

FOR LEASE

2829-31 Lagrange

Lucas County, Toledo, Ohio

LOCATION

Located in the heart of the historic Polish International Village in Toledo, Ohio, this mixed-use building offers 5,376 square feet of space including two commercial spaces on the first floor. It is across the street from Czelusta Park, the central business district's only green space, and The Shoppes On Lagrinka, a \$1.3 million commercial development project involving the renovation of nearly an entire block of commercial buildings.

Lagrange Street — still known as Lagrinka to many — has over 70 businesses, new streetscape improvements, and an annual ethnic (Polish, of course) festival that attracts nearly 30,000 visitors to the central business district every summer. Lagrange Street is accessible from Interstate 75, Interstate 280, and the Greenbelt Parkway, with daily TARTA bus service. Average daily vehicle count exceeds 30,000. Zoned C-6, commercial redevelopment district.

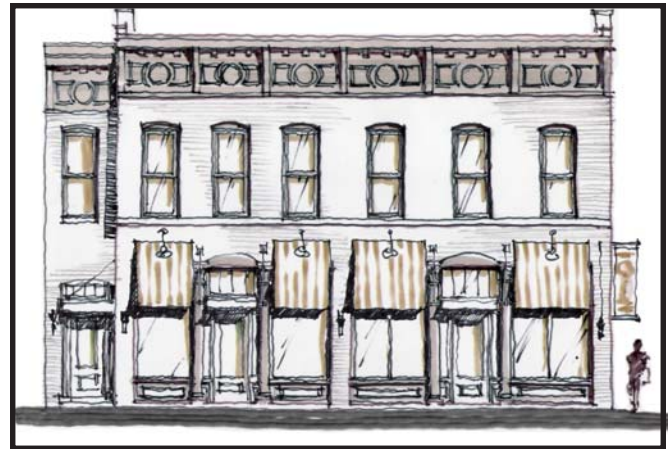
DESIGN

Built in 1897, this unique building has historical character, but without any state preservation restrictions. It is located in the heart of the central business district which is representative of a turn-of-the-century neighborhood shopping district. Recent streetscape improvements complement this historic architecture with decorative pedestrian-level street lights, historic mast-arm street signs, brick sidewalk pavers, canopy street trees with wrought iron tree guards and grates, and street furniture including trash receptacles and benches.

Available parking includes plenty of on-street parking and plans for an off-street parking lot immediately to the south of the building. Utility services include city water, sanitary and storm sewers, Columbia Gas, and Toledo Edison; three-phase, 100-amp electrical service.

DEMOGRAPHICS

	Trade Area	Lucas County
Population	121,084	319,647
Population Density (per sq. mile)	4,600	1,322
Median Age	31.5	35.0
Average Household Size	2.5	2.4



RETAIL SPENDING POWER

There is an intense concentration of retail spending power per square mile surrounding this site:

- \$50 million a year retail market within walking distance
- \$135 million a year retail market within one mile
- \$790 million a year retail market within three miles

Significant youth and family market. Very high population and household density that peaks at this site.

