



130 New Towne Square Dr

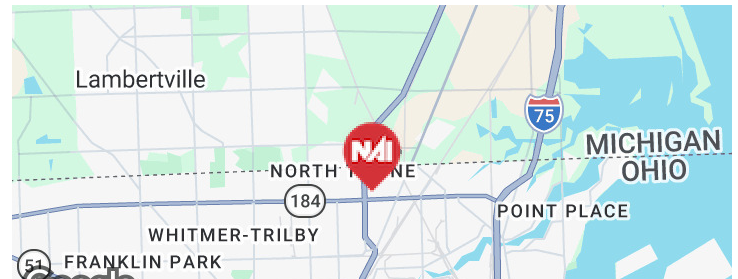
Toledo, Ohio 43612

Property Highlights

- 14,190 SF mostly open space on 2.25 acres
- 936 SF commercial kitchen with hood
- 2 multi-stall ADA restrooms
- WET sprinkler system
- 12' drive-in door with garage space
- One 9' overhead door with loading dock
- LED lights, office space, fenced front patio, 68 stiped parking spaces with room for more

Property Overview

130 New Towne Square Dr. offers 14,190 SF in a freestanding commercial building situated on 2.25 acres in North Toledo, offering a flexible opportunity for tenants. The property features a large open interior layout adaptable to a variety of commercial uses including restaurant, retail, showroom, entertainment, recreational, or speciality commercial operations.



Offering Summary

Lease Rate:	Inquire for Rate
Building Size:	14,190 SF
Available SF:	1,000 - 14,190 SF
Lot Size:	2.25 Acres

For More Information

Chad Ackerman

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Location Information

Street Address	130 New Towne Square Dr
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	Toledo MSA
Sub-market	North Toledo
Cross-Streets	E Alexis Rd and Telegraph Rd
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 75 and US 24
Nearest Airport	Detro Metro Airport and Toledo Express

Building Information

Building Size	14,190 SF
Building Class	B
Tenancy	Single or Shared
Ceiling Height	13 ft
Number of Floors	1
Year Built	1993
Gross Leasable Area	14,190 SF
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Tile/Carpet

Property Information

Property Type	Flex Space
Zoning	10-CRSO
Lot Size	2.25 Acres
APN #	22-43426
Traffic Count	18240
Traffic Count Street	E Alexis Rd
Amenities	Open Floor Plan ADA multi-stall restrooms High ceilings Overhead door Drive-In door Commercial kitchen Wet Sprinkler System Security camera system Huge outdoor patio Commercial kitchen with hood
Power	3 phase, 400amp

