

SOUTHLAND SHOPPING CENTER

TOLEDO, OH
RETAIL SPACE FOR LEASE



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TOLEDO, OH

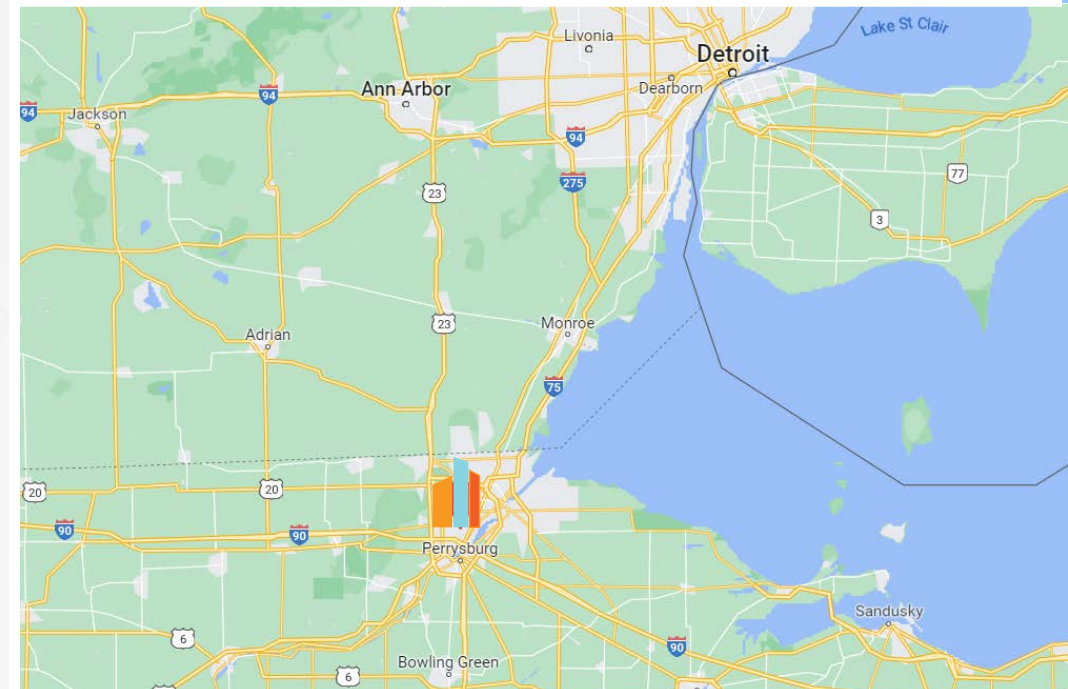
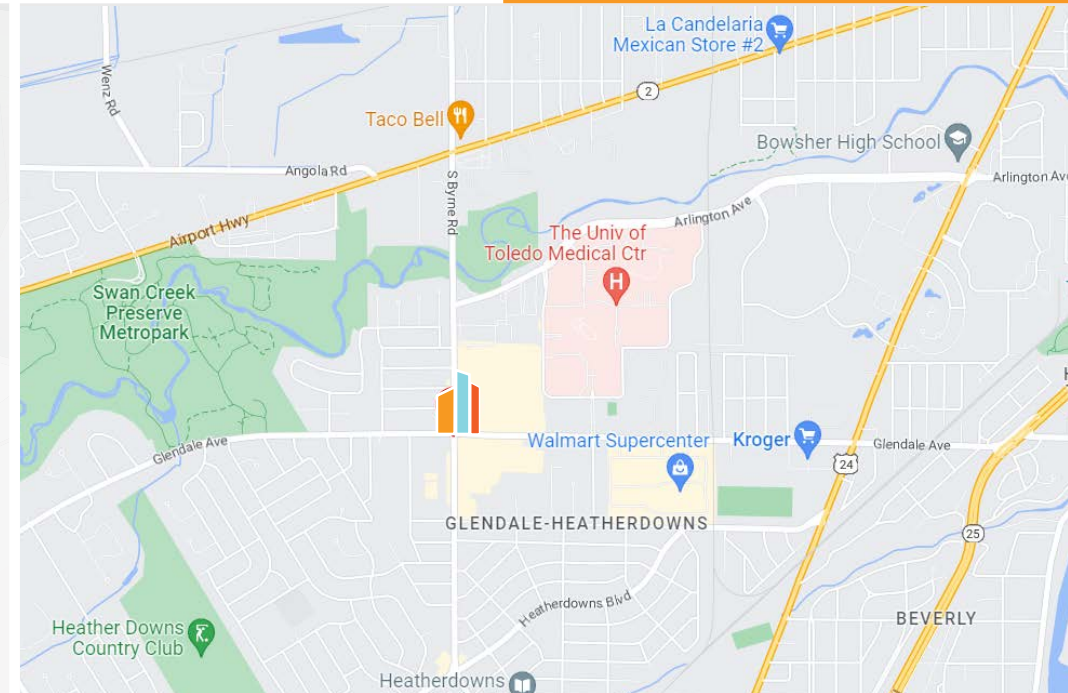
PROPERTY ADDRESS:

