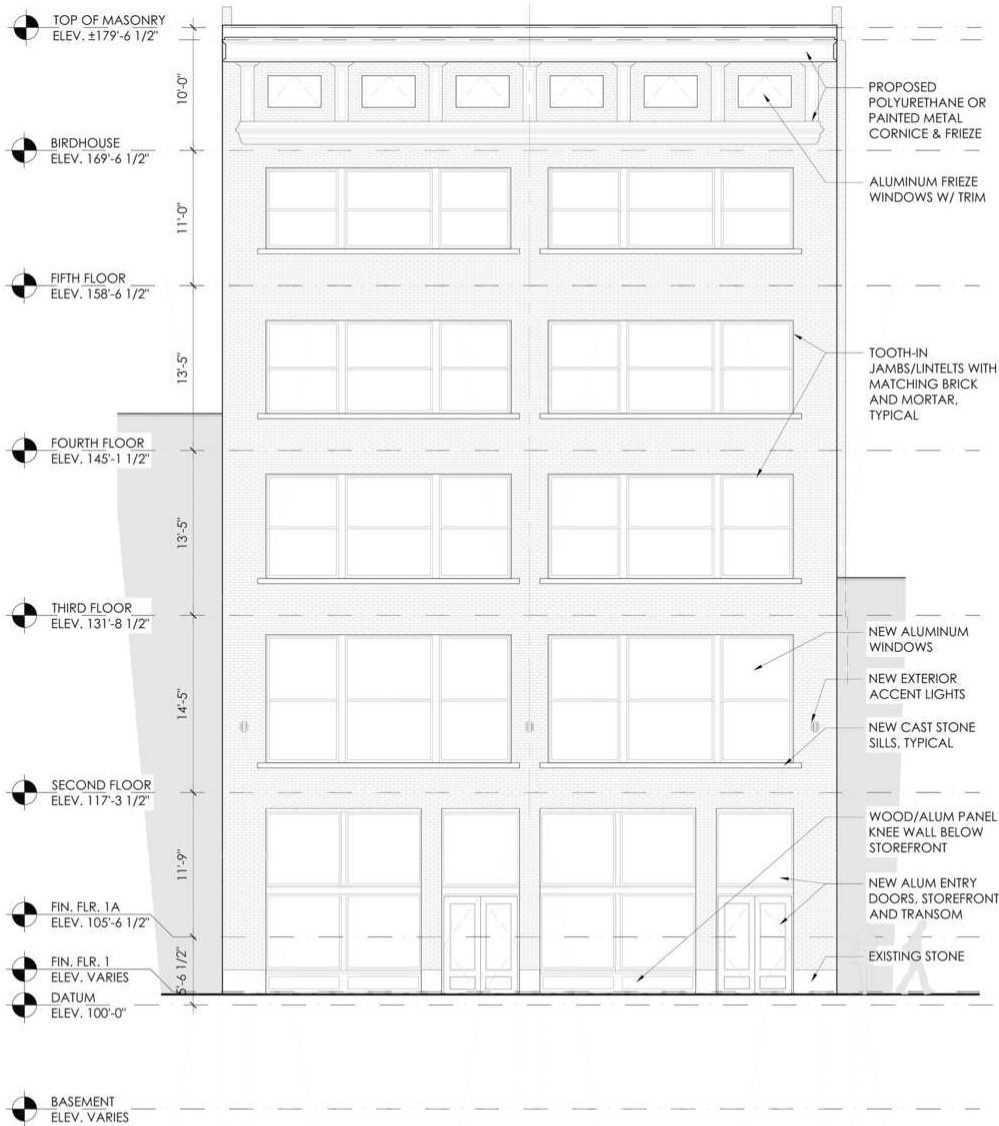
Cross Street  
**Madison Avenue**

Tenancy  
**Multiple**

Ceiling Height  
**8 - 16 ft**

Parcel Nos.  
**12-16864**





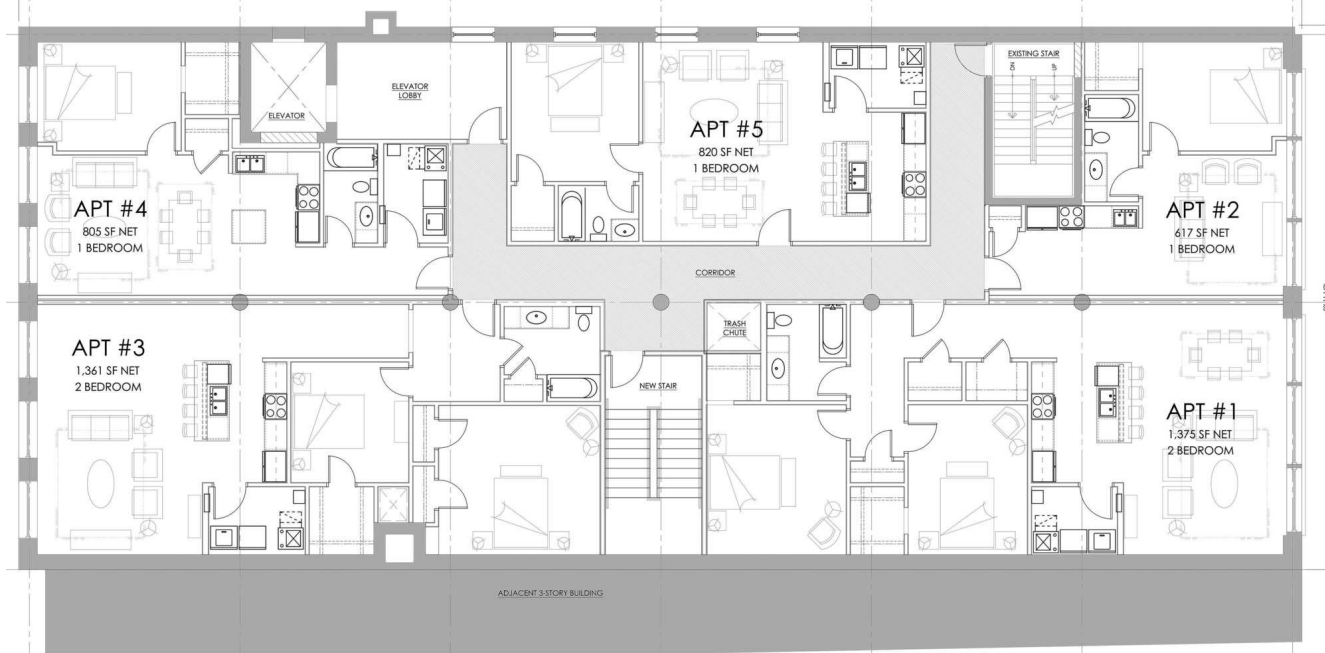
