



Marina
DISTRICT TOLEDO
OHIO

A NEW MIXED-USE
DEVELOPMENT

**12,000 SF
RETAIL**

LEASING
OPPORTUNITIES

NEWMARK

For information on this property,
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15 ac

MIXED-USE
DEVELOPMENT

104,000

SQUARE FEET OF
COMMERCIAL AND
RETAIL SPACE

\$45 m

TOTAL PROJECT
INVESTMENT

PROPERTY DETAILS

The Marina District is a new 45 million dollar, 15 acre mixed use development in Toledo, Ohio, featuring 360 upscale apartment homes, 92,000 square feet of new commercial office space and 12,000 SF of new prime retail space at the corner of Front Street and Main Street.

HIGHLIGHTS

- Premier retail outparcel sites for lease
- Located at the prominent corner of Front Street and Main Street
- Adjacent to the new \$10 million East Toledo Metro Park
- Across the street from International Park and The Docs featuring an eclectic mix of restaurants on the Maumee River

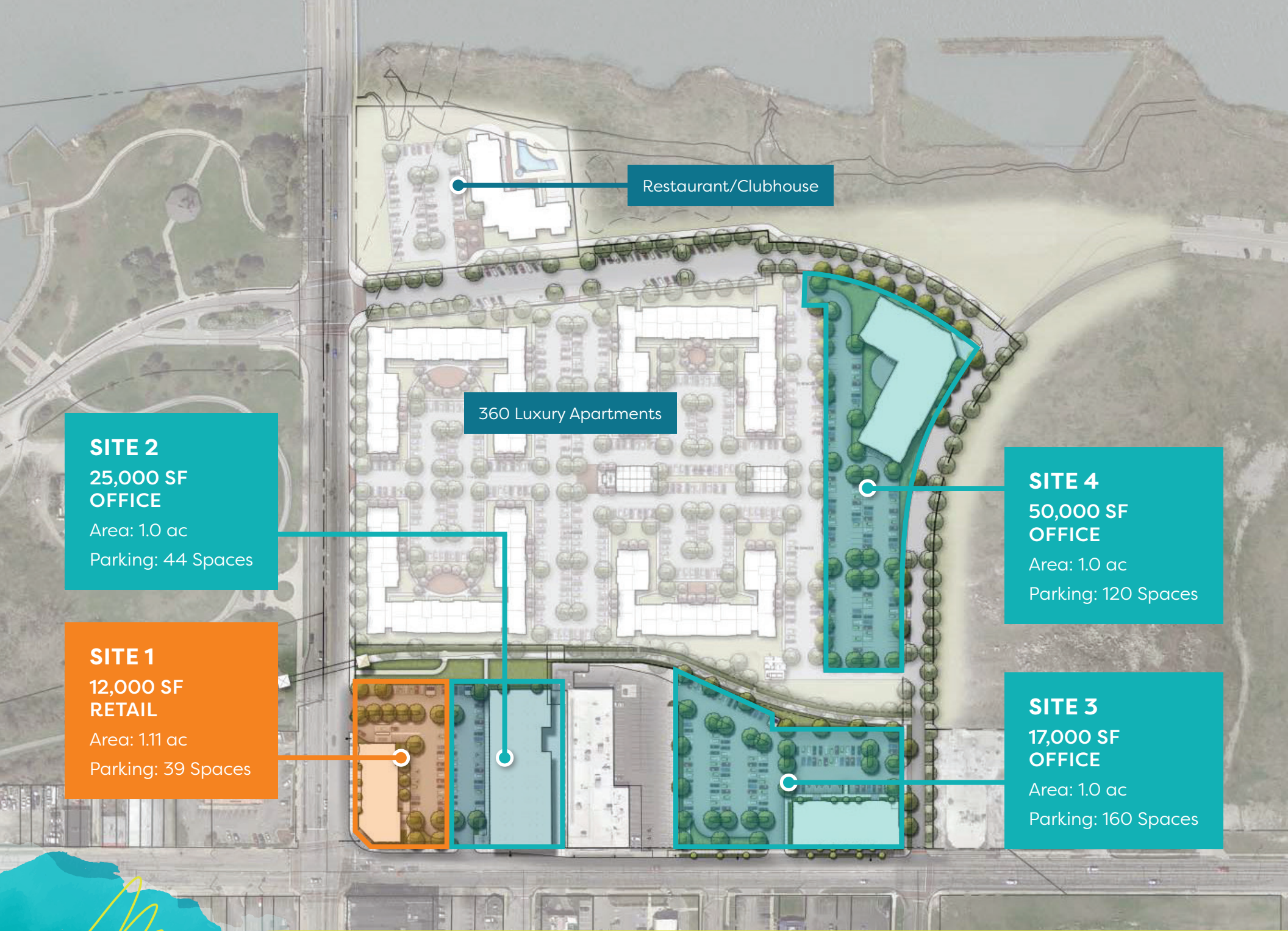


AN URBAN PLAYGROUND FOR ALL AGES





ON-SITE
RESTAURANT
IS COMPLETE
AND THE FIRST
RESIDENTS HAVE
MOVED IN



Restaurant/Clubhouse

360 Luxury Apartments

SITE 2
25,000 SF
OFFICE
Area: 1.0 ac
Parking: 44 Spaces

SITE 4
50,000 SF
OFFICE
Area: 1.0 ac
Parking: 120 Spaces

SITE 1
12,000 SF
RETAIL
Area: 1.11 ac
Parking: 39 Spaces

SITE 3
17,000 SF
OFFICE
Area: 1.0 ac
Parking: 160 Spaces



RETAIL OUTLOT

SITE PLAN





METROPARK

Plans are currently underway for a sixth, 70-acre Metropark on the Maumee River and directly adjacent to the Marina District.

