



AVAILABLE FOR LEASE | RETAIL

**SUDER SQUARE | 5109 SUDER AVENUE, TOLEDO, OH 43611**

## 32,656 SF RETAIL PROPERTY

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



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

5109 SUDER AVENUE

## Offering Summary

Lease Rate:  
**\$7.00 - 9.00  
SF/yr (NNN)**

Building Size:  
**32,656 SF**

Lot Size:  
**5.971 Acres**

Available SF:  
**1,557 - 7,673 SF**

Year Built/Renovated:  
**1967/2007**

Lease Term:  
**Negotiable**

### Property Overview

- Highly visible from I-75 with 60,000+ vehicles per day (2024) and just ½ mile to the nearest off-ramp
- Affordably priced retail space in well-established neighborhood center plaza with strong co-tenants including Keybank, The Choice Hair Salon, KT's Diner, Gracie Bayview Tae Kwon Do, Laundry Express
- At signalized intersection; ample parking with 232 spaces
- Ideal for marine sales, water sports equipment, or other retail businesses targeting local traffic
- Land available for free-standing buildings, providing opportunities for expansion or customization
- Features include a flat roof (new in 2018), concrete block & steel framing, and carpet/tile flooring over concrete
- 10,350 ('23) vpd on Benore Rd; 62,236 ('24) vpd on I-75





5109 SUDER AVENUE

## Property Details

Number Of Floors 1	Tenancy Multiple	Property Type Retail	Exterior Signage Pylon and building
Roof Flat (New in 2018)	Structural System Concrete, Block & Steel	Acreage 5.971 Acres	Annual Real Estate Taxes/Annual Real Estate Taxes Per SF \$36,201.54 / \$1.11
Parcel Nos. 22-18834	# Parking Spaces 232	Cross Streets Benore Road	Nearest Highway 1/2 mile from I-75 entrance and exit
Utilities			
Power: Toledo Edison			
Fuel: Columbia Gas			
Water: City of Toledo			





#### LEASE INFORMATION

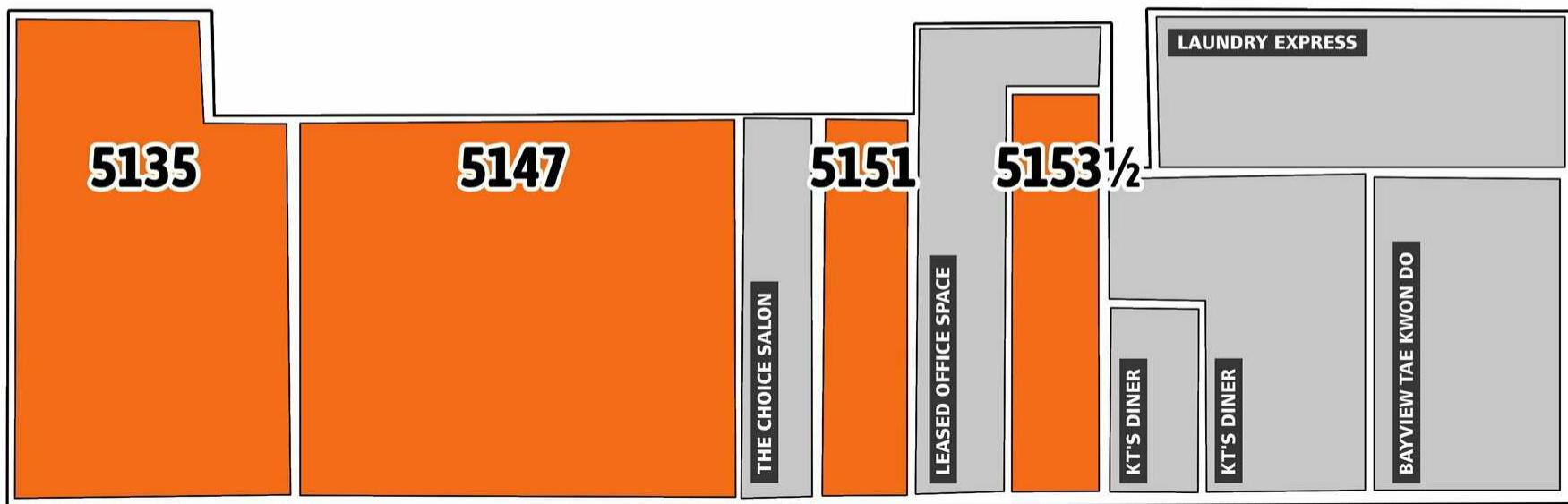
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,557 - 7,673 SF	Lease Rate:	\$7.00 - \$9.00 SF/yr

