

# GATEWAY AT THE UNIVERSITY OF TOLEDO

FOR LEASE



## LEASING INFORMATION

### AVAILABLE SPACES

Unit 120 E - 1,350 SF  
\$20.00/SF

former Great Clips space

Unit 120 P - 1,500 SF  
\$20.00/SF

former Bubble Tea space

Unit 120 R - 4,800 SF  
\$14.00/SF  
former Calle Tacos space

### NNN ESTIMATED AT

\$4.07/SF

### GROSS LEASABLE RETAIL AREA

35,206 SF

### ZONING

State Land (Exempt)

All Permits through State of Ohio

## FEATURES

- Premier retail location on University of Toledo campus (21,000+ students)
- 48 loft-style apartments accommodate up to 112 students on 2nd and 3rd floors
- 95,969 people and \$40,188 median HH income within a three-mile radius
- Located at Secor Road & Dorr Street traffic light and 2.2 miles to I-475
- Two curb cuts on Secor Road and one on W. Rocket Drive
- Signage: Facia and monument (x3)
- 8,500 employees of the University of Toledo (2nd-largest employer in Northwest Ohio)
- Parking: 260 (Gateway-specific) spaces

## PROPERTY OVERVIEW

### CONTACT

Rod Bowe, Broker  
419.601.1233  
rod.bowe@rlgbuilds.com

### LOCATION

1440 Secor Rd, Toledo OH  
Corner of Secor Rd & Dorr St

### NEIGHBORS

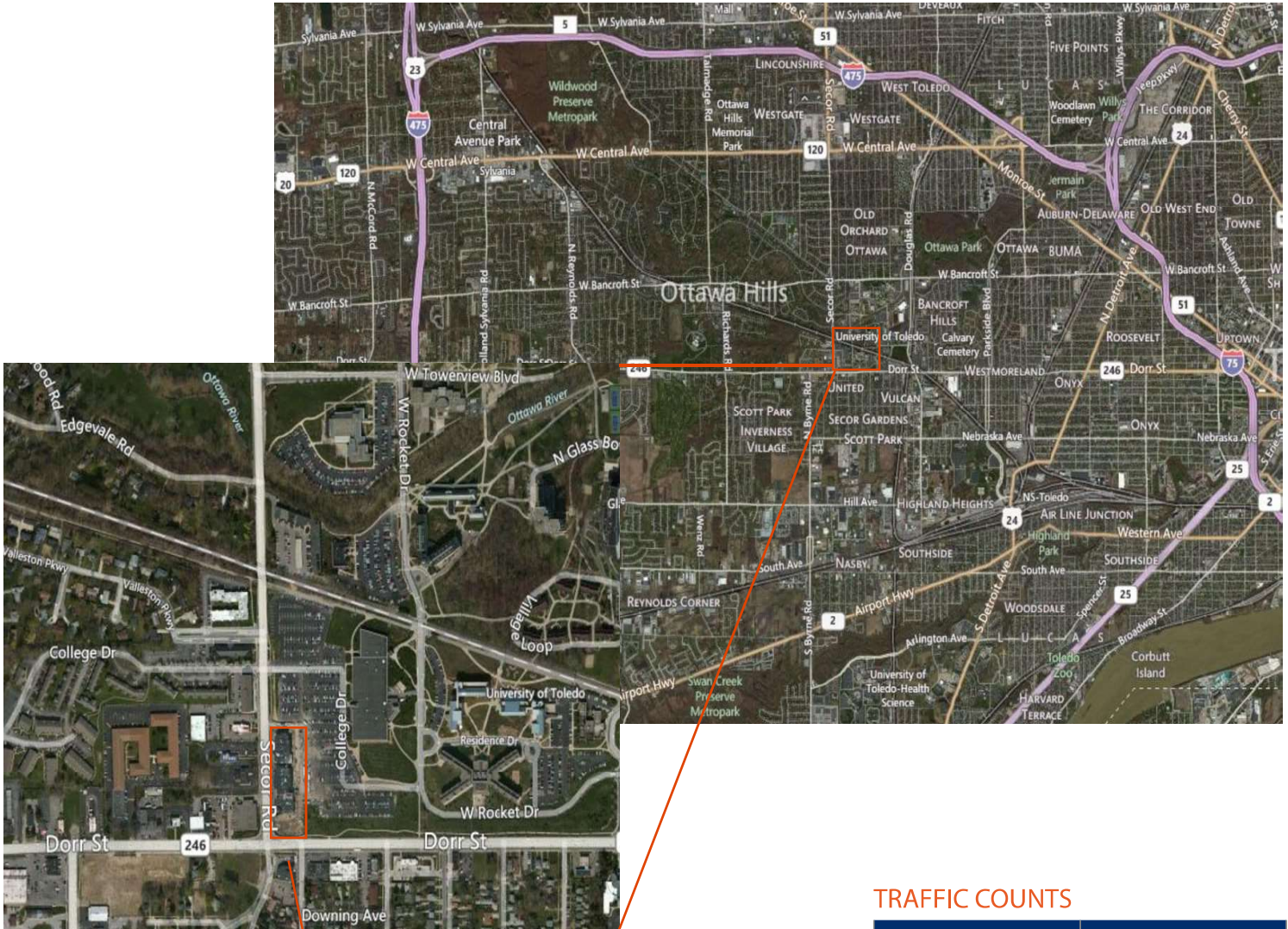
Barnes & Noble  
Starbucks  
Huntington Bank  
Jimmy Johns  
Verizon Wireless  
Brew Coffee Bar



