



Property Highlights

- High-visibility retail center located directly on the University of Toledo campus (21,000+ students and 8,500 employees)
- Mixed-use environment featuring 48 loft-style apartments housing up to 112 residents above retail
- Strong surrounding demographics with nearly 96,000 residents within three miles
- Signalized intersection at Secor & Dorr with convenient access to I-475 (approx. 2.2 miles)
- Multiple access points with two curb cuts on Secor Road and one on W. Rocket Drive
- Prominent signage opportunities including façade and monument signage (three total)
- Immediate customer base supported by 8,500+ University of Toledo employees
- Ample on-site parking with 260 dedicated Gateway spaces

Offering Summary

| | |
|---------------------------|--------------------|
| Total Available SF | 1,200 to 21,000 SF |
| Suite G SF | 1,500 SF |
| Suite P SF | 1,200 SF |
| End Cap | 18,300 SF |
| Lease Rate | \$20/SF NNN |

The Gateway at The University of Toledo

1440 Secor Road
Toledo, Ohio 43607



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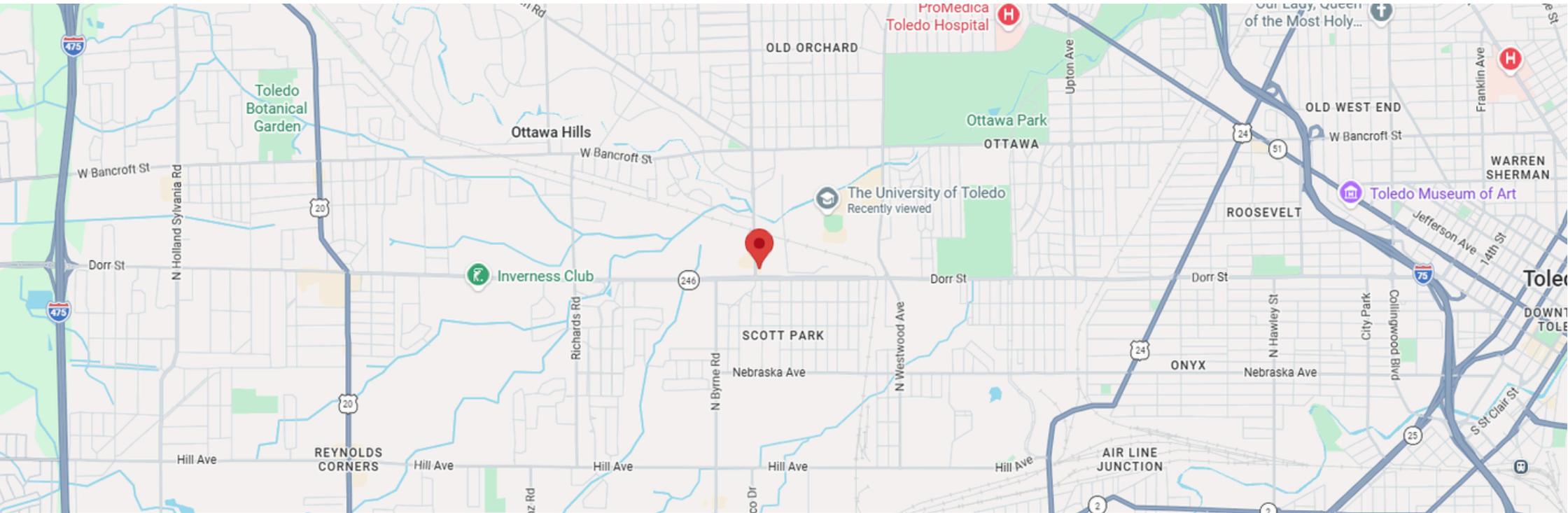
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Location Description

1440 Secor Road is a mixed-use retail and residential center known as The Gateway at the University of Toledo. Positioned at the signalized intersection of Secor Road and Dorr Street, the property delivers strong daily traffic counts, outstanding frontage, and immediate access to I-475. The center serves the University of Toledo campus and surrounding residential neighborhoods, providing built-in daytime and evening consumer demand. The tenant mix includes national and local restaurants, service retailers, and upper-level loft apartments that drive consistent foot traffic. Ample on-site parking, modern storefronts, and walkable connectivity make this an established, high-exposure location for retailers seeking market presence and sustained customer flow.



