

825 – 827 N. SUMMIT STREET
(AKA 311 LOCUST STREET)
TOLEDO, OH 43604

RETAIL SPACE FOR LEASE
1,378 – 2,780 Square Feet Space Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

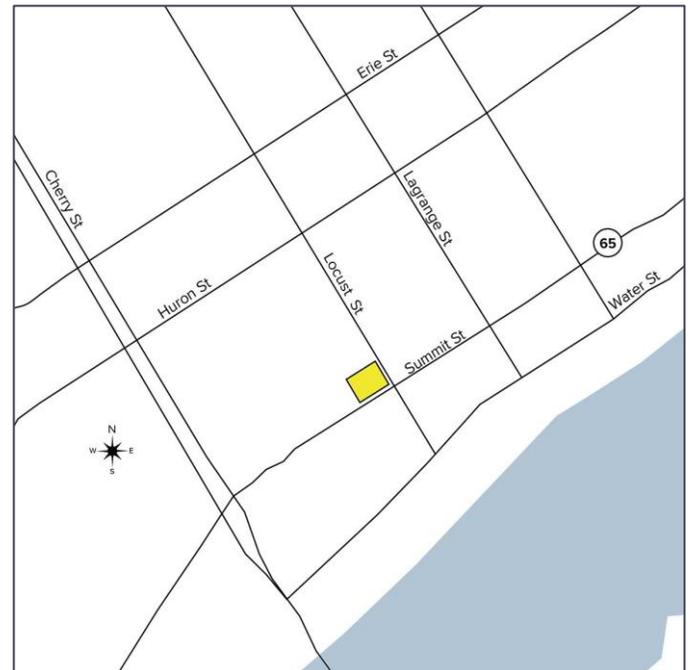
FULL-SERVICE COMMERCIAL REAL ESTATE

OSTRICH TOWNE



GENERAL INFORMATION

Lease Rate:	\$18.00/SF NNN
Available Spaces:	1,378 sf + 1,402 sf
Building Size:	9,000 sf
Number of Stories:	2
Year Constructed:	1887
Condition:	White box
Lot Dimensions:	53' x 132'
Acreage:	0.32 per AREIS
Closest Cross Street:	Summit Street
County:	Lucas
Zoning:	CR/IL – Mixed Use
Parking:	Street & marked lot
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

825-827 N. Summit Street, Toledo, OH 43604

Retail Space For Lease

1,378 - 2,780
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Masonry
Roof:	Rubber membrane
Floors:	Concrete
Floor Coverings:	TBD
Ceiling Height:	9' – 12'
Basement:	Partial in specific suites
Heating:	GFA
Air Conditioning:	Central
Power:	200 Amp/208V/3 phase
Restrooms:	Per suite
Sprinklers:	No
Signage:	Facade

LEASE DETAILS

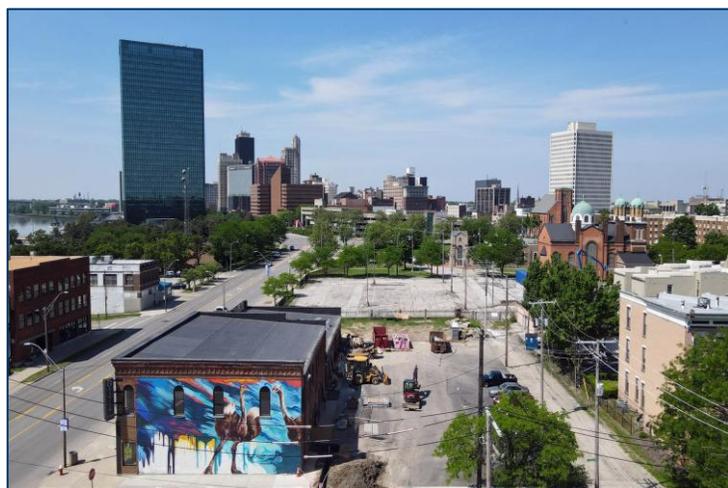
Term:	5 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	TBD
Tenant Responsible For:	NNN/CAM (Estimated CAM – \$2.50 ; Taxes \$0.60)

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Q2 2024
Sign on Property:	Yes
Showing Instructions:	Call agent

PARCEL INFORMATION

TD:	15
Parcels:	43254, 43267, 43264
Assessor Numbers:	01038003, 01038024, 01038006



Comments:

- 70' frontage on Summit Street.
- Brand new 2025 redevelopment.
- Located in Vistula Entertainment District.
- DORA: Property is in the downtown outdoor refreshment area.
- Liquor licenses available.
- Opportunity Zone, HUB Zone, and CRA tax abatement.
- Location is similar to Columbus Short North or Corktown in Detroit.
- Close proximity to Downtown Toledo, Tolhouse, Toledo Pickle Company, Wonderbread Lofts, The Glass City Riverwalk, Metroparks development.

