



2100 - 2144 Madison Ave.

Toledo, Ohio 43604

Property Highlights

- Three buildings for renovation or 1.4 acre redevelopment site
- Located on the largest available contiguous site in Uptown Toledo
- Tremendous visibility across from the Mercy College campus
- Close proximity to I-75
- Within the Connecting Toledo Neighborhoods to Opportunity Infrastructure Program
- Property is bank owned and sale will need to be approved by lender

Offering Summary

Sale Price:	\$649,000
Building Size:	34,268 SF

For More Information



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Sale Price	\$649,000
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Location Information

Street Address	2100-2144 Madison Ave.
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Downtown
Signal Intersection	No
Road Type	Paved

Building Information

Building Size	34,268 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	8 ft
Minimum Ceiling Height	8 ft
Number of Floors	2
Basement	Yes - All Buildings

Property Information

Property Type	Redevelopment Site
Property Subtype	Office Building
Zoning	10-CO
Lot Size	1.375 Acres
APN #	1438981, 1439007, 1438987, 1438991, 1438994, 1438997, 1439001, 1439127, 744844, 744847
Taxes 2023	\$3,012.53
	Currently Charitable Tax Exempt

Utilities, Parking & Transportation

Water/Sewer	City of Toledo
Gas	Columbia Gas
Electric	First Energy
Parking	Side and rear lots & Street
Transportation	TARTA



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- All utilities on site, flat topography and ready for development
- Previous user was a dental center. Significant plumbing in all areas
- 2116 Madison has been partially gutted for renovation and features an overhead door and very large basement area
- Abundant parking at sides and rear of buildings
- Greenspace area at east end abuts the starting point of the City of Toledo's RAISE program improving the streets all the way to 13th street

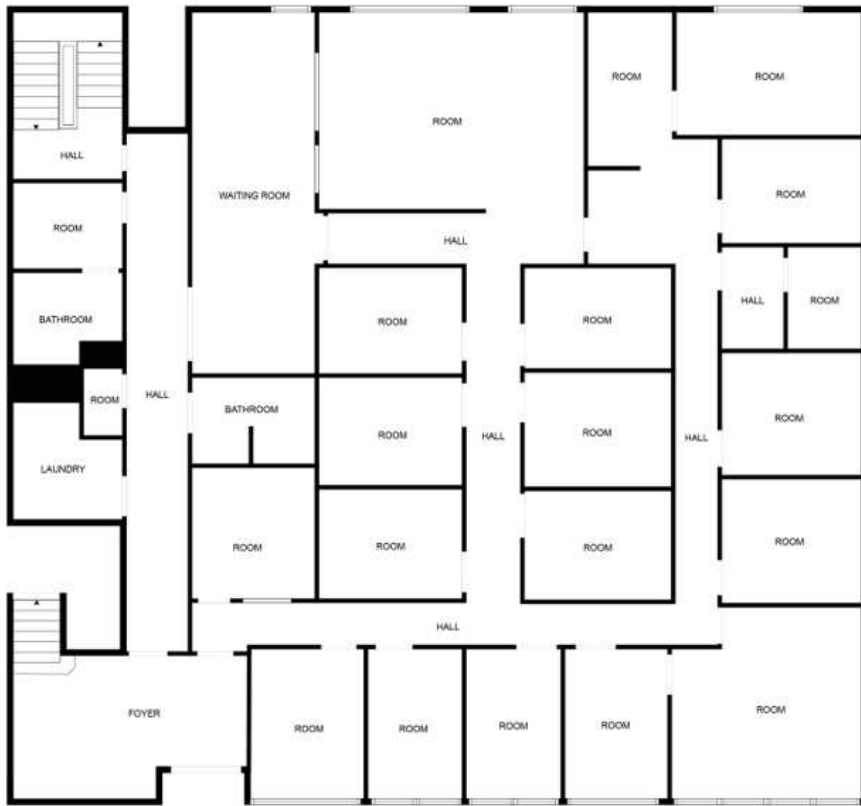




Building Sizes (SF)