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5135 Suder	Available	5,304 SF	NNN	\$7.00 SF/yr	Shell condition
5147 Suder	Available	7,673 SF	NNN	\$7.00 SF/yr	Available
5151 Suder	Available	1,600 SF	NNN	\$9.00 SF/yr	Store front to be created
5153½ Suder	Available	1,557 SF	NNN	\$9.00 SF/yr	Side/Rear delivery door

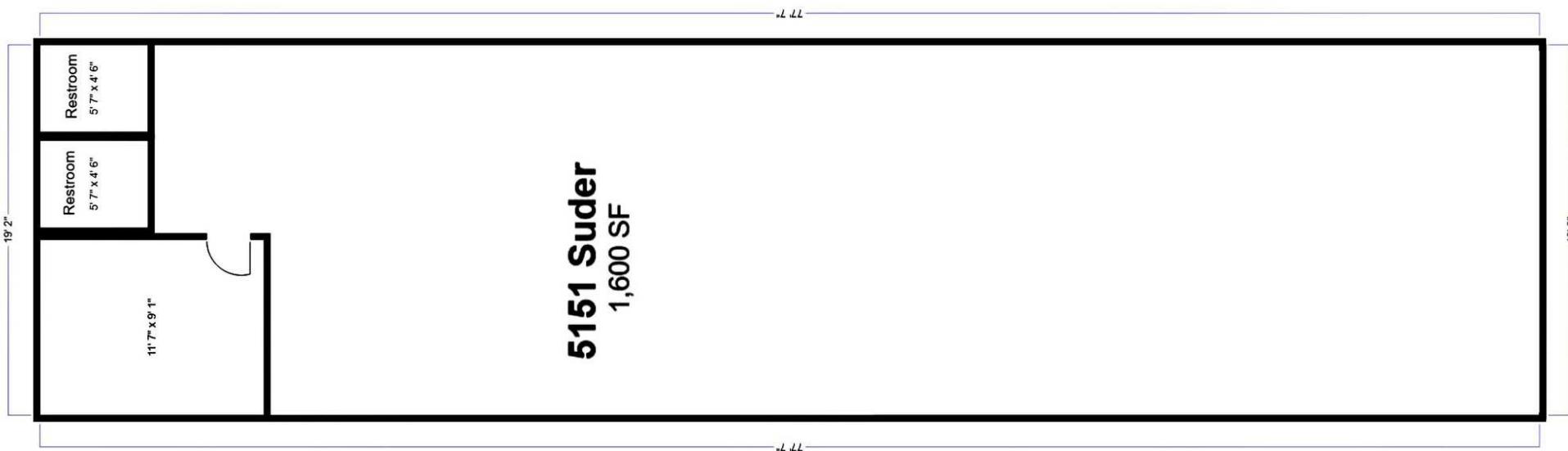
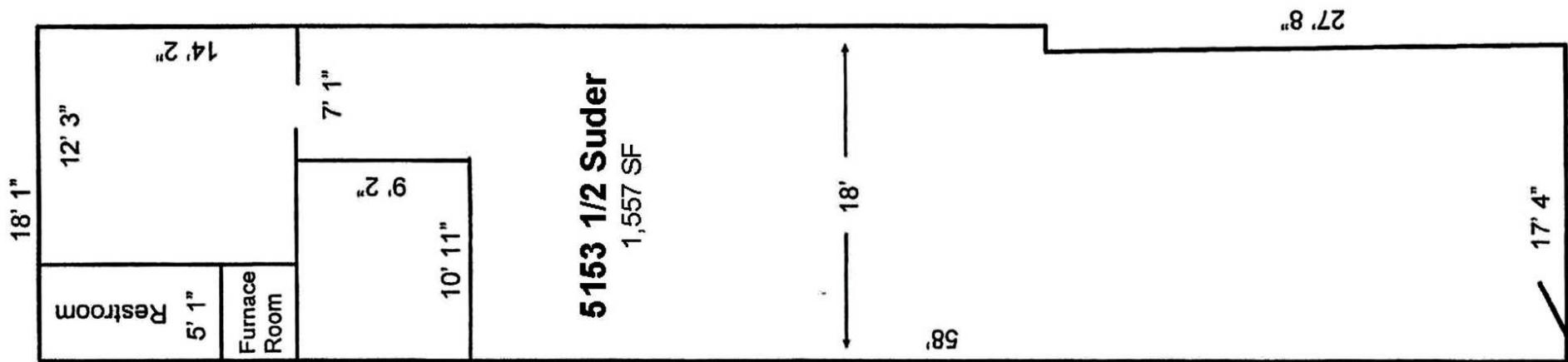