Confidential Information

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GATEWAY

## TRAFFIC COUNTS

|             |            |
|-------------|------------|
| Secor Road  | 21,072 VPD |
| Dorr Street | 31,110 VPD |

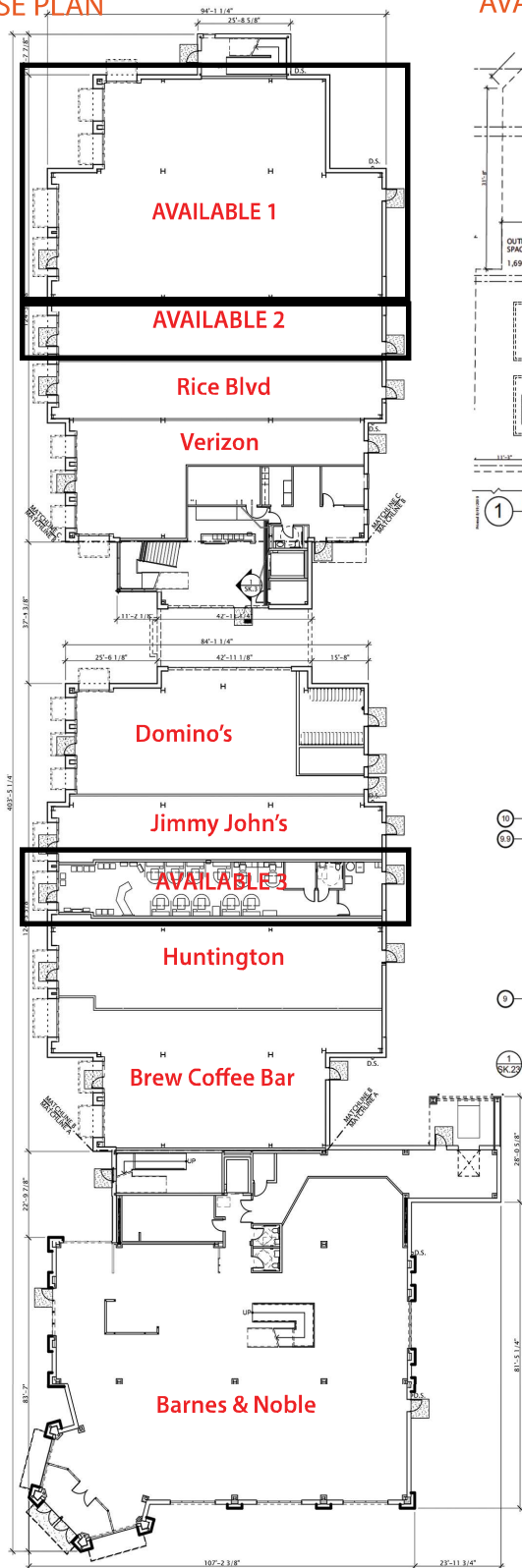
## AREA DEMOGRAPHICS

| ESTIMATED 2018 DEMOGRAPHICS | 1 MILE    | 3 MILES  | 5 MILES   | 7 MINUTE DRIVE TIME |
|-----------------------------|-----------|----------|-----------|---------------------|
| POPULATION                  | 14,224    | 96,369   | 254,368   | 60,467              |
| MEDIAN HOUSEHOLD INCOME     | \$31,805  | \$38,822 | \$41,844  | \$36,674            |
| MEDIAN HOUSING VALUE        | \$125,071 | \$97,999 | \$106,136 | \$104,272           |
| EMPLOYEES                   | 5,737     | 59,934   | 139,863   | 36,545              |

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## BUILDING LEASE PLAN



## AVAILABLE SPACES