2116 Madison Ave.	11,970 SF
2128 Madison Ave.	13,068 SF
2138 Madison Ave.	9,230 SF

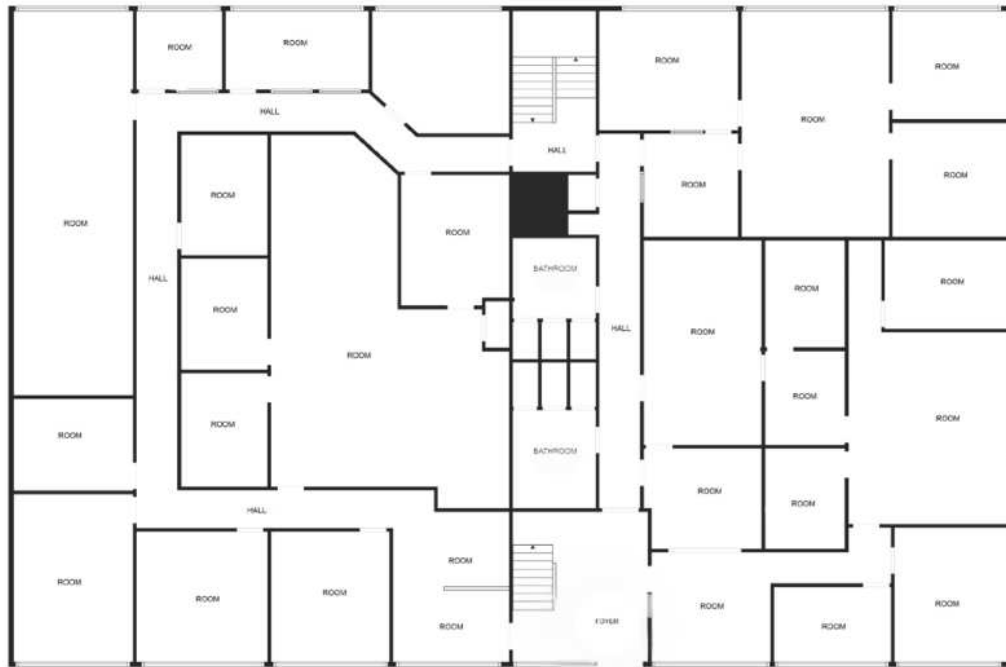




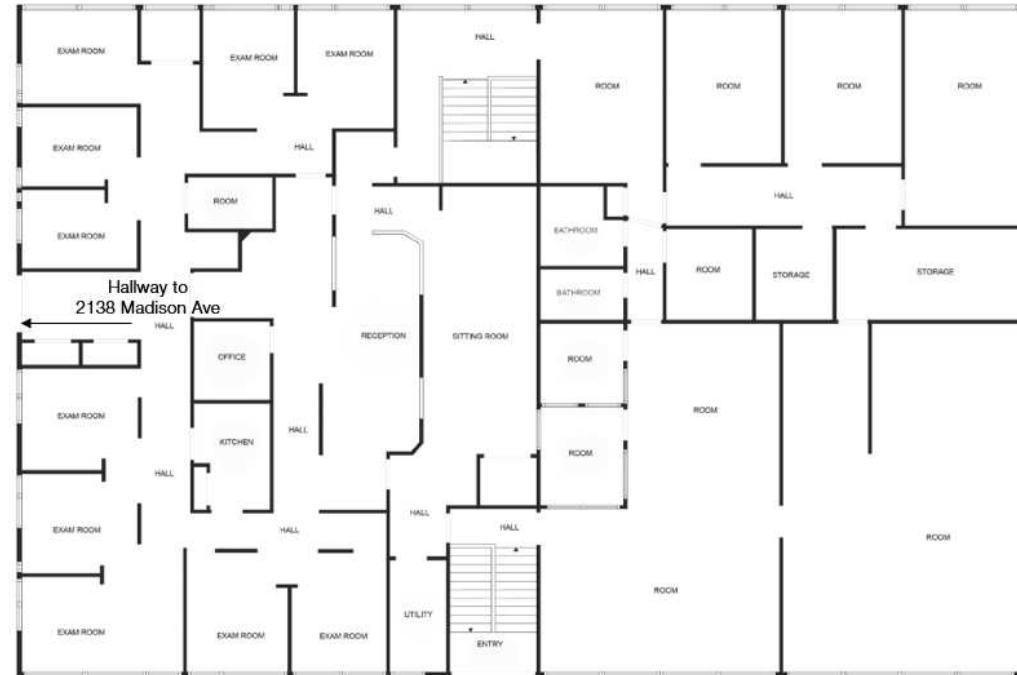
2138 Madison Ave.
 First Floor Layout



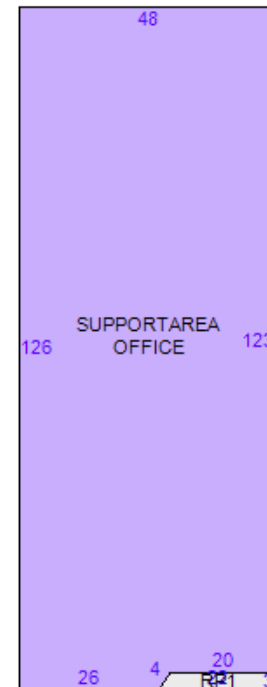
2138 Madison Ave.
 Second Floor Layout



2128 Madison Ave
First Floor Layout



2128 Madison Ave.
Second Floor Layout



Downtown Toledo Master Plan

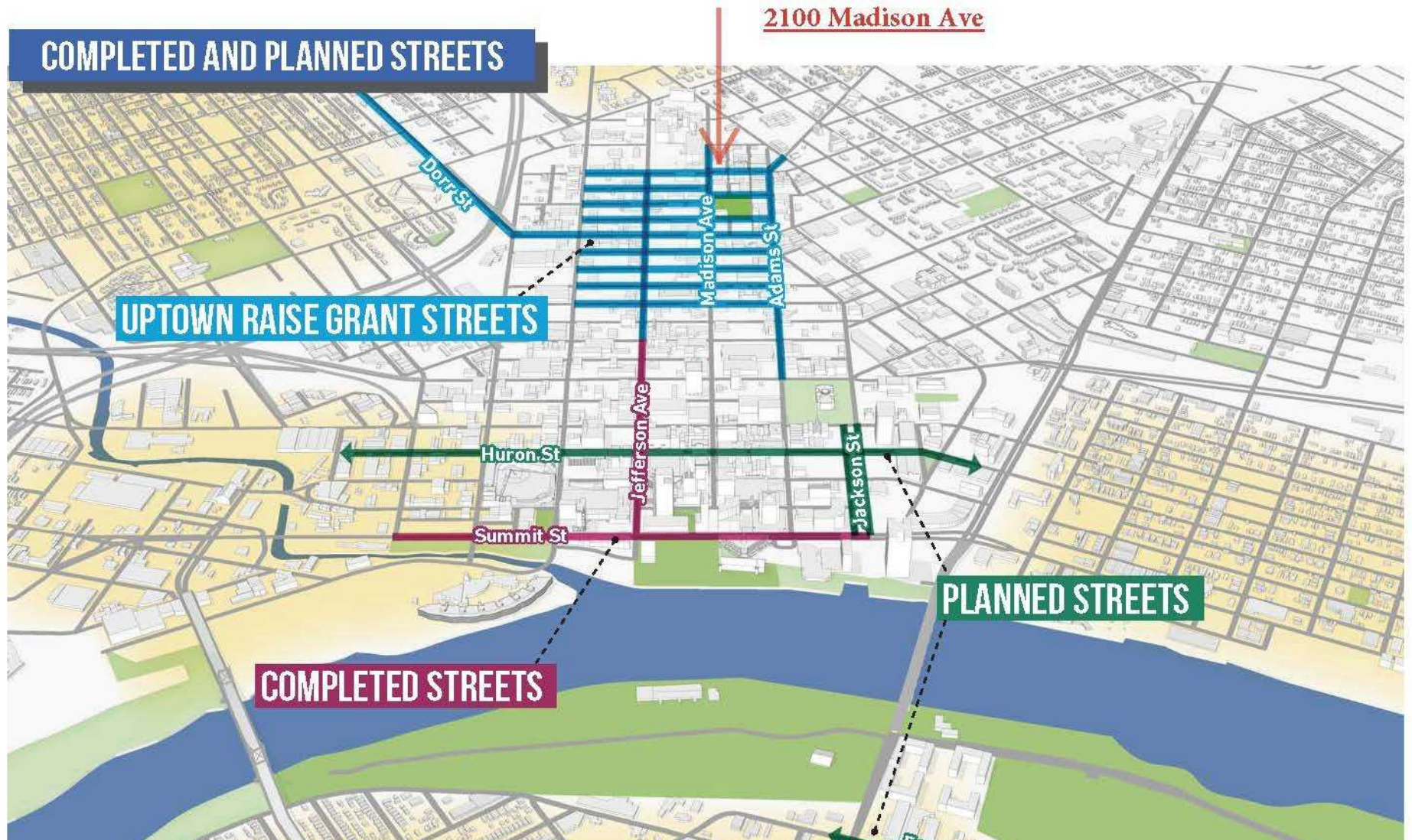
Priority Streets: As planned streetscape improvements are made, the next priority streets should get underway to continue the positive momentum and allow for funding to be secured. Working together with the Steering Committee and building from community and stakeholder insights, the planning team is prioritizing Washington Street, Monroe Street, Erie Street, Madison Avenue, Adams Street, and Summit Street streetscape improvements for the next phase of investment. Though Washington and Erie Street were identified as Collector Streets that are more vehicular focused in the Downtown Transportation Study it is important to promote a more enjoyable pedestrian experience. Monroe Street and Summit Street are Signature Streets that should incorporate gateway components including landscaped medians. Adams Street and Madison Street are set to see improvements in the Uptown District. This should be viewed as an opportunity for continued upgrades through downtown.