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	68

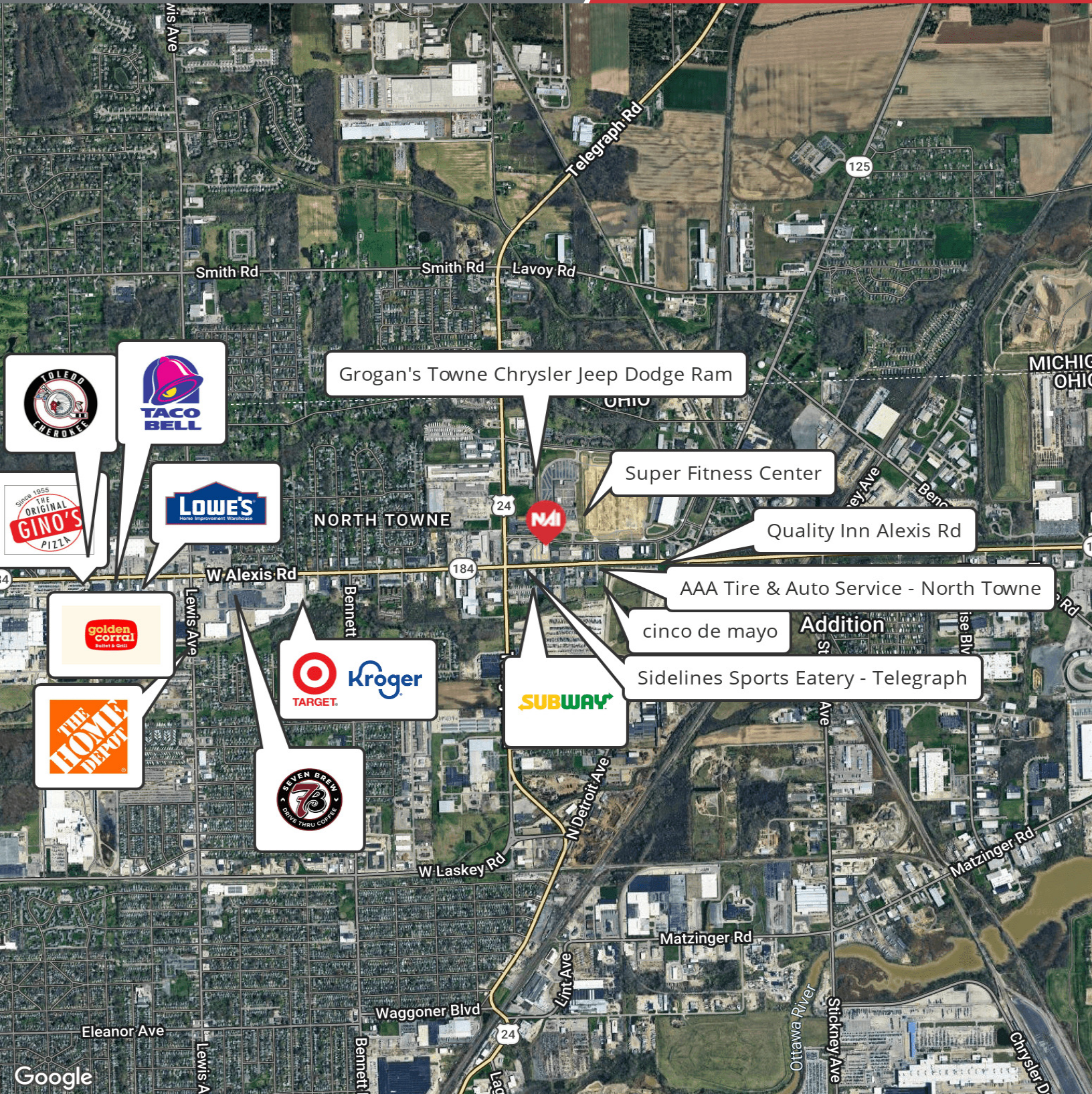
Utilities & Amenities

Security Guard	Yes, security cameras
Handicap Access	Yes
Central HVAC	Yes
Restrooms	2 main restrooms, 1 private restroom



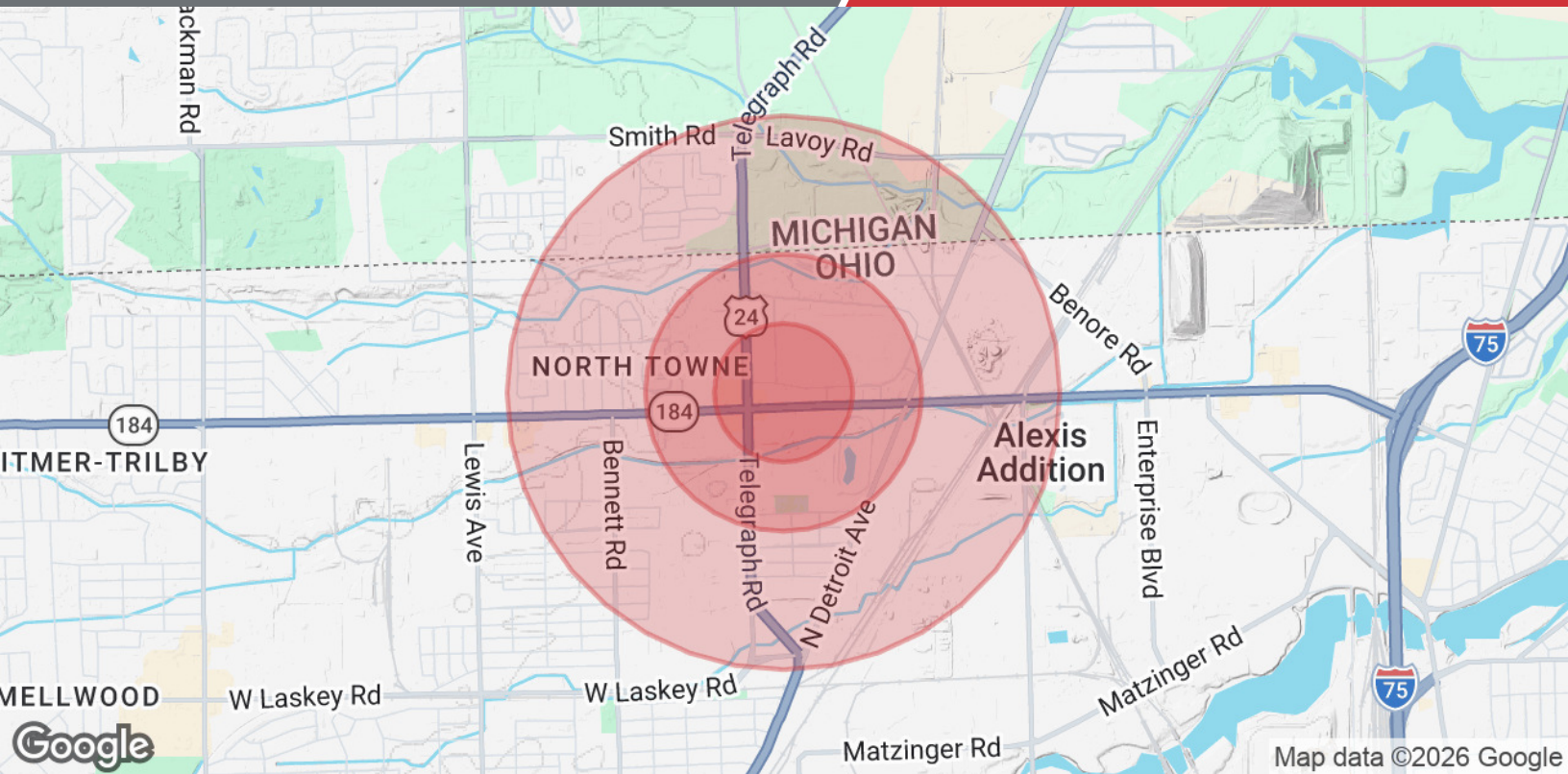






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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	141	801	3,726
Average Age	46.5	45.8	45.5
Average Age (Male)	46.8	46.4	46.7
Average Age (Female)	41.0	42.8	43.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	80	459	2,020
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$59,715	\$63,051	\$67,269
Average House Value	\$98,740	\$97,682	\$119,515

2023 American Community Survey (ACS)