📍 4427 Talmadge Rd. Toledo, Ohio

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Property Details

| | |
|------------|-------------------|
| Lease Rate | \$20.00 SF/Yr NNN |
|------------|-------------------|

Location Information

| | |
|---------------------|------------------------------------|
| Street Address | 1440 Secor Road |
| City, State, Zip | Toledo, OH 43607 |
| County | Lucas |
| Market | Toledo |
| Sub-market | University of Toledo Campus |
| Cross-Streets | Secor Rd and Dorr St |
| Side of the Street | East |
| Signal Intersection | Yes |
| Road Type Market | Paved |
| Type Nearest | Small |
| Highway Nearest | Interstate 475 (approx. 2.2 miles) |
| Airport | Toledo Express Airport |

Building Information

| | |
|---------------------|---|
| Occupancy % | 93.0% |
| Tenancy | Multiple |
| Number of Floors | 1st floor retail 2nd floor residential lofts |
| Gross Leasable Area | 35,206 SF |
| Condition | Excellent |

Property Information

| | |
|----------------------|-------------------------------|
| Property Type | Street Retail/Mixed-Use |
| Zoning | 10- CR State Land (exempt) |
| APN # | 2083931, 2083960, 2083964 |
| Corner Property | Yes, prominent and signalized |
| Traffic Count | 33,750 VPD |
| Traffic Count Street | Secor Rd at Dorr Street |

Parking & Transportation

| | |
|--------------------------|------------------------------------|
| Street Parking | No |
| Parking Type | Surface lot specific to the center |
| Number of Parking Spaces | 260 |

Utilities & Amenities

| | |
|-----------------|-------------------|
| Security Guard | Yes |
| Handicap Access | Yes |
| Restrooms | Private, In suite |
| Gas / Propane | Columbia Gas |
| Electric | Toledo Edison |

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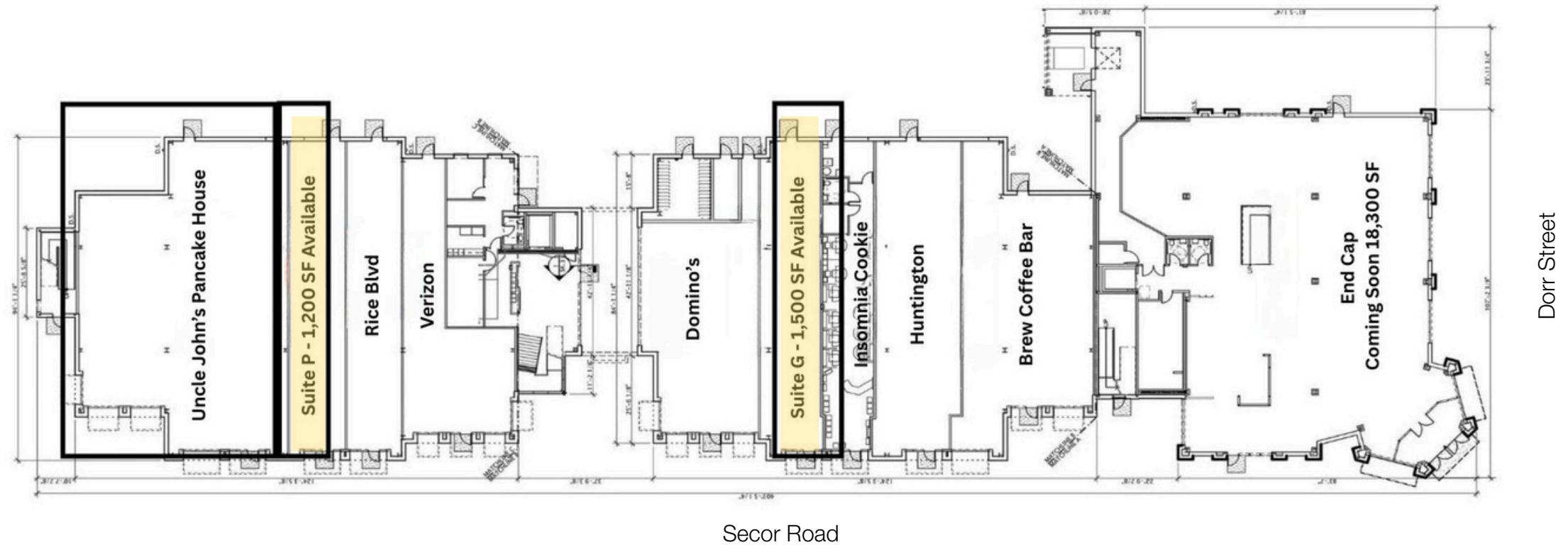
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NAIHarmon Group

