

LAND LEASE AVAILABLE

3232 Navarre Avenue | Oregon, Ohio



PROPERTY ADDRESS

3232 Navarre Avenue - Oregon, Ohio

- 0.78 Acres
- Property is located on heavily traveled Navarre Avenue (Route 2)
- Directly across from recently renovated Kroger Marketplace
- Building was recently demolished, providing a Land Lease Opportunity
- The site offers excellent access and visibility to Navarre Avenue (Route 2)
- Area retailers include Kroger, Walmart, ALDI, Dollar Tree, Big Lots, and more
- Redevelopment Info:
 - Navarre Avenue Frontage - 125 feet
 - Zoned General Commercial

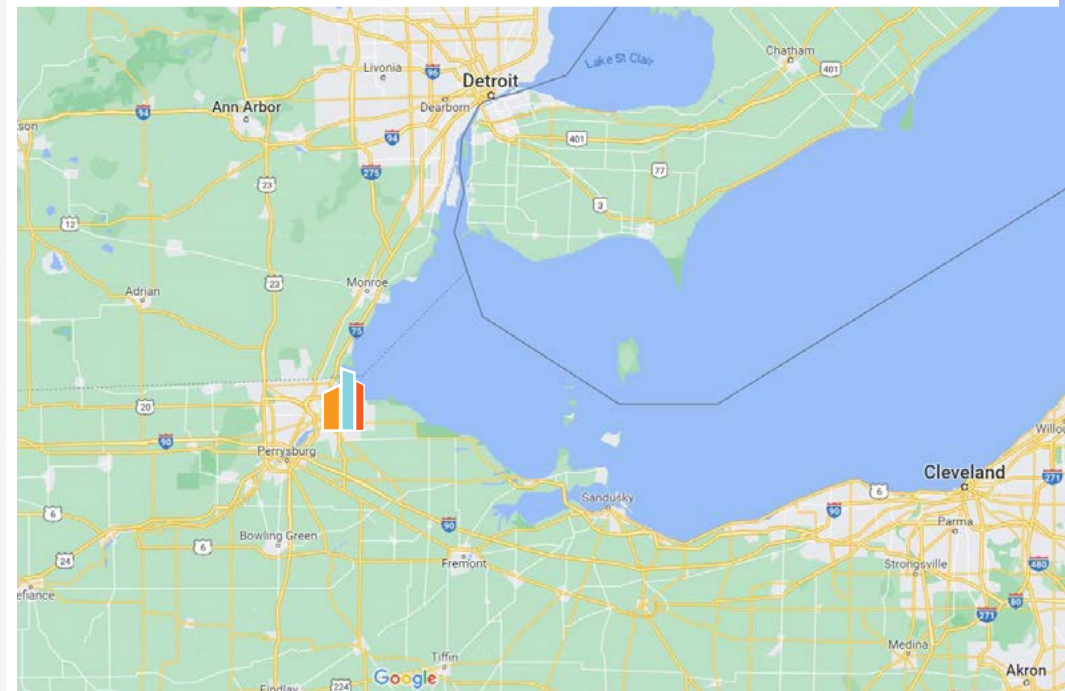
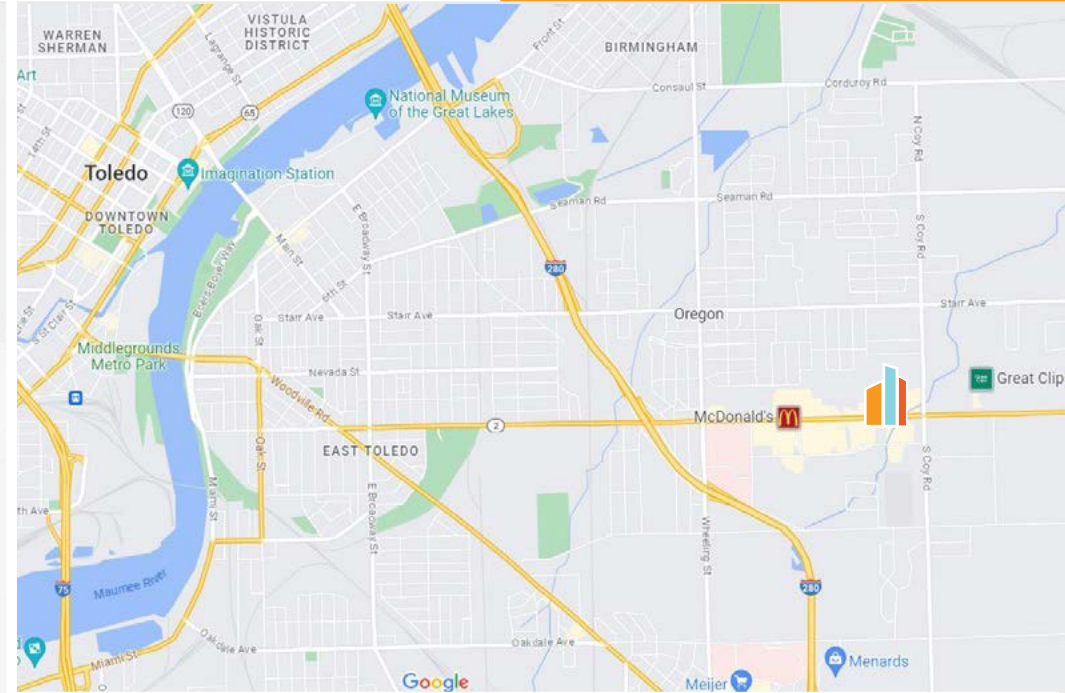
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	8,499	44,849	99,753
Households	3,739	18,290	41,009
Average Household Income	\$91,488	\$72,290	\$66,128
Employees	4,341	13,228	53,634
Total Businesses	325	1,072	3,525