NEC Byrne Road & Glendale Avenue
Toledo, OH 43614

- All New Leases to be NNN
- Tenant Improvement Allowance Potential
- Rent Inducement Potential
- Spaces can be Combined
- Spaces Available Immediately
- Procuring Broker to Receive Commission Fee of 3%

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	10,881	78,163	185,057
Households	5,370	35,368	81,641
Population Median Age	38.4	37.3	37.6
Employees	4,149	26,455	93,884
Median Household Income	\$48,859	\$50,972	\$56,851
Total Businesses	326	2,269	7,071

PROPERTY OVERVIEW



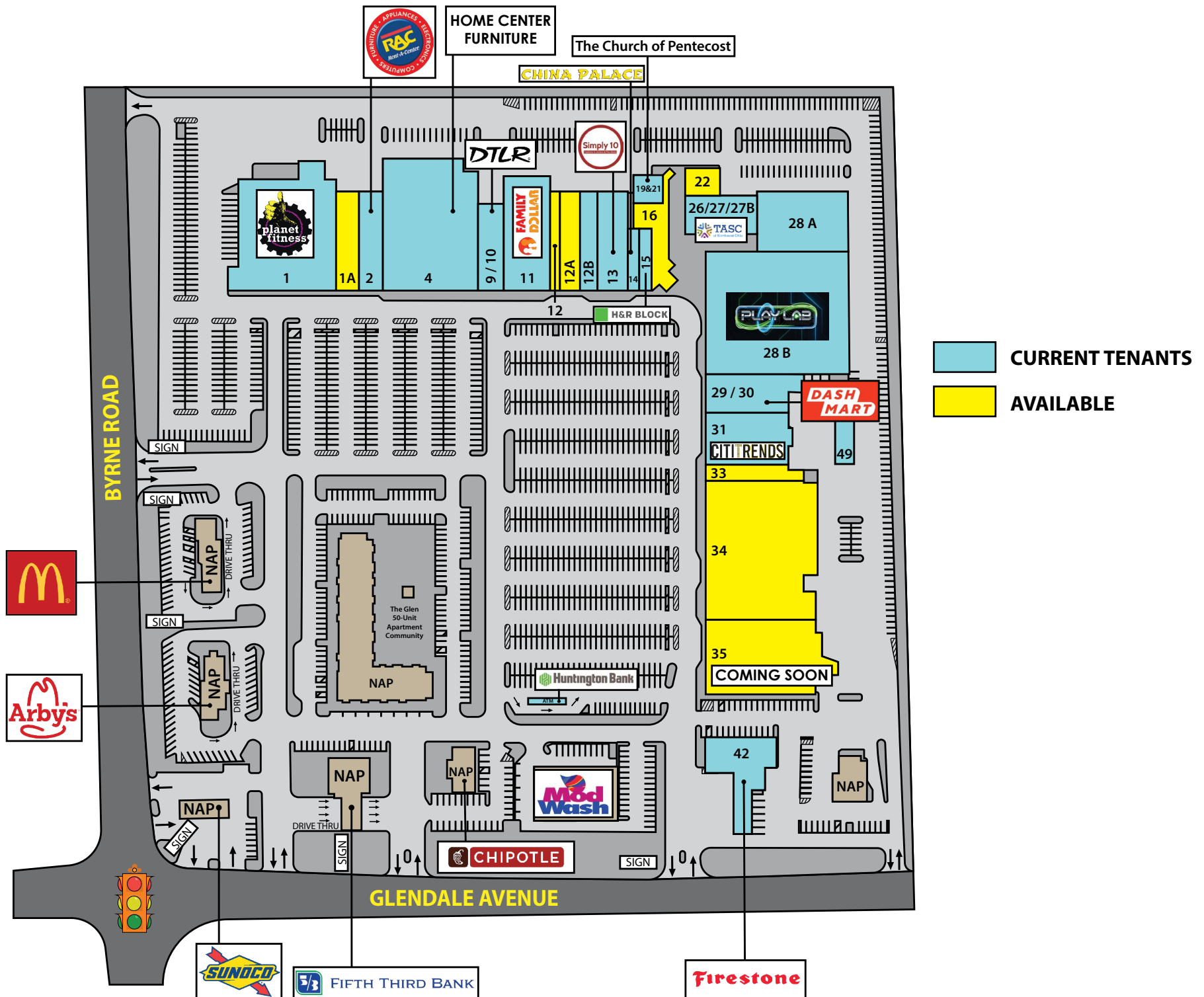
TENANT	SUITE	SF
Huntington National Bank	ATM	
Fifth Third Bank	Outparcel	
Planet Fitness	1	27,370
Rent-A-Center	2	6,000
Home Center Furniture	4	31,160
DTLR	9/10	5,850
Family Dollar	11	13,125
Main Beauty Supply	12B	4,500
Simply 10	13	7,500
China Palace	14	1,300
H & R Block	15	1,300
The Church of Pentecost	19 & 21	2,261
T.A.S.C.	26/27/27B	10,360
Hunt Senior Center	28A	15,000
Play Lab	28B	38,345
DashMart	29/30	8,600
Citi Trends	31	11,400
Firestone	42	9,036
TOTAL OCCUPIED:		193,107

