

The Shoppes On Lagrinka

2800 Block of Lagrange Street, Lucas County, Toledo, Ohio



LOCATION

Located in the heart of the historic Polish International Village in Toledo, Ohio, this 8,204 square foot shopping plaza development offers opportunities for up to seven new businesses. 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

All of the buildings were built in the late 1800s or early 1900s and are 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.

AMENITIES

Available parking includes a 35-space adjacent lot and plenty of on-street parking. Close proximity to retail and professional services, banks, and churches. Adjacent to business district's only pocket park.

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. Loss of area grocery stores creates an opportunity for food operators.





Lagrange St. elevation



rear elevation



Dexter St. elevation



THE SHOPPES ON LAGRINKA

2 8 4 4 - 2 8 6 0 L A G R A N G E S T R E E T

THE COLLABORATIVE, INC.

FLOOR PLANS

Address	Year Built	Space Available	Rent Per Sq. Foot	Rent /Month	Taxes /Month	CAM /Month	Total /Month
2860 Lagrange, lower**	1903	986 sq.ft.	\$7.15 / sf	\$587.49	\$28.49	\$25.00	\$640.98
2860 Lagrange, upper** <i>preferred usage is professional office</i>	1903	1,038 sq.ft.	\$7.15 / sf	\$618.48	\$30.01	\$25.00	\$673.49
2856 Lagrange	1927	1,502 sq.ft.	\$7.15 / sf	\$894.94	\$70.76	\$25.00	\$990.70
2854 Lagrange	1927	937 sq.ft.	\$7.15 / sf	\$558.30	\$44.11	\$25.00	\$627.41
2848 Lagrange	1887	1,736 sq.ft.	\$7.15 / sf	\$1,034.37	\$52.42	\$25.00	\$1,111.79
2846 Lagrange	1900	1,328 sq.ft.	\$7.15 / sf	\$791.27	\$51.29	\$25.00	\$867.56
2844 Lagrange	1900	677 sq.ft.	\$7.15 / sf	\$403.38	\$33.74	\$25.00	\$462.12

** spaces can be combined

- All leases are triple net (includes rent, taxes and common area maintenance charges).
- Common area maintenance (CAM): shared costs for parking lot maintenance, dumpster, landscaping, etc.

CONTACT:

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