

201 GOLDEN GATE REAR &
213 GOLDEN GATE SC
EAST BUILDING
MAUMEE, OHIO 43537



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FULL-SERVICE COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE
1,760 to 3,075 Square Feet Available

GOLDEN GATE SHOPPING CENTER



GENERAL INFORMATION

Space Available/Lease Rate:

201 Golden Gate Rear Space 4 – 3,075 sf @ \$4.00 psf NNN

- "As Is" warehouse space or Landlord will make improvements and amortize over the lease term.

213 Golden Gate SC – 1,760 sf (20.5' x irregular) @ \$16.00 psf NNN

- See Comments.

Building Size:	45,711 square feet
Number of Stories:	1
Year Constructed:	1955 (Remodeled 1985 & 2009)
Condition:	Good
Closest Cross Street:	Anthony Wayne Trail



For more information, please contact:

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Retail Space For Lease

1,760 to 3,075
Square Feet
AVAILABLE

GENERAL INFORMATION

County:	Lucas
Zoning:	C-1
Parking:	245 spaces
Curb Cuts:	4
Street:	4 lane with center turn lane

BUILDING SPECIFICATIONS

Exterior Walls:	Stone EIFS/Block and brick
Structural System:	Concrete block/brick
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Unit 213 - Carpet and tile
Ceiling Height:	Unit 213– 10'
Basement:	No
Heating:	Gas
Air Conditioning:	<u>Current:</u> Unit 213 – 4 ton <u>Proposed:</u> Units 201 Rear Space 4 –TBD
Power:	Unit 213 – Per Code
Security System:	No
Restrooms:	2
Sprinklers	No
Overhead Door:	Unit 201 – Yes
Signage:	Facia
Delivery Area:	Unit 213 – side

BUILDING INFORMATION

Current Tenant:	Available spaces are vacant
Occupancy Date:	Upon lease execution
Other Tenants:	• Pauken Wine • Marco's Pizza • Family Dollar • Cost Cutters Hair Salon • H&R Block • Subway • Dino's • Maumee Sweeper • El Salto Mexican Restaurant • China House • Sanitary Cleaners • Pathology Laboratories • Liz Nails Spa • ProMedica • Frogtown Tees
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Percentage Rent:	Yes
Options:	Negotiable
Improvement Allowance:	Negotiable – subject to tenant's lease term and credit
Landlord responsible for roof and structure	

2024 REAL ESTATE TAXES

Total Annual Taxes:	\$110,443.56
Taxes are for the entire shopping center; both east and west sides, excluding Rite Aid, which is a separate parcel.	

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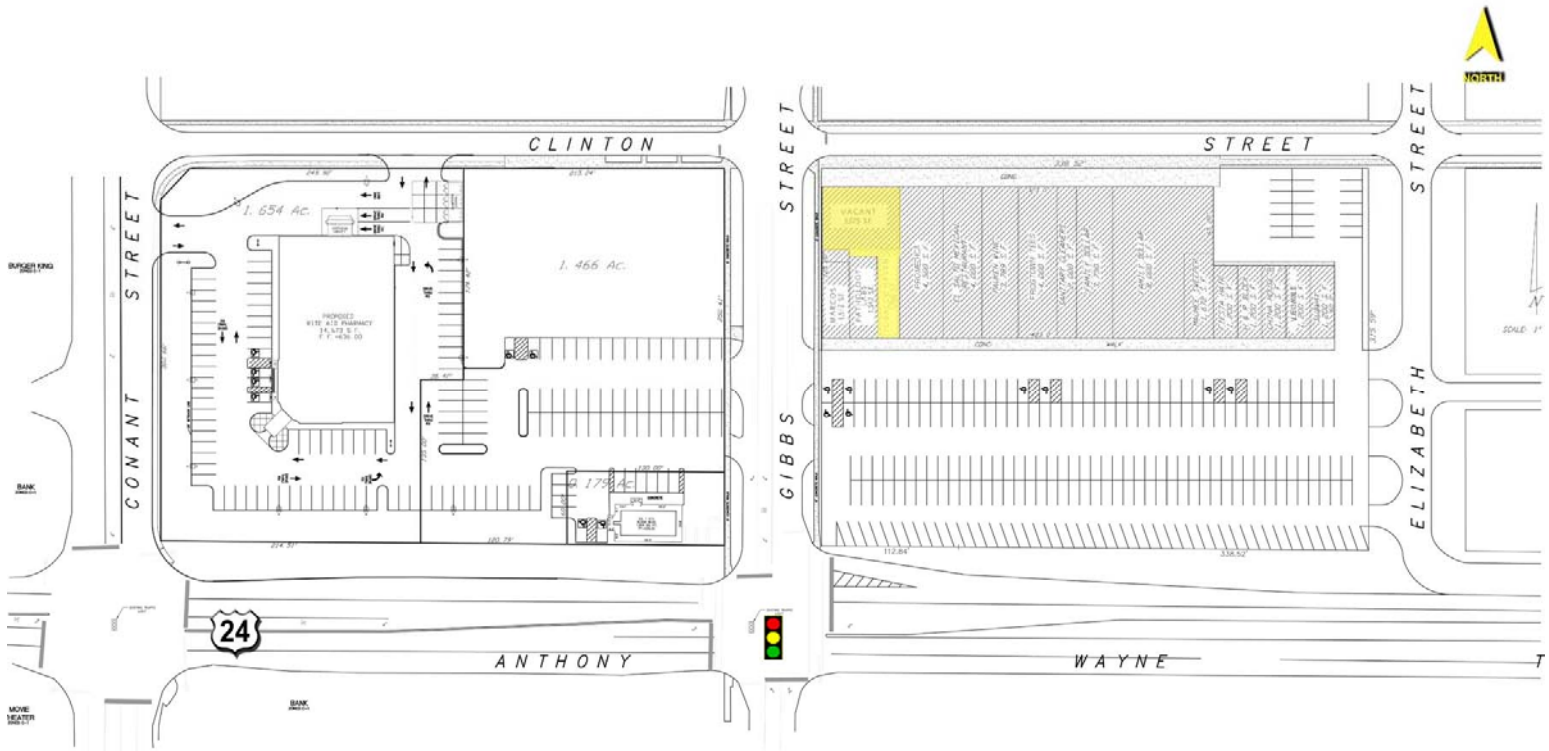
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TENANT ROSTER