# Suder Square



**Suder Ave**

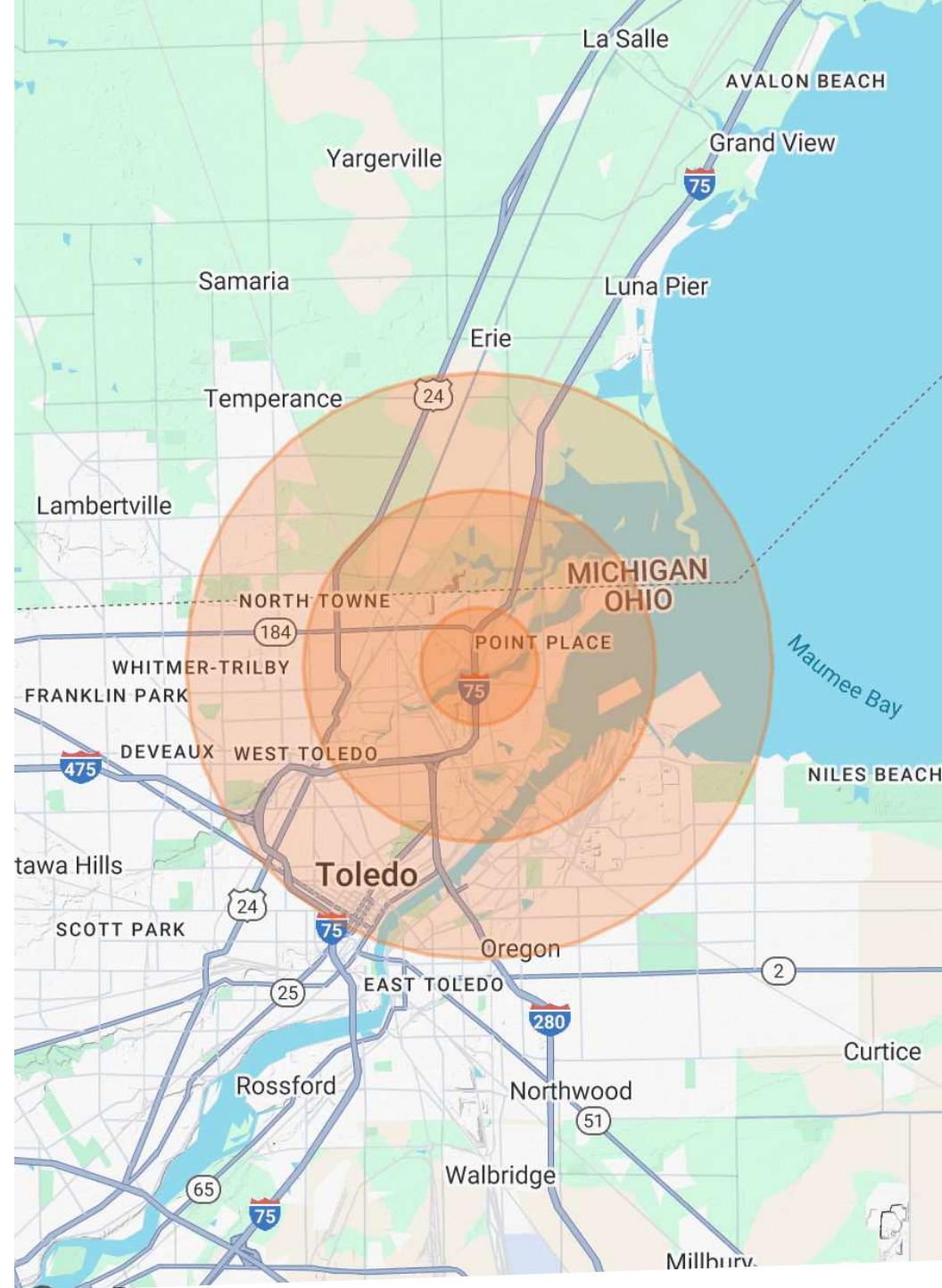


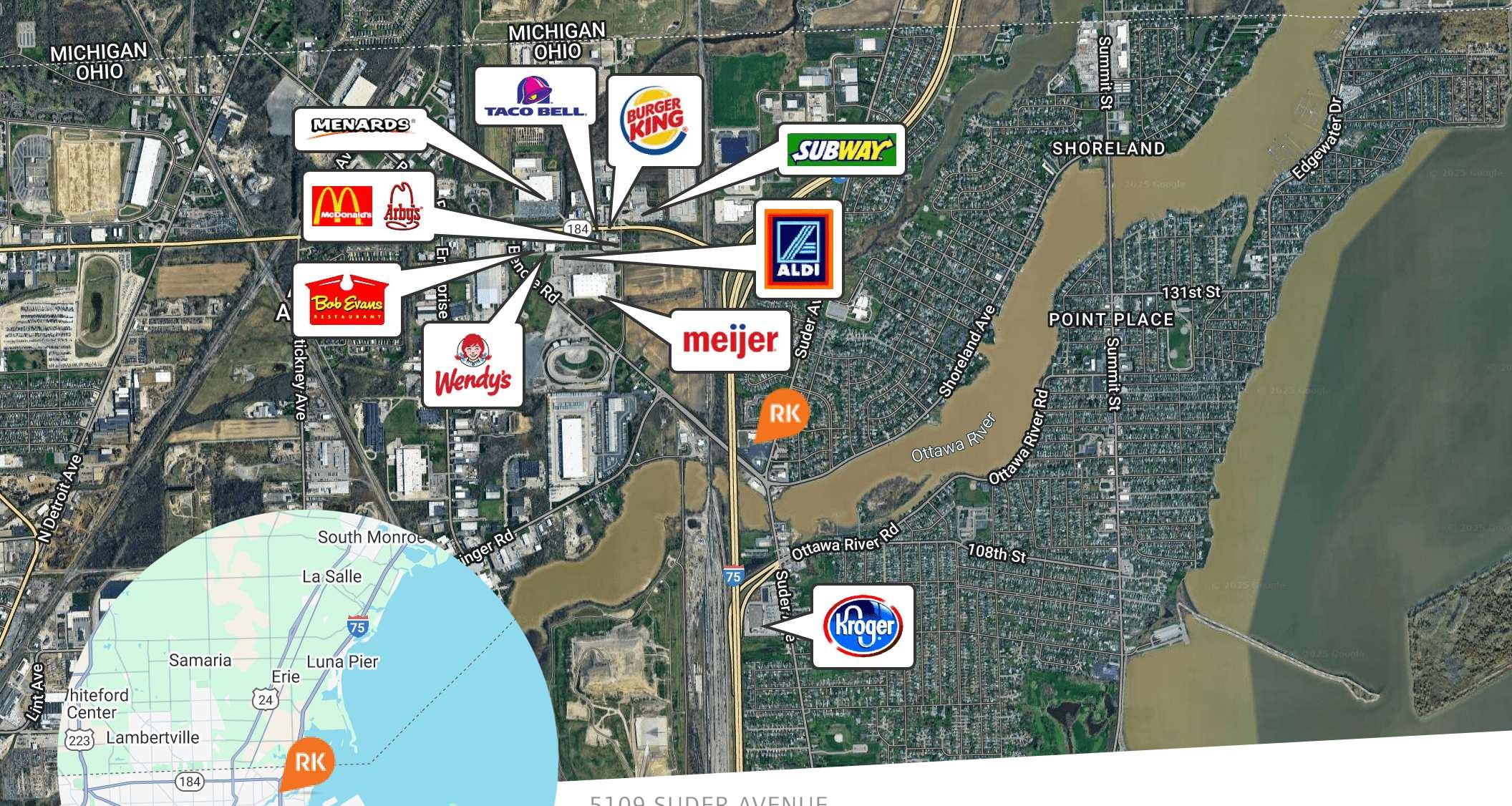


## SUDER SQUARE | TOLEDO, OH

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,162	33,032	121,315
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,633	13,754	51,141
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$78,757	\$63,238	\$60,973
Average House Value	\$153,425	\$133,380	\$129,225

Demographics data derived from AlphaMap





5109 SUDER AVENUE

## Location Benefits

Point Place is a lively and established neighborhood that's perfect for enjoying Toledo's reputation as the water recreation capital of the Midwest. This waterfront community provides easy access to Lake Erie and the Maumee River, making it great for activities like canoeing and kayaking. Cullen Park has a dedicated boat launch with a steel walking ramp for convenience. The area is filled with beautiful public parks full of wildlife, fishing spots, and birdwatching opportunities. Nearby attractions include the ARCA Toledo Speedway, the Toledo Zoo, Imagination Station, and Fifth Third Field, offering plenty of excitement amidst the serenity of flowing water.



# 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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