

# HERITAGE SOUTH PLAZA

1256 Broadway Street, Toledo, OH 43609

# RK



## Offering Summary

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	11,860 SF
Available SF:	1,419 SF
Lot Size:	0.72 Acres
Year Built:	1987
Zoning:	CS - Commercial Service
Market:	Toledo
Submarket:	South/Southwest
Traffic Count:	11,665

## Property Overview

- Multi-tenant retail building in South Toledo
- Two points of ingress/egress
- Pylon signage
- Great population density (81,838 people reside within a three-mile radius)
- Busy commercial corridor

## Location Overview

- Located on Broadway Street near Western Avenue in South Toledo
- Roadway improvements underway, completion date end of July 2025



**Christian Brown**

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

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## Property Details

Zoning	CS - Commercial Service
Acreage	0.72 Acres
Annual Real Estate Taxes	\$10,376.05
Annual Real Estate Taxes Per SF	\$0.875
Parcel / APN Numbers	02-21251
# Parking Spaces	36

## Location Information

Building Name	Heritage South Plaza
City, State & Zip	Toledo, OH 43609
County	Lucas
Submarket	South/Southwest
Cross Streets	Western Avenue
Nearest Highway	I-75
Traffic Count	11,665

## Utilities

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

## Lease Details

Available SF	1,419 SF
Lease Type	NNN
Tenant Responsible For	Pro rata share of operating expenses

## Building Information

Building Size	11,860 SF
Number Of Floors	1
Year Built	1987
Tenancy	Multiple
Center Type	Street Retail
Construction Status	Existing
Exterior Signage	Building and Pylon
Lighting	Yes

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### Legend

Available

### Lease Information

Lease Type:	NNN
Total Space:	1,419 SF

Lease Term:	Negotiable
Lease Rate:	\$9.00 SF/yr

### Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite 4	Available	1,419 SF	NNN	\$9.00 SF/yr	21'5 W x 66' D