Suite G Highlights

- 1,500 SF Available
- \$20/SF NNN
- Located In-Line with Other Retail
- Easily Accessible to Students and Faculty
- High Foot Traffic Area
- Fully Built-Out as a Restaurant or Café Space
- Central Air and Heating
- Private Restrooms
- Ample Parking Available



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Suite P Highlights

- 1,200 SF Available
- \$20/SF NNN
- Located In-Line with Other Retail
- Private Restrooms
- Ample Parking Available
- Fully Built-Out as a Restaurant or Café Space
- Central Air and Heating
- Premier location on University of Toledo Campus
- Easily Accessible to Students and Faculty



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End Cap Highlights

- 18,300 SF Available
- \$20/SF NNN
- 2 Floors, 2nd Floor Has Mezzanine Design
- Located in the Center with Other Retail
- Private Restrooms
- Ample Parking Available
- Current Barnes & Noble
- Central Air and Heating
- Premier location on University of Toledo Campus
- Easily Accessible to Students and Faculty
- Contact Agent to Discuss Availability



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- Current Gateway Tenants**
- Barnes & Noble
 - Brew Coffee Bar
 - Dominos
 - Huntington Bank
 - Insomnia Cookie
 - Uncle John's Pancake House
 - Verizon Wireless

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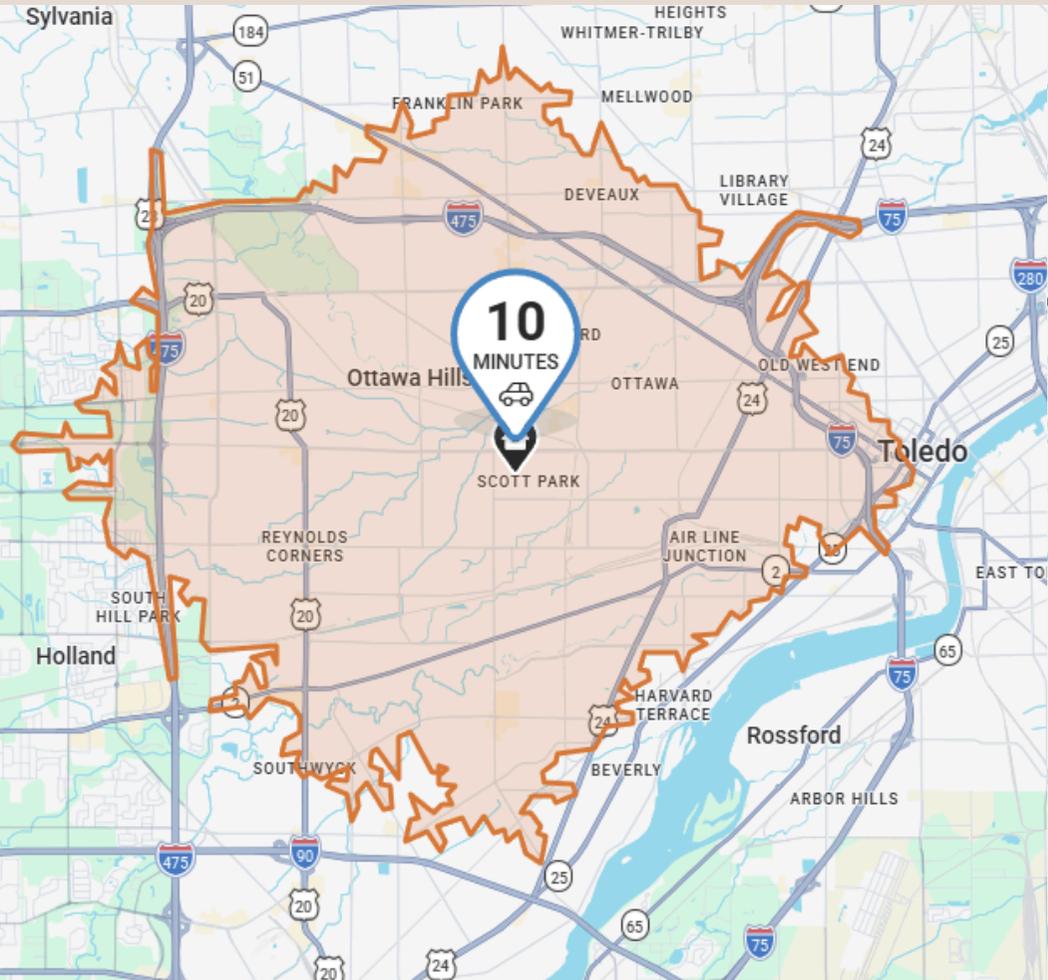
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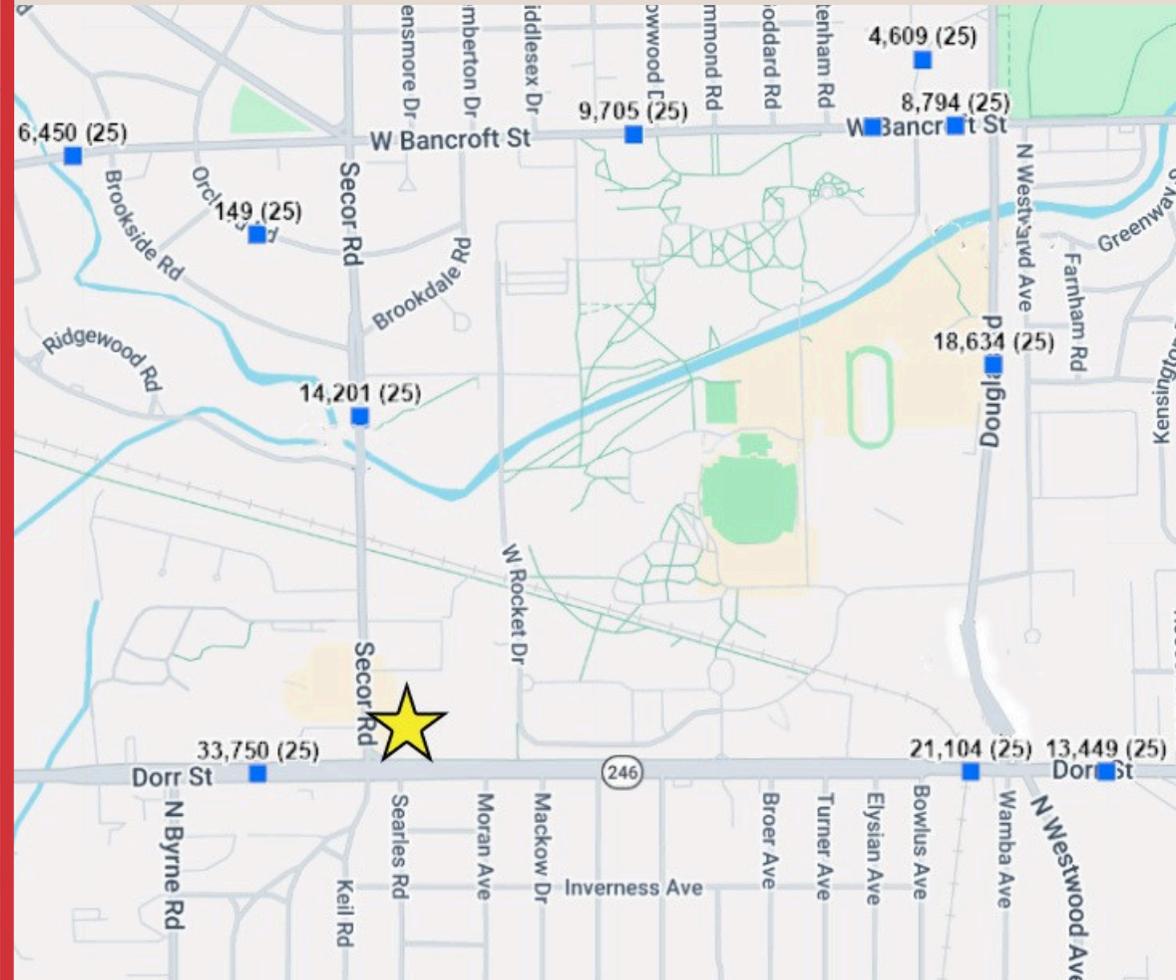
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Drive Time



Traffic Count (VPD)