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

825-827 N. Summit Street, Toledo, OH 43604

Retail Space For Lease

1,378 - 2,780
Square Feet
AVAILABLE



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

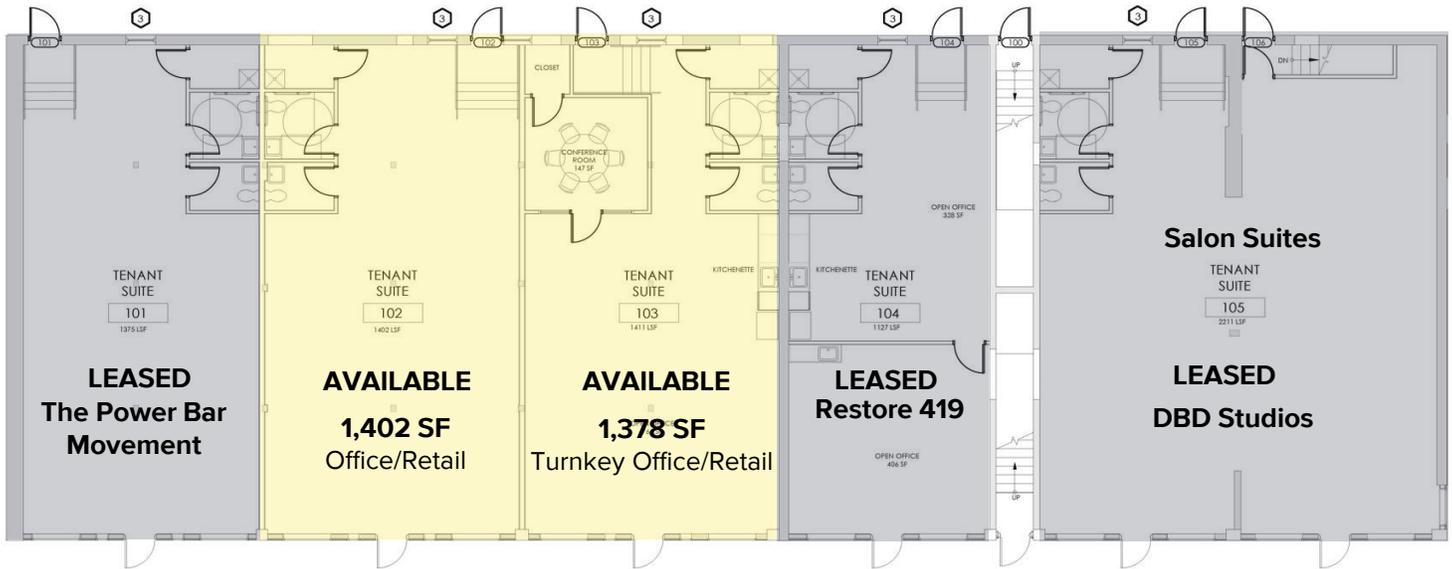
SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

825-827 N. Summit Street, Toledo, OH 43604

Retail Space For Lease

1,378 - 2,780
Square Feet
AVAILABLE



FIRST FLOOR PLAN
3/16" = 1'-0"