1 PROPOSED EAST ELEVATION (FRONT)  
ASD 3/16" = 1'-0"



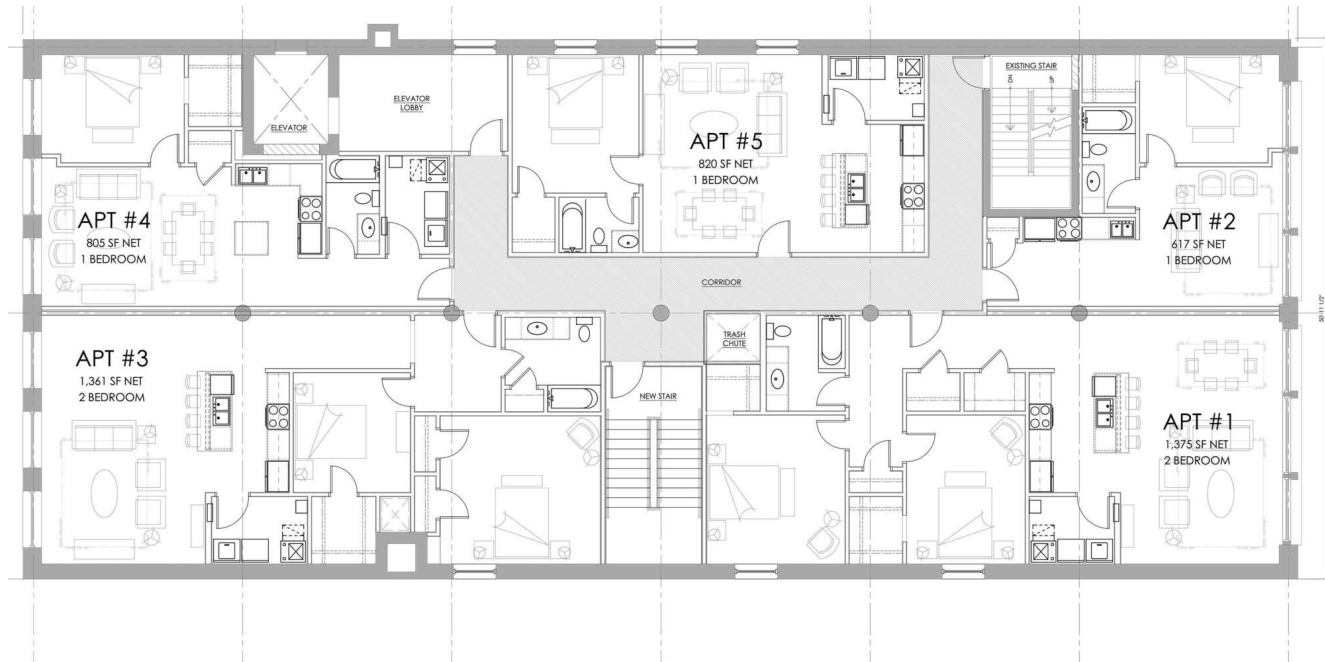
2 PROPOSED WEST ELEVATION (REAR)  
ASD 3/16" = 1'-0"