Marco's Pizza
Pathology Laboratories
213 – Available 1,760 SF
201 Rear – Available 3,075 SF
ProMedica Urgent Care
El Salto Restaurant
Pauken Wine
Subway

Family Dollar
Maumee Sweeper
Cost Cutters
Frogtown Tees
H & R Block
China House Restaurant
Liz Nails & Spa
Sanitary Cleaners

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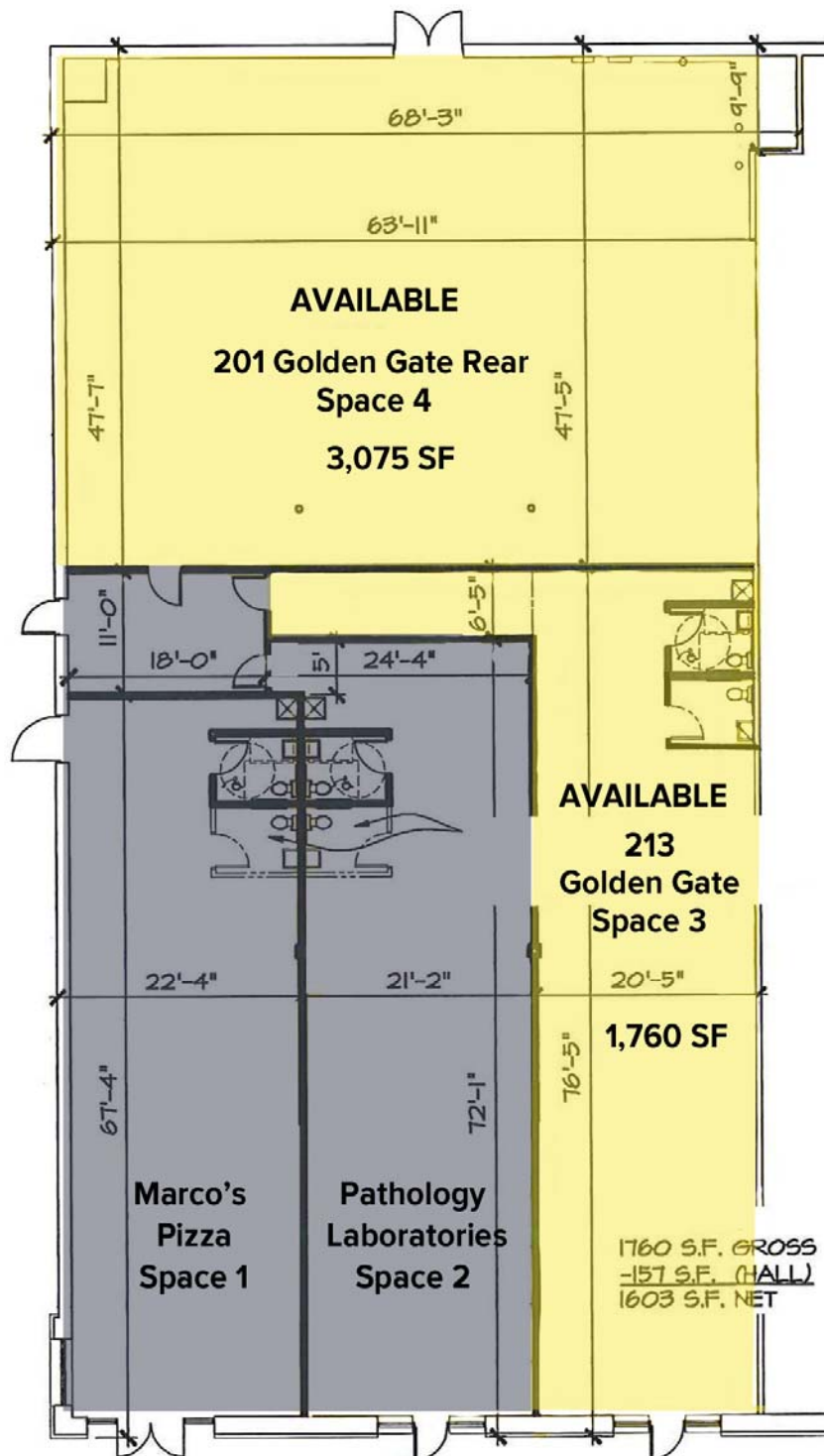
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Comments:

Rent for Suite 213 is based on 1,603 square feet. CAM, real estate taxes and insurance are based on 1,760 square feet.

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DEMOGRAPHICS

	Population	Med. HH Income
1 Mile	5,239	\$70,873
3 mile	50,965	\$71,220
5 mile	111,108	\$67,425

TRAFFIC COUNTS

20,865 Anthony Wayne Trail

19,137 Conant Street

Located at traffic light.

1-3/4 miles to expressway system.

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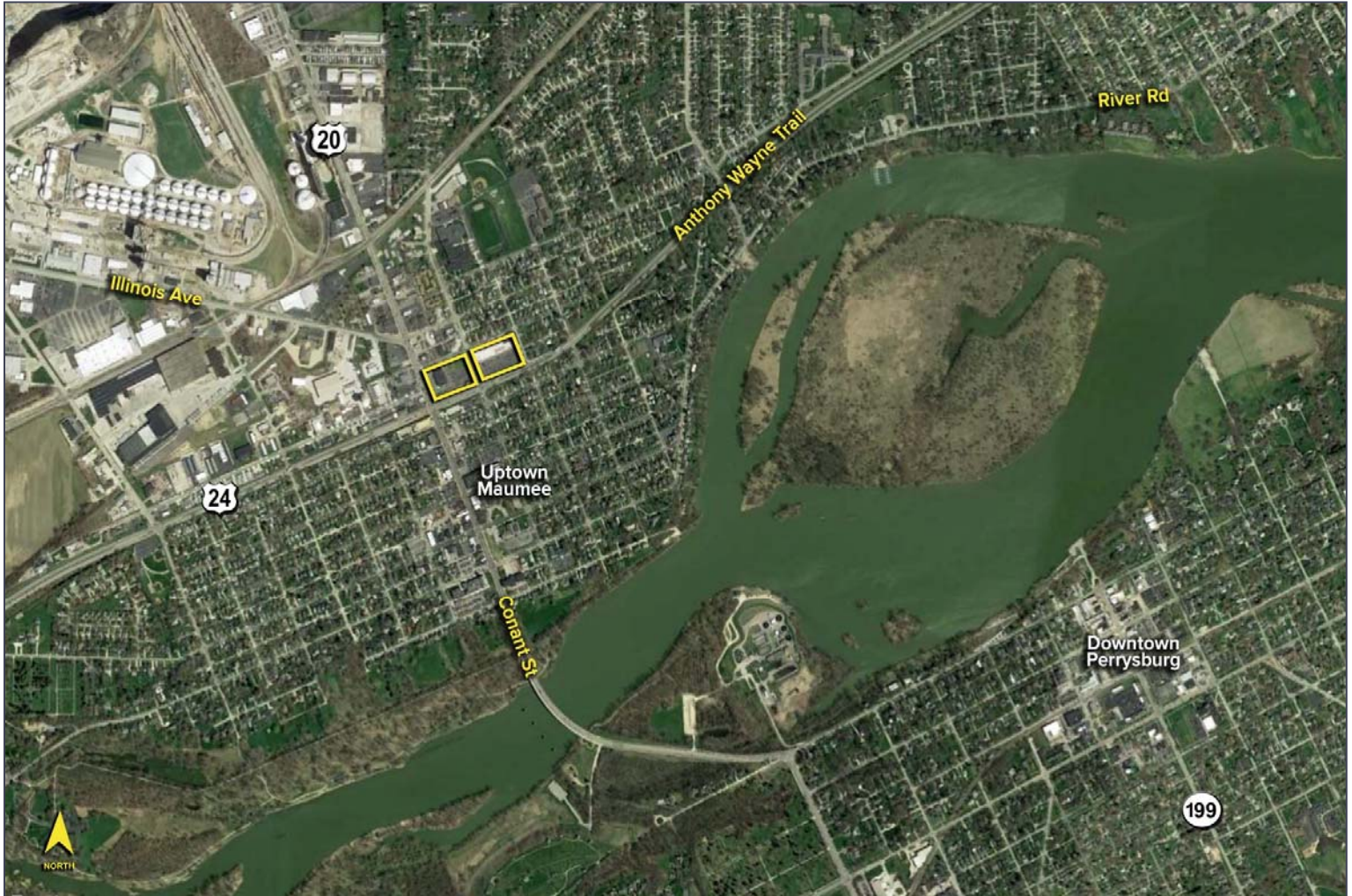
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