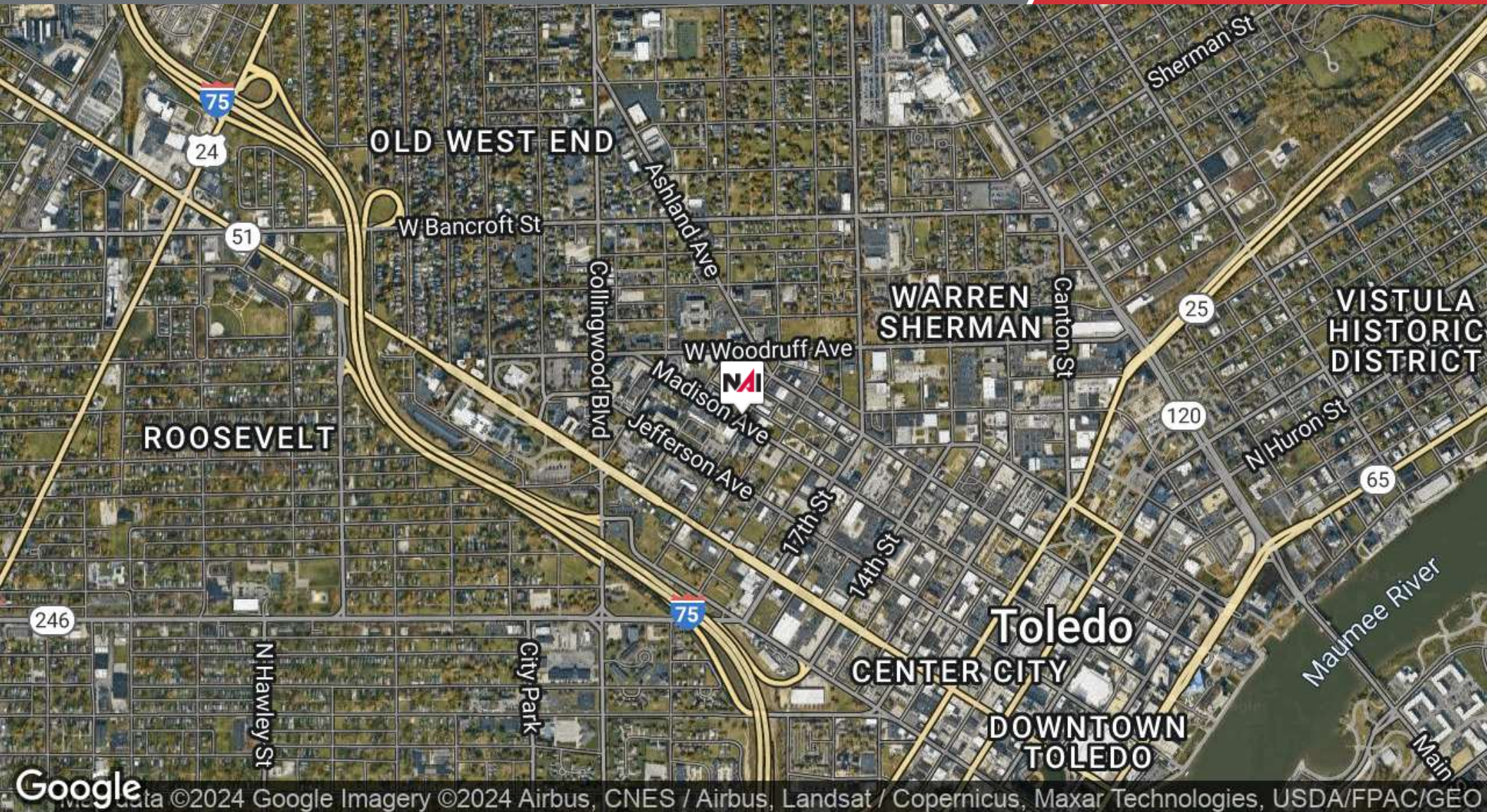
Considerations for Adams Street and Madison Avenue: With funded projects on Adams Street and Madison Avenue in the Uptown District, continued investment and streetscape enhancements should occur to carry the proposed character from Uptown through downtown to the riverfront.

Uptown RAISE Grant Streets: As a result of the RAISE Grant, Madison will see the first TARTA Mobility Hub which will boost connectivity and act as a multi-mobility hub for transit riders with amenities including free Wi-Fi, lighting, seating, and bicycle and scooter shelters. Adams will be transformed into a “Community Gathering Street” with an improved pedestrian experience including seating, lighting, signature arches, and street trees. These improvements will be coupled with convenient on-street parking and decorative crosswalks. Neighborhood Streets (13th- 16th and 18th- 21st) will see utility updated and roadway reconstruction along with added lighting, seating, and trees. 17th Street is set to see streetscape components including bike shelters, street trees, artistic crosswalks, and pedestrian-scale lighting.

Madison Avenue







Population	1 Mile	3 Miles	5 Miles
Total Population	12,421	99,404	218,263
Average Age	39	37	38
Average Age (Male)	38	36	37
Average Age (Female)	39	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,087	41,724	93,127
# of Persons per HH	2	2.4	2.3
Average HH Income	\$38,015	\$47,856	\$61,039
Average House Value	\$117,051	\$92,704	\$126,685

Demographics data derived from AlphaMap