# FLOOR PLANS



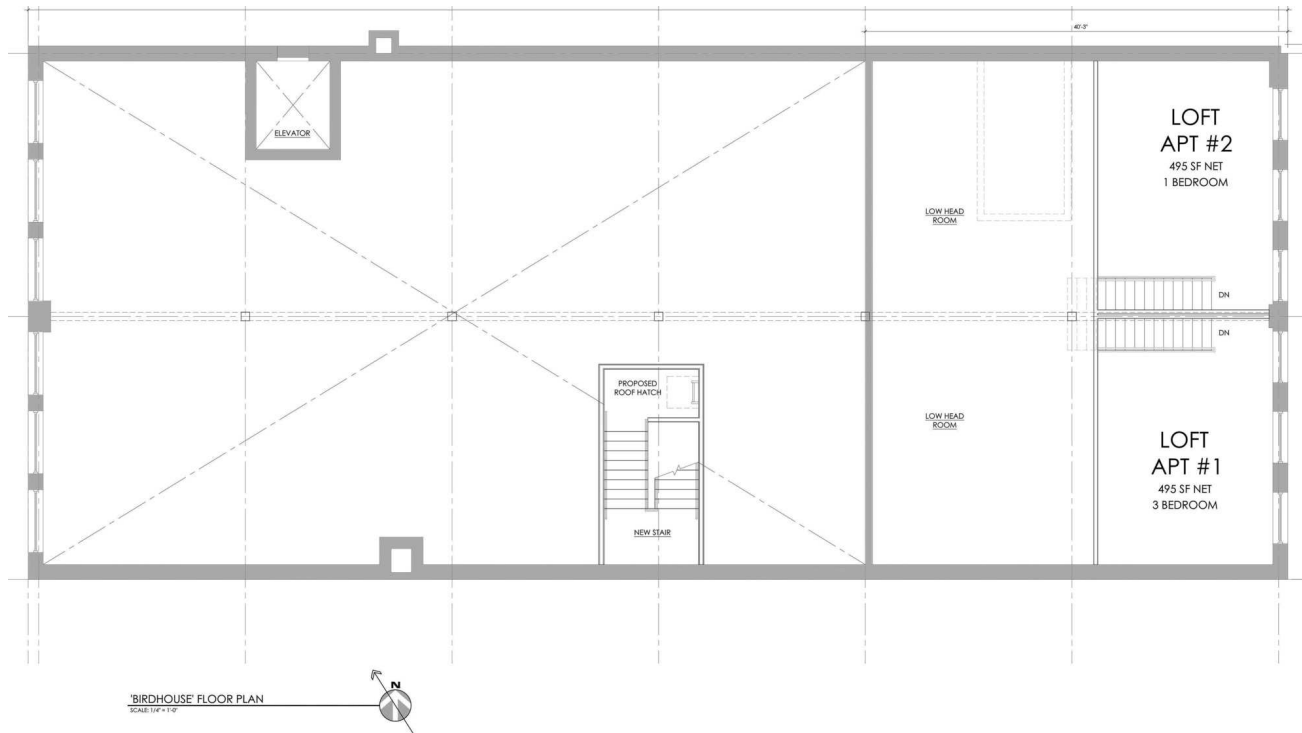
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