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RENOVATION PLANS

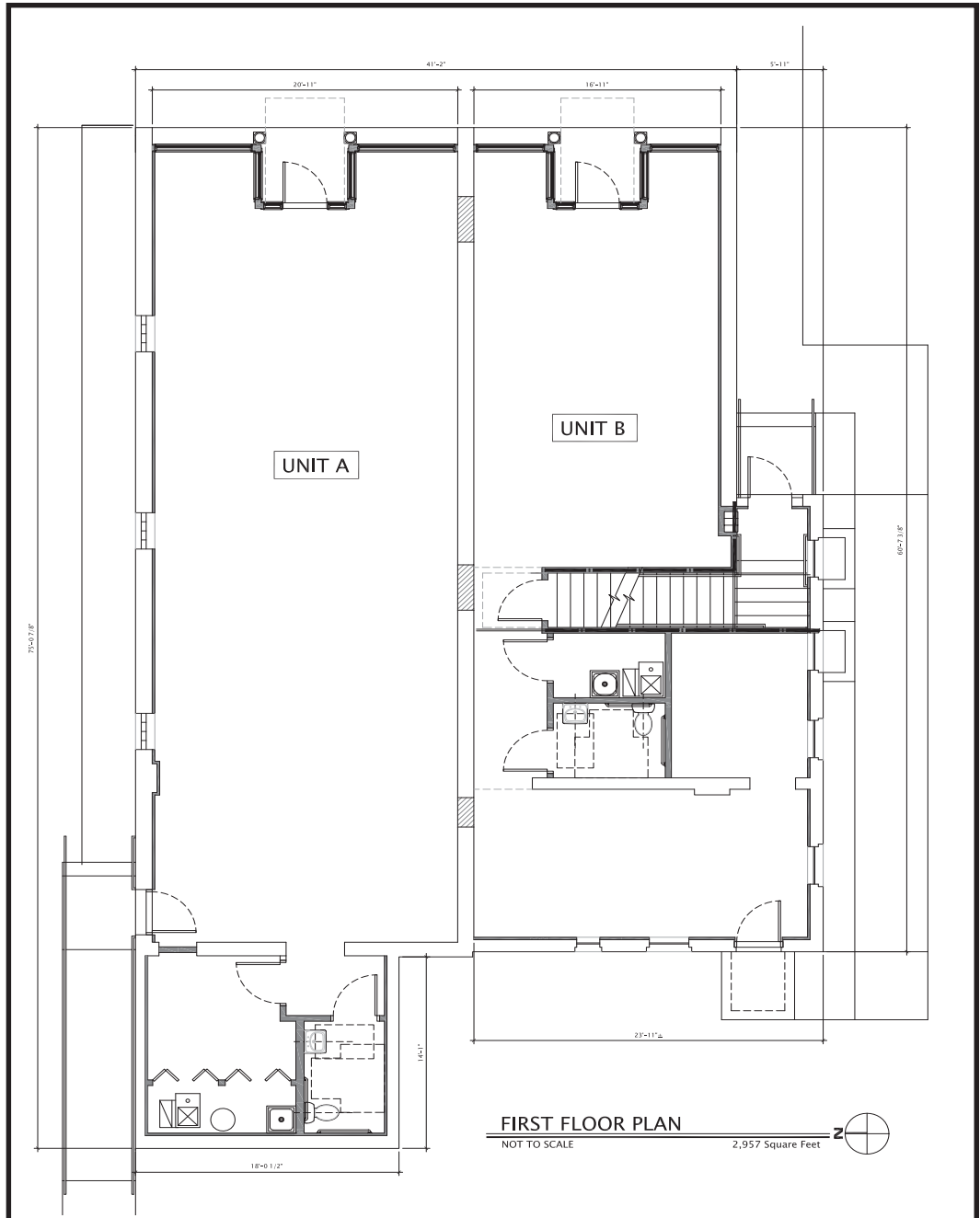
This building has a solid brick exterior, a flat roof system with a new rubber membrane, and new gas-fired central heat and air conditioning systems.

This building will also receive extensive renovations in 2011 including all new interior finishes, new electric and plumbing throughout the building, and new doors and windows.

Lease commitments now will ensure an appropriate build out for individual commercial tenants.

All leases are triple net (includes rent and pro-rata share of taxes and utilities, estimates provided).

Common Area Maintenance (CAM) includes snow removal, dumpster, and landscaping maintenance.



FOR LEASE	Space Available	Rent Per Sq. Foot	Rent Per Month	Taxes Per Month	CAM Per Month	Total Per Month
Unit #1, first floor	1,452 sq.ft.	\$7.15 / sf	\$865.15	\$64.39	\$25.00	\$929.54
Unit #2, first floor	1,034 sq.ft.	\$7.15 / sf	\$616.09	\$46.28	\$25.00	\$662.37

CONTACT:

UNITED NORTH

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