2 Second Floor Plan
A2.0 / 1/8" = 1'-0"

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

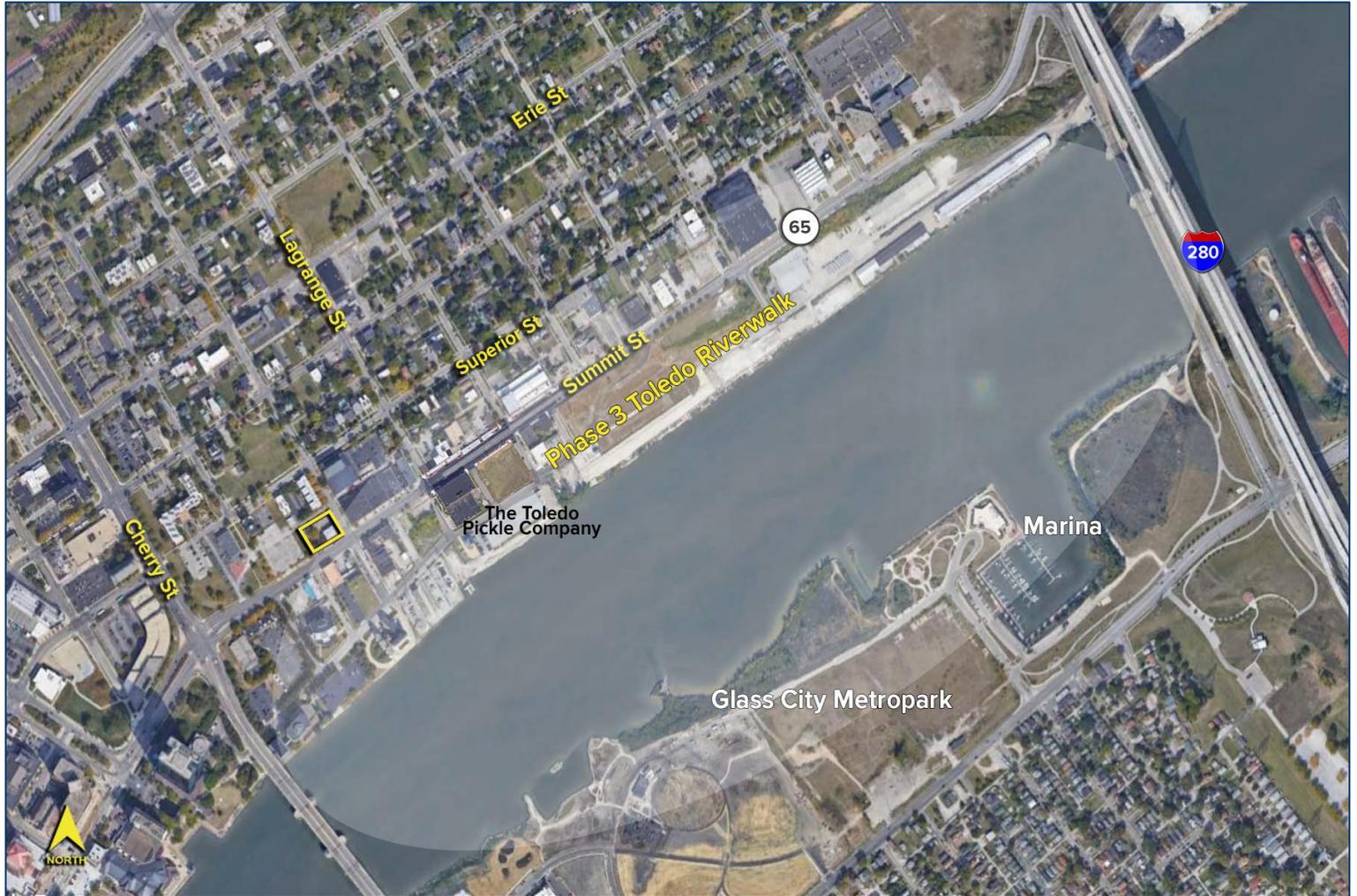
SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

825-827 N. Summit Street, Toledo, OH 43604

Retail Space For Lease

1,378 - 2,780
Square Feet
AVAILABLE

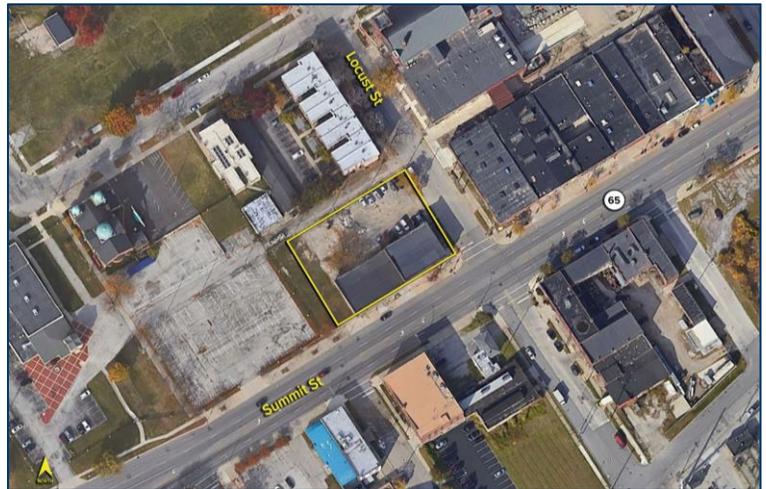


TRAFFIC COUNTS (TWO-WAY)

7,650	N. Summit Street
3,300	Lagrange Street
15,251	Cherry Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,744	\$27,226
3 MILE	86,254	\$39,814
5 MILE	191,576	\$50,205



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
kfields@signatureassociates.com

SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617 www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.