

324 W. BANCROFT STREET
TOLEDO, OH 43620

RETAIL SPACE FOR SUBLEASE
9,469 Square Feet Available



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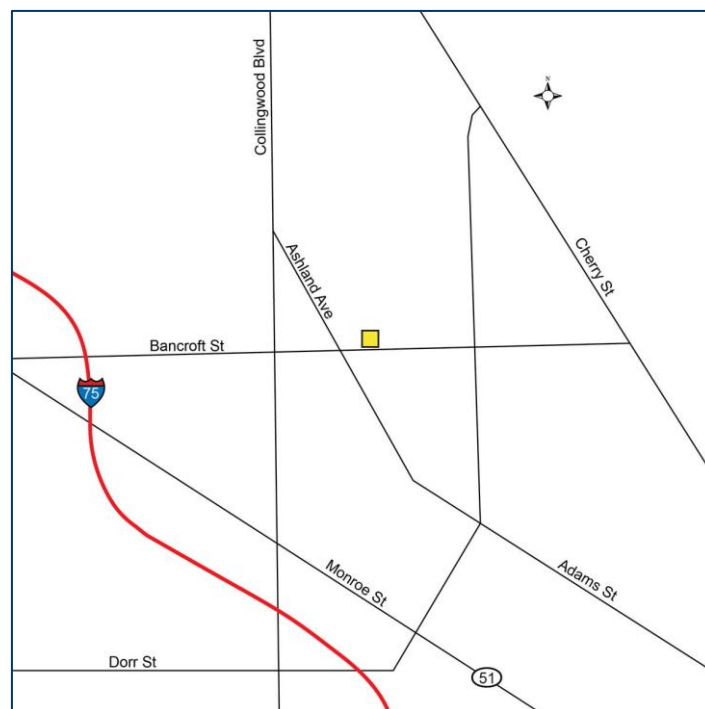
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER DOLLAR GENERAL



GENERAL INFORMATION

Lease Rate:	Contact agents
Available Space:	9,469 SF
Building Size:	9,469 SF (per AREIS)
Number of Stories:	1
Year Constructed:	2013
Condition:	Good
Lot Dimensions:	Irregular – 240' of frontage on Bancroft
Acreage:	1.06 (per AREIS)
Closest Cross Street:	Ashland Avenue
County:	Lucas
Zoning:	Regional Commercial
Parking:	30 ± spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Floors:	Concrete
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Restrooms:	2
Overhead Doors:	No
Sprinklers:	No
Signage:	Façade

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,451	\$35,069
3 MILE	108,611	\$42,781
5 MILE	225,121	\$53,598

TRAFFIC COUNTS (TWO-WAY)

2,089	Ashland Avenue
6,283	W. Bancroft Street

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Improvements Allowance:	Negotiable

REAL ESTATE TAXES

TD:	10
Parcel Number:	05902
Assessor Number:	01448027
Total Annual Taxes:	\$35,684

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediate
Sign on Property:	No
Showing Instructions:	Contact agents

Comments:

- Sublease is available
- Current lease expires April 30, 2028
- Full lease information available
- Distance to I-75 0.79 miles

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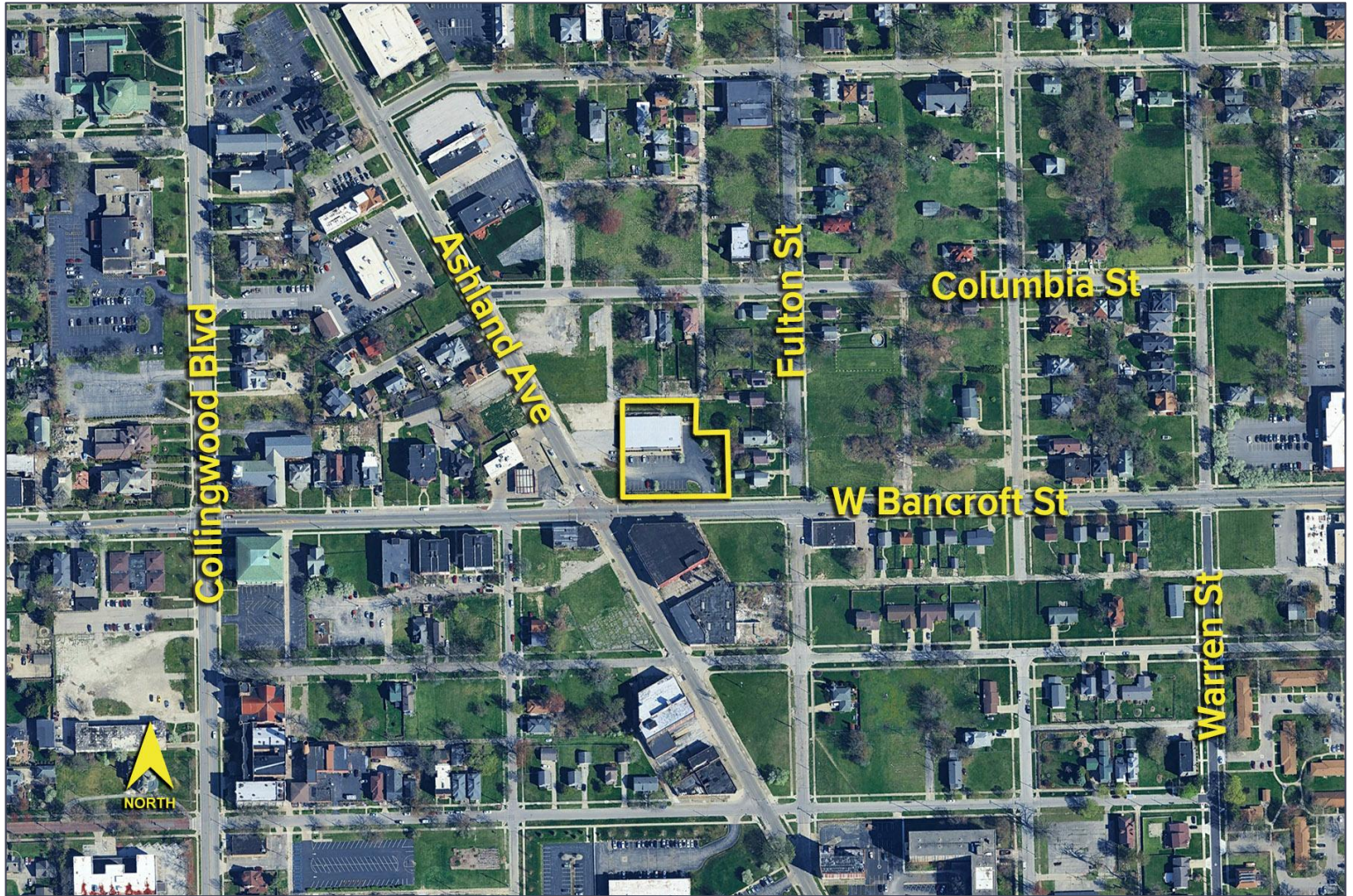
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.