

319 & 325 E. Wooster Street Bowling Green, OH 43402

RETAIL/OFFICE SPACE FOR LEASE



LOCATION

Address: 319 & 325 E. Wooster Street
Bowling Green, OH 43402

Name of Property: Urban Corner

City-Mailing Address: 319 & 325 E. Wooster Street
Bowling Green, OH 43402

Municipality/Township: Bowling Green

Zip Code: 43402

Market Area: Northwest Ohio/Toledo Metro Area

County: Wood

Closest Cross Street: State Rt 25 & 64 Between
Downtown Bowling Green and Bowling Green State
University.

PRICE INFORMATION

UC319 - \$8.50/SF = \$1,062.00/MO + Utilities

UC325 - \$8.00/SF = \$800.00/MO + Utilities

Special Features:

Located directly on E. Wooster Street in the heart of
Downtown Bowling Green. High traffic and
pedestrian counts on the main corridor between
Downtown Bowling Green and Bowling Green State
University.

For more information please call:

STEVE GREEN, BROKER sgreen@meccabg.com

MARK REMEIS, BROKER mremeis@aagreen.com

PHYSICAL DESCRIPTION

Number of Stories: (2) Two

Sq Ft of Units:

UC319 – 1500 SF

UC325 – 1200 SF

Zoning: Commercial

Floor Plan Available: Yes

Condition: Good

Type of Street: Main

Parking Spaces: 10+ and additional parking available at an
adjacent parking lot.

Curb Cuts: 2

UTILITIES TO THE BUILDING

Electric: Bowling Green Municipal Utilities

Gas: Columbia Gas

Sanitary Sewer: Bowling Green Municipal Utilities

Storm Sewer: Bowling Green Municipal Utilities

Water: Bowling Green Municipal Utilities



**1045 North Main
Suite 7B
Bowling Green, Ohio 43402
419 353 5800
F 419 353 0016
www.aagreen.com**

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PHYSICAL DESCRIPTION CONT.

Exterior Walls: Wood and Brick siding

Structural System: Wood frame

Roof: Asphalt

Floors: (1) one

Floor Coverings: Carpet and hard surface

Basement: Yes

Restrooms: Yes

Heating System Type: HVAC

Fuel: Natural Gas

Power: Municipal Utilities

Air Conditioning: Yes

Exterior Signage: Yes

- Great opportunity for signage and visibility
- VERY HIGH VISIBILITY as E. Wooster Street is one of the most heavily travelled pedestrian and automobile routes in Wood County.
- Both units 319 and 325 were former business offices/

MISCELLANEOUS

Vacant/Occupied: Vacant

Key: Lockbox

Sign On Property: Yes

Property Managed By: Mecca Management Inc.



www.meccabg.com

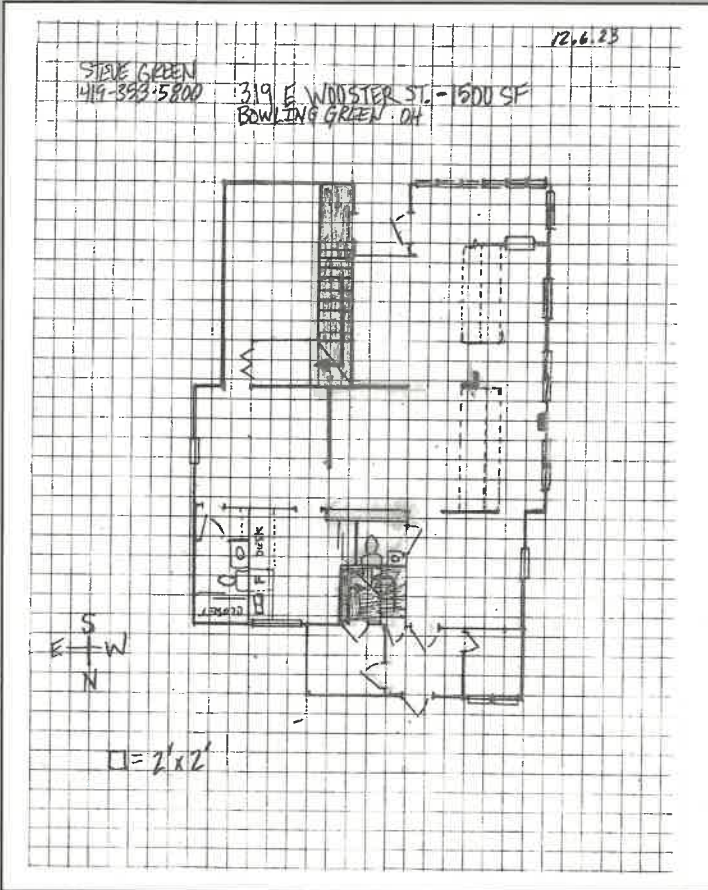
1045 N MAIN ST
SUITE 7B
BOWLING GREEN OHIO 43402
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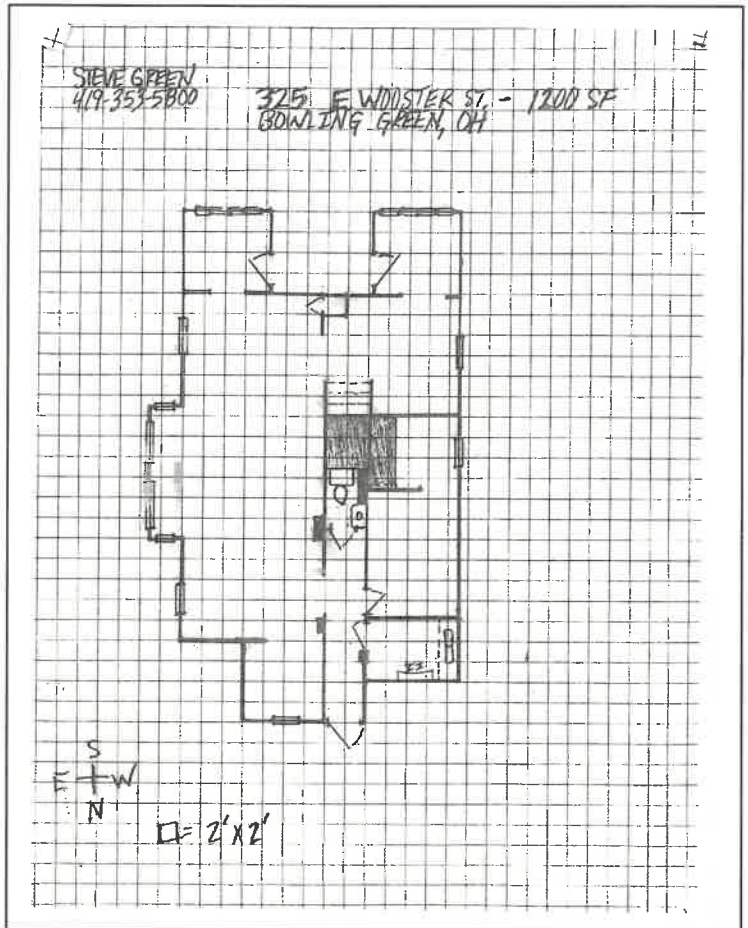
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FLOOR PLAN – UC319



FLOOR PLAN – UC325



MAP



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PHOTOS UC319



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PHOTOS UC325



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