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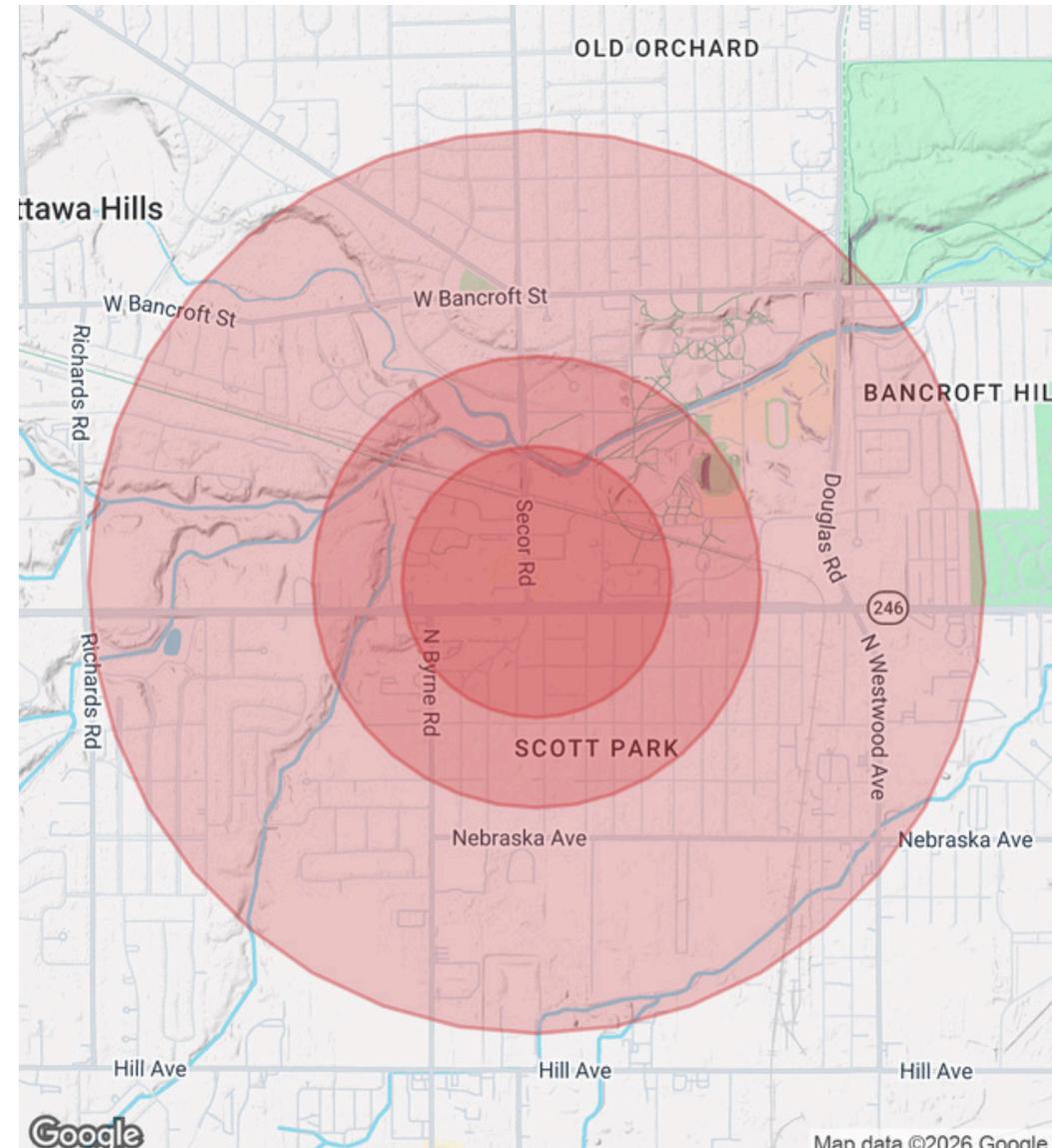
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Demographics

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|------------------|------------------|---------------|
| Total Population | 1,138 | 4,835 | 13,529 |
| Average Age Average | 28 | 30 | 33 |
| Age (Male) Average | 28 | 29 | 32 |
| Age (Female) | 28 | 31 | 34 |
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
| Total Households | 263 | 1,207 | 4,544 |
| # of Persons per HH | 4.3 | 4 | 3 |
| Average HH Income | \$49,347 | \$50,681 | \$69,117 |
| Average House Value | \$159,341 | \$155,524 | \$162,029 |

Demographics data derived from AlphaMap



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