TENANT	SUITE	SF
AVAILABLE	1A	6,000
AVAILABLE	12	3,000
AVAILABLE	12A	4,500
AVAILABLE	16	3,400
AVAILABLE	22	2,000
AVAILABLE	33	3,000
AVAILABLE	34	38,940
COMING SOON	35	20,000
AVAILABLE	49	2,706
TOTAL AVAILABLE:		86,546

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TOLEDO, OH

SITE PLAN





**BREWERY
SPACE BUILD-OUT
EXTERIOR RENDERINGS**





**BREWERY
SPACE BUILD-OUT
INTERIOR RENDERINGS**



TOLEDO, OHIO

- A major Midwestern port city situated on the Michigan border at the western end of Lake Erie
- 55 miles south of Detroit; 100 miles northeast of Fort Wayne; 115 miles west of Cleveland

- **266,000 residents; 4th largest city in Ohio**
- **County seat of Lucas County**
- **511,000 people in the 4-county metro area**
- **#97 "Best Places to Live" - U.S. News**

ECONOMY

- Long known as "The Glass City" due to its long history in glass manufacturing including windows, bottles, windshields, construction materials, and art
- Key industries include advanced manufacturing, automotive, energy, food processing, and logistics and distribution
- \$13.37 billion in capital investment in these key industries has created more than 21,000 jobs in Northwest Ohio in the last 5 years
- Located in the heart of the North American marketplace; can reach more than 60% of U.S. and Canadian markets within a day's drive
- Home to a substantial automotive industry that is recognized as one of the top automotive supply regions in the U.S.
- **Toledo Assembly Complex** - Produces 450,000 Jeep Wranglers annually
- **Toledo Propulsion Systems** - The most productive transmission plant in the country
- A major trade center for the Midwest due to the Toledo Port, the 5th-busiest port on the Great Lakes
- Home to Fortune 500 companies such as Dana Holding Corp., Owens Corning, The Andersons, and Owens Illinois
- The largest employers include ProMedica Health Systems (14,465), Mercy Health (8,827), University of Toledo (7,000), Whirlpool Corporation (6,182), FCA US LLC (6,159), and HCR Manorcare (3,293)



TOLEDO COMPLEX



TOLEDO PROPULSION SYSTEMS



TOLEDO PORT

TOLEDO, OHIO

DEVELOPMENTS

- #1 "Tier II Metro in the U.S. for Economic Activity" — Site Selection Magazine (2020)
- Ranked #5 for manufacturing in the U.S. by Business Facilities Magazine (2022)
- Listed in the top 10 for economic development in the country 6 out of the last 7 years by Site Selection Magazine
- **Glass City Center** - A \$70 million renovation and expansion to the city's convention center; opened in January 2023
- **The Glass City Riverwalk** - A nearly funded proposed \$200 million development of 300 acres on the Maumee River
- **First Solar Expansion** - A \$680 million, 2-million square foot expansion of its solar manufacturing plant; the expansion will make the facility the largest in the world outside of mainland China; Expected to be completed in the summer of 2023 and create 700 full-time jobs
- In additional \$270 million research and development center will be constructed adjacent to the solar module manufacturing plant; expected to open in 2024 and create 100 jobs
- Renovations of Spitzer and Nicholas Buildings - Planned mixed-use development for two of the oldest buildings in downtown Toledo; expected to cost \$179 million and spur substantial development in this section of downtown.