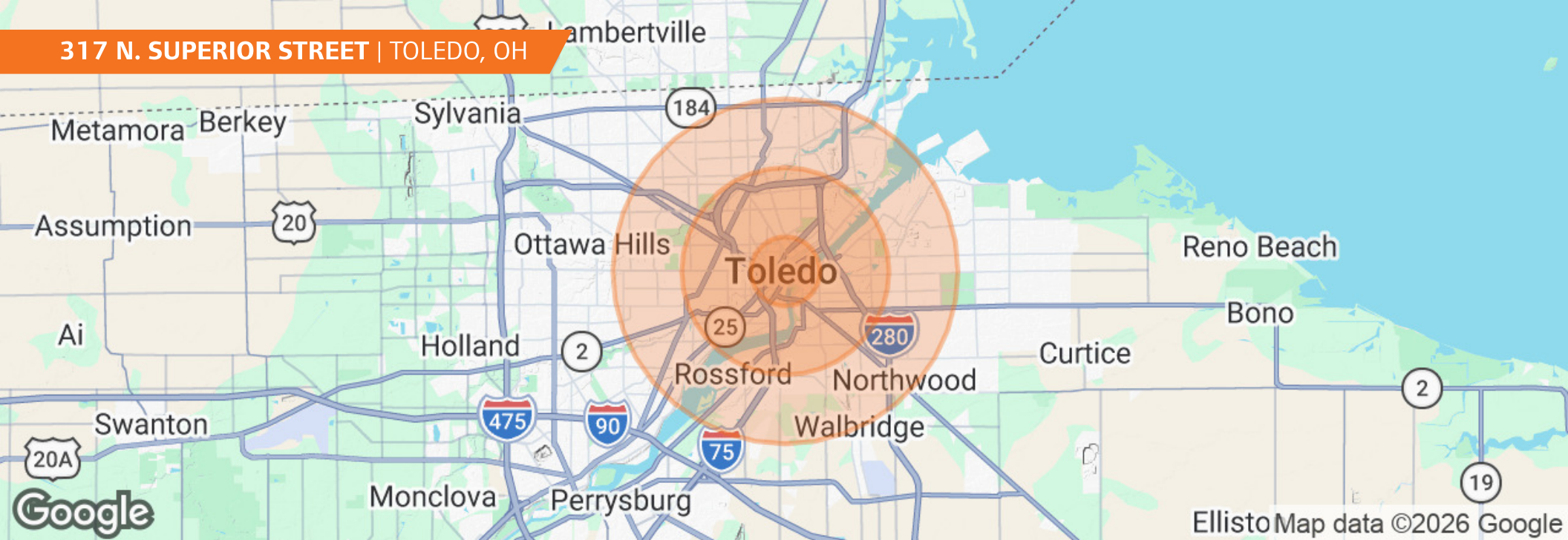


FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# FLOOR PLANS





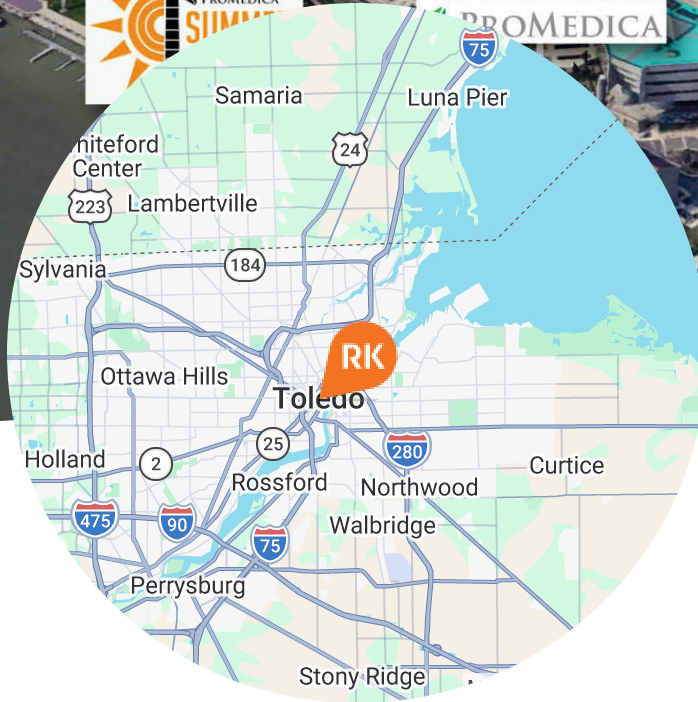
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	9,075	84,631	192,030
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	4,437	35,547	80,930
# of Persons per HH	2	2.4	2.4
Average HH Income	\$31,687	\$47,111	\$59,996
Average House Value	\$101,934	\$94,336	\$120,393

Demographics data derived from AlphaMap



317 N. SUPERIOR STREET

## Location Benefits

- Located in the heart of downtown Toledo



# Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



**Ryan Miller**  
**Senior Vice President**

Ryan Miller

**Reichle Klein Group**

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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.**

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