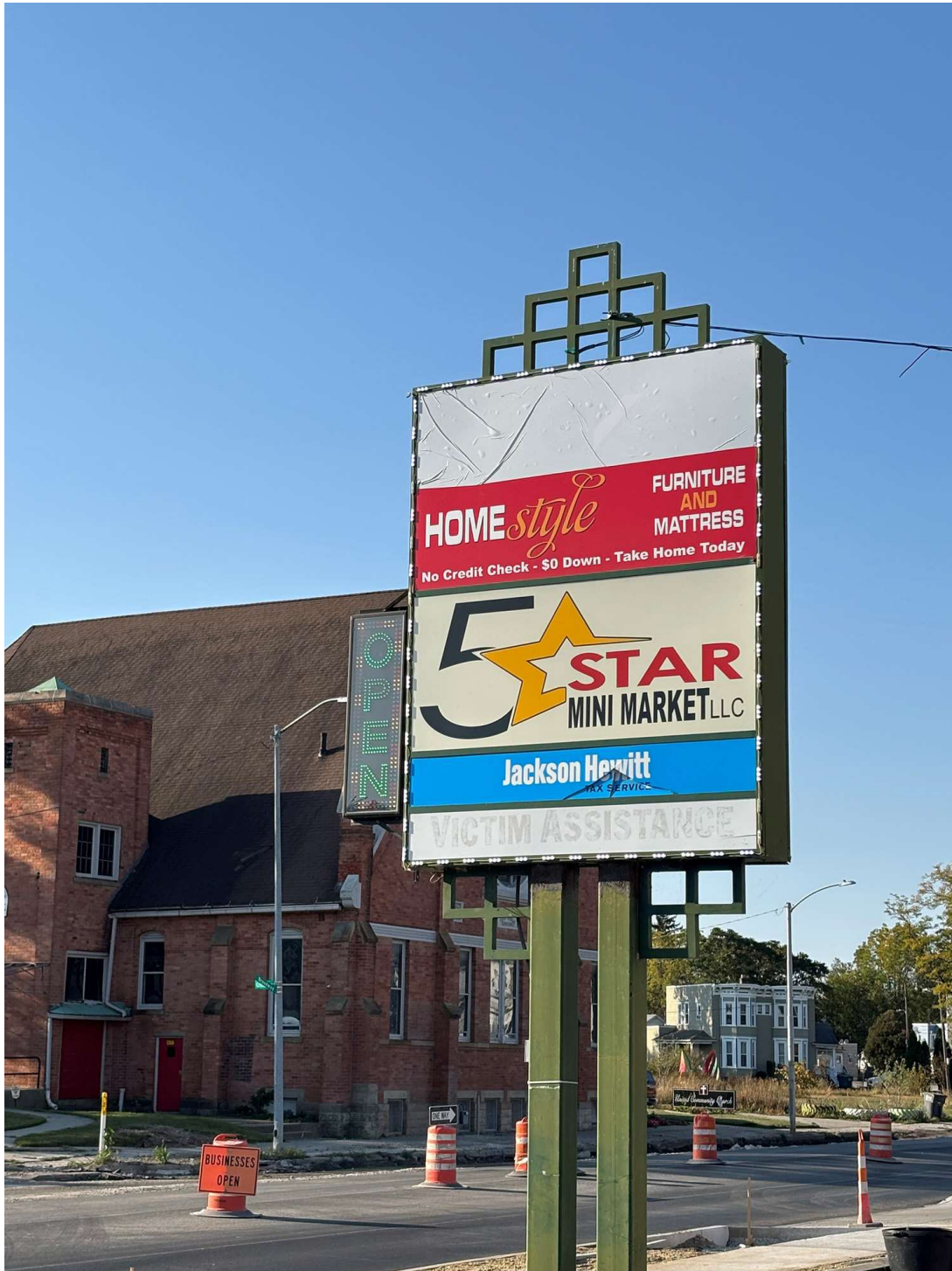
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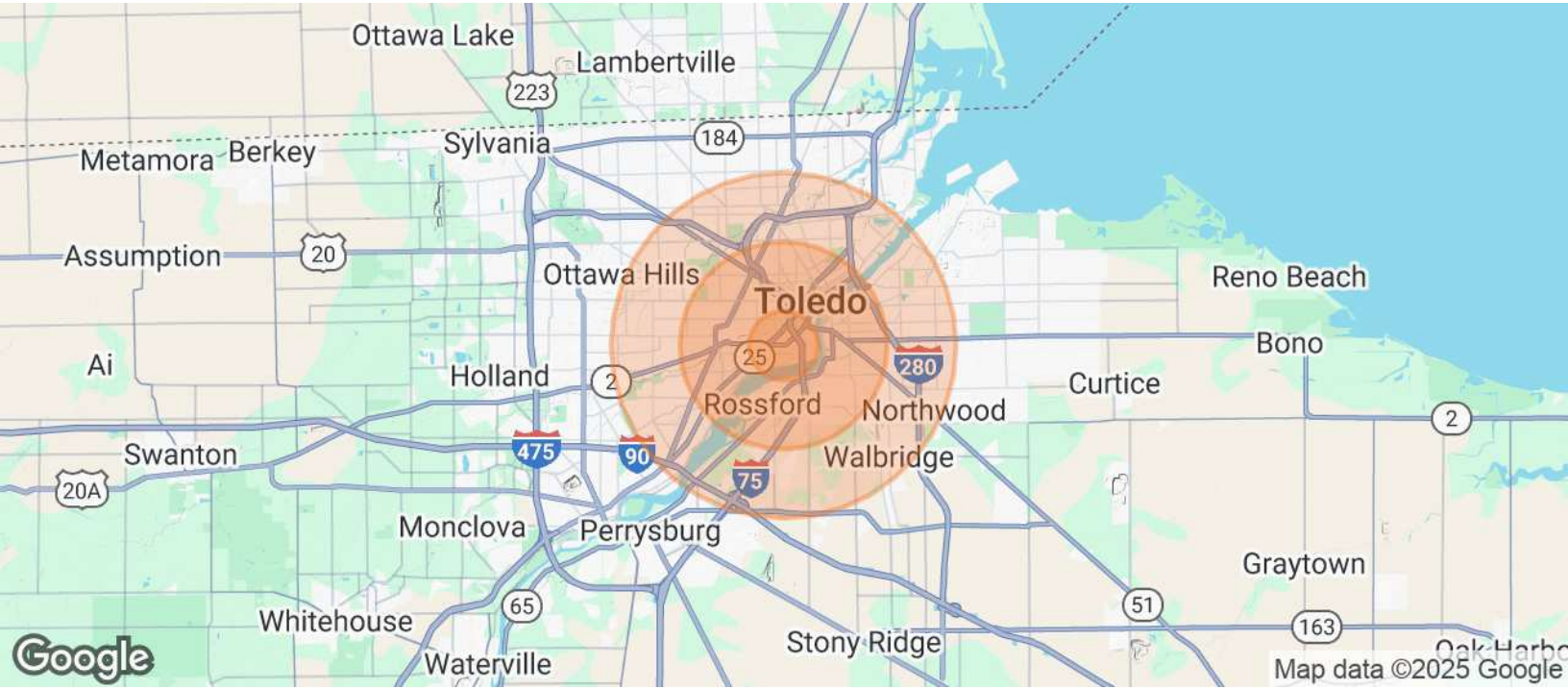
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,904	81,838	206,033
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	36	39	39
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,812	34,920	88,021
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$41,698	\$52,008	\$61,372
Average House Value	\$78,352	\$98,547	\$128,307