TRAFFIC COUNTS

NAVARRE AVENUE (Eastbound) - 13,217 Cars Per Day
 NAVARRE AVENUE (Westbound) - 13,659 Cars Per Day



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AVAILABLE

DRONE PHOTOS



SUBJECT PROPERTY





OREGON, OHIO

- Lakefront suburb of Toledo in Lucas County with 5 miles of shoreline along Maumee Bay of Lake Erie
 - 3 miles east of Toledo; 58 miles southwest of Detroit, MI; 108 miles west of Cleveland
- 19,735 city population; 428,120 county population
- The cost of living in Oregon is 25% below the national average and 9% below the state average

ECONOMY

- Key sectors for both employment and economic output are manufacturing and logistics due to the city's location near major railroads, ports, highways, and markets (two-thirds of the U.S. can be reached within a 1-day drive)
 - Home to one of the top 10 largest CSX terminals by annual volume
- From crude oil to natural gas, a thriving energy industry benefits from close proximity to high-pressure gas lines, extensive rail infrastructure, and a full service seaport
 - The gasoline produced in the city could supply more than half the state with car fuel
- The largest sectors of the economy by employment include health care and social assistance (16%), manufacturing (15%), retail trade (9%), construction (8%), and accommodation/food services (7%)
- 10,088 labor force; 4% unemployment rate
- Ample access to skilled labor with 49 colleges and universities located within 70 miles of the city
 - The largest employers include St. Charles Hospital (1,366), BMWC Constructors (931), Autoneum North American (769), Oregon Board of Education (686), BP Products of America (673), and Bay Park Community Hospital (599)

DEVELOPMENTS

- **Oregon Town Center** - A mixed-use project to include retail, dining, offices, and up to 200 residential units; expected to break ground next year and be completed in 2025
 - Anchored by Olive Garden, Home2Suites, and Beerhead Bar
- **Uptown Toledo** - Multi-million project to update and improve 38 city blocks across the bridge from Oregon
- **Bridges of Toledo** - Construction of 47 market-rate apartments on the western side of the Maumee River

Cost of Living on Oregon, OH is 25%
Below the National Average



OREGON CLEAN ENERGY CENTER



MAUMEE BAY STATE PARK LODGE



OREGON TOWN CENTER APARTMENTS