

FOR LEASE OR SALE

3101 Lagrange

Lucas County, Toledo, Ohio



LOCATION

Located in the heart of the historic Polish International Village in Toledo, Ohio, this 5,691 square foot building (1,127 square feet leased in rear commercial space) offers unique opportunities for a restaurant or other food service operation since most kitchen equipment remains in the building (see list on back). 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 easily 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 1923, this unique building has historical character, but without any state preservation restrictions. Built as the Ohio Bank (with the vault still located in the basement), the building retains many of the original features such as marble flooring, mezzanine, and art deco architecture and ceiling tile design. 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.

AMENITIES

Available parking includes an adjacent 10,800 square foot parking lot and plenty of on-street parking. Close proximity to retail and professional services, banks, and churches. Utility services include city water, sanitary and storm sewers, Columbia Gas, and Toledo Edison; three-phase, 100-amp electrical service; gas forced air, two hot water heaters; three restrooms, one handicap-accessible.

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.



3101 Lagrange Street — EQUIPMENT LIST

Kitchen Equipment

- 1 3-compartment sink
- 1 utility sink
- 1 hand sink
- 1 walk-in cooler/freezer (6' x 10')
- 1 large BeverageAir commercial refrigerator/freezer
- 1 small 2-door BeverageAir cooler
- 2 3-door coolers with storage shelves
- 1 9-rack baker shelf with plastic trays
- 5 stainless steel prep tables
- 1 Hatco toaster oven
- 1 Amano time clock

Miscellaneous:

- plates, cups, utensils, napkins, coffee pots

Dining Equipment

- 25 dining tables
- 130 chairs
- 1 high chair

Bar Equipment

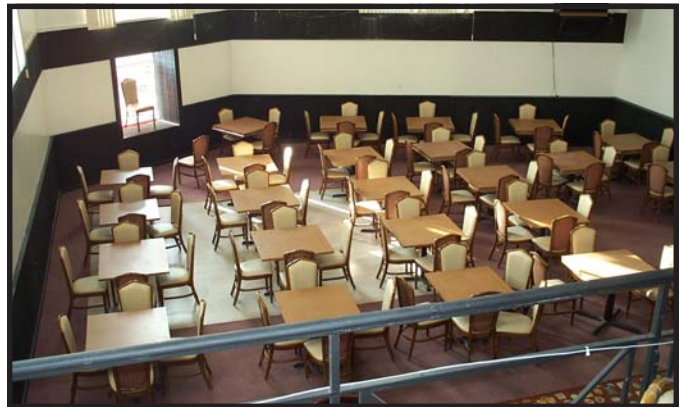
- 1 4-compartment sink
- 1 3-compartment beer cooler
- 2 beer coolers
- 1 Cornelius commercial ice system
- 11 bar stools
- 2 Amana microwave ovens
- 2 cash registers

Miscellaneous:

- beer glasses, pitchers, carafes, guest checks

Entertainment Equipment

- 1 large-screen television set



FOR LEASE	Space Available	Rent Per Sq. Foot	Rent Per Month	Taxes Per Month	Insurance Per Month	Total Per Month
3101 Lagrange	4,564 sq.ft.	\$5 / sf	\$1,901.67	\$356.64	\$28.35	\$2,286.66
FOR SALE	\$239,900	LEASE RATE AND SALE PRICE ARE NEGOTIABLE.				

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

CONTACT:

UNITED NORTH

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