Once completed, Toledo residents and visitors can enjoy this restored natural riverfront park, with its welcoming gathering spaces, connected trails and fun recreation opportunities.

This park will improve community quality of life, encourage healthy lifestyles, connect youth with nature and support Toledo's economic vitality.



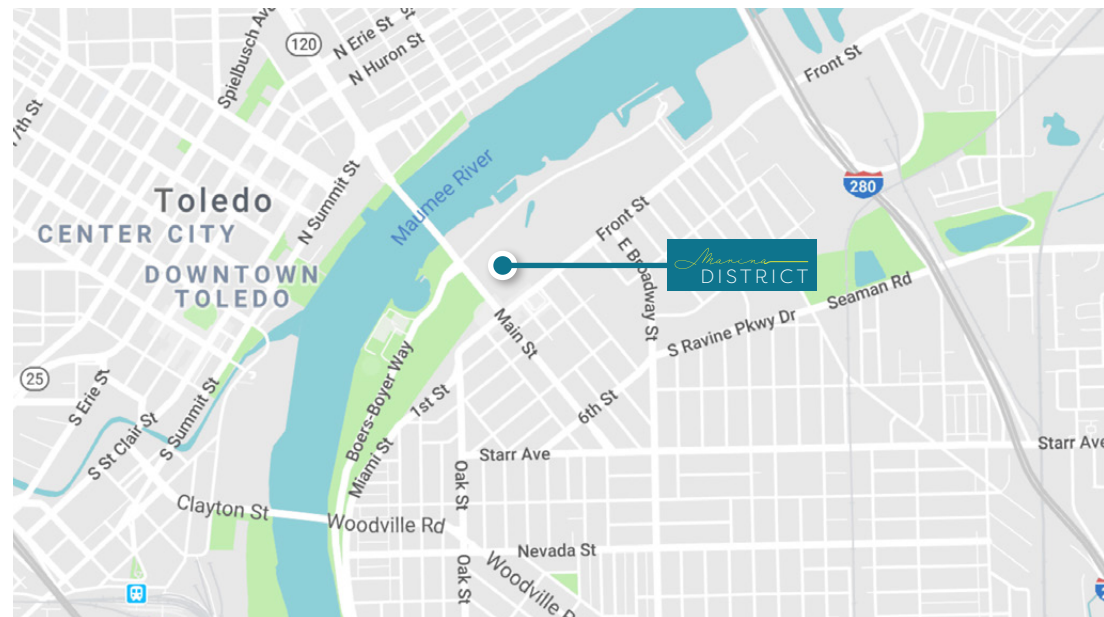
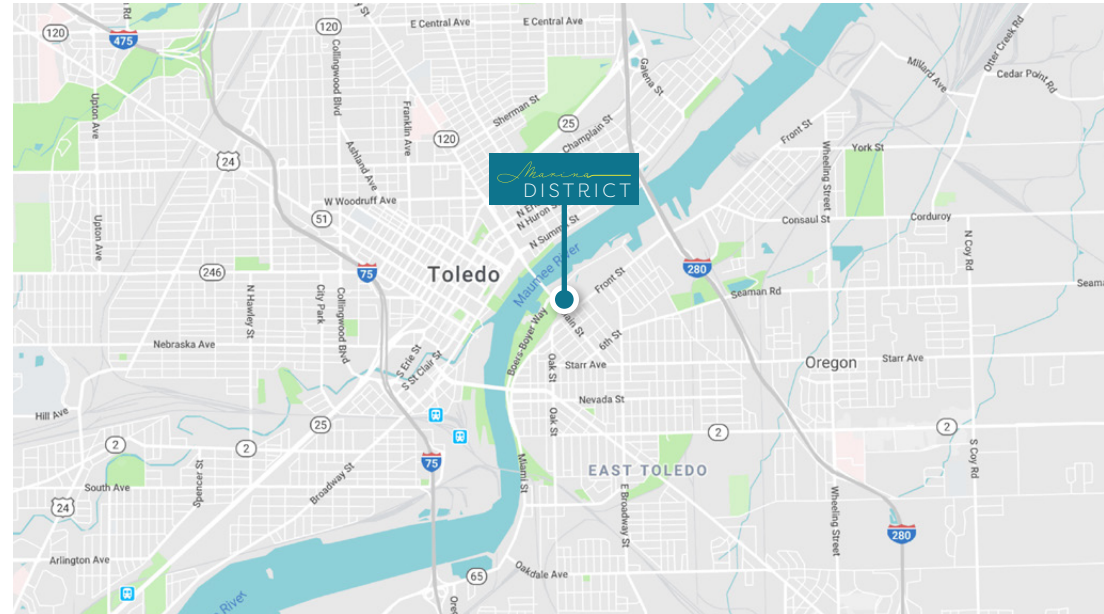
PROPERTY LOCATION

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	14,489	93,363	191,129
Average Age	34.4	36.2	36.8
Daytime Employees	26,612	59,549	121,832
Households	5,528	36,523	75,483
Average Household Size	2.5	2.5	2.4
Total Housing Units	6,494	41,756	83,690
Owner Occupied Units	1,947	16,798	42,072
Renter Occupied Units	3,581	19,724	33,411

TRAFFIC COUNTS

I-280 & Front Street	48,578 VPD
Front Street & Morrison Drive	21,539 VPD
Main Street/Cherry Street Bridge	18,250 VPD
Front Street & Main Street	16,255 VPD



AREA HIGHLIGHTS



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12,000 SF RETAIL LEASING OPPORTUNITIES

For more information, please contact:

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NEWMARK

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