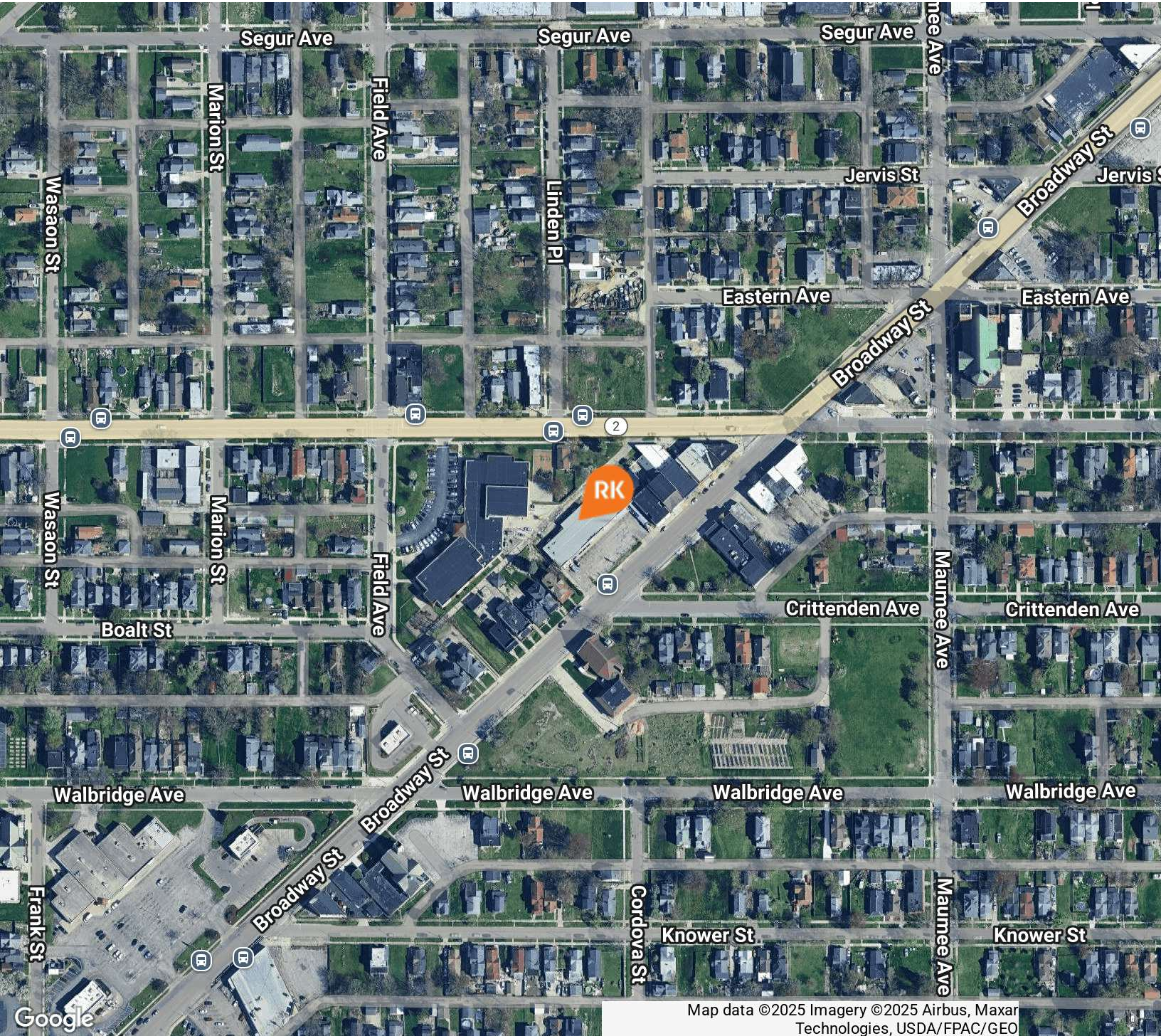
Demographics data derived from AlphaMap

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