

FOR LEASE OR SALE

The Vistula Building

**1007 Summit Street,
Lucas County, Toledo, Ohio**



LOCATION

Located in the Vistula Historic District in Toledo, Ohio, this mixed-use commercial building offers opportunities for up to three new businesses in the ground floor commercial spaces and houses 19 residential apartment units (currently leased) on the second and third floors. Summit Street is easily accessible from Interstate 75, Interstate 280, and the Greenbelt Parkway, with daily TARTA bus service. Average daily vehicle count exceeds 20,000. Zoned regional commercial. Adjacent to north side of Maumee River bank.

DESIGN

Built in 1867 in the then river-town of Vistula, this structure was architecturally designed in the Italianate commercial style with a bracketed roof and narrow windows with keystone moldings. The first floor facade has wood columns, small-pane windows transported from Pittsburgh, and a coal scuttle covered by a grate in the sidewalk.

This historic structure is located in the Vistula Historic District's commercial center which is representative of a turn-of-the-century neighborhood shopping district. The building is also located in the heart of the Summit streetscape improvement area where nearly \$500,000 in streetscape enhancements will be added in 2009. The streetscape improvements are designed to complement the historic architecture with decorative pedestrian-level street lights, historic mast-arm traffic signal poles, street furniture including benches and trash receptacles, canopy street trees, and a decorative intersection at Lagrange and Summit Streets with the logo of the Vistula Historic District imprinted in the center (see design below).

AMENITIES

Available parking includes a rear parking lot and plenty of on-street parking. Close proximity to downtown Toledo, neighborhood retail and professional services, and numerous schools and churches.

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

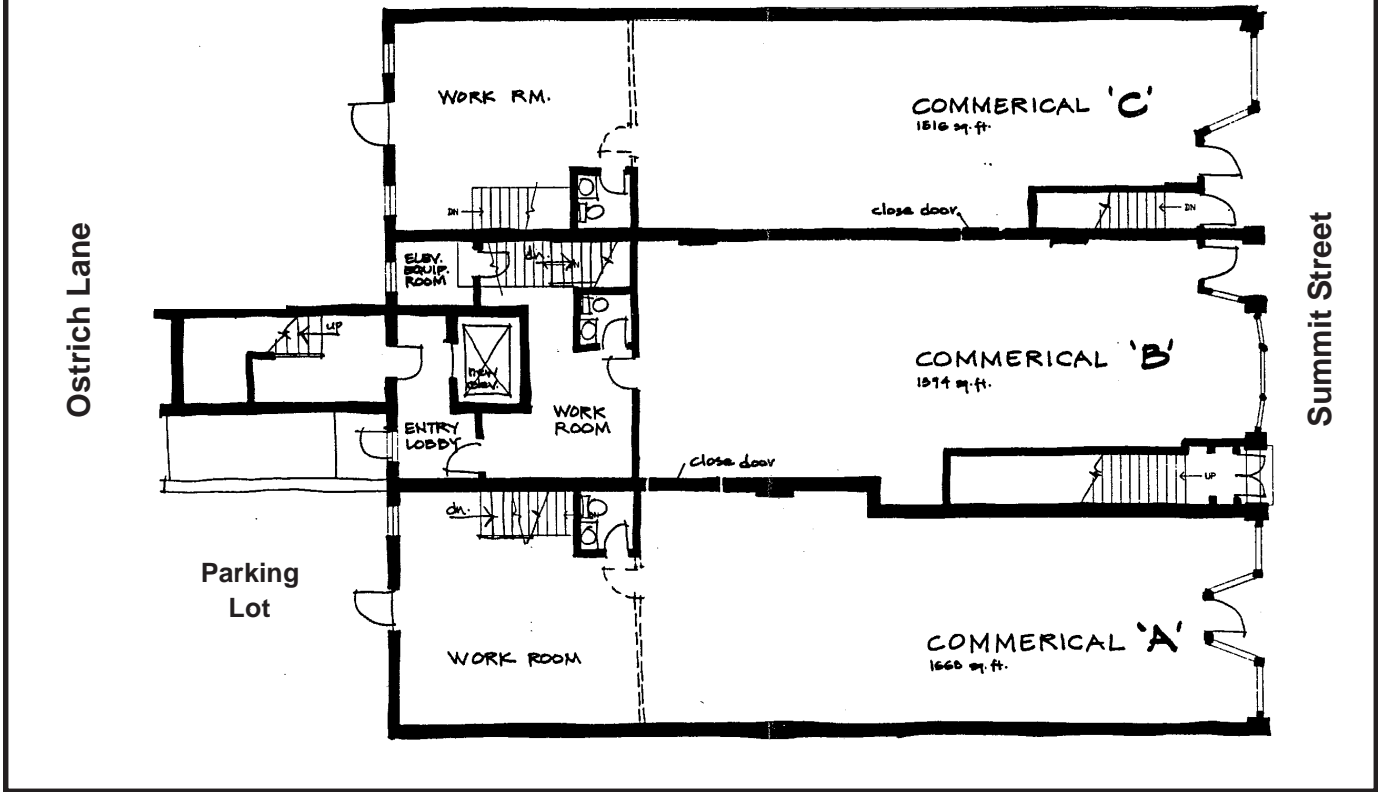
There is an intense concentration of retail spending power per square mile surrounding this site:

- \$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.



FLOOR PLAN FOR 1ST FLOOR COMMERCIAL SUITES



FOR LEASE	Space Available	Rent Per Sq. Foot	Rent /Month	Taxes /Month	CAM /Month	Total /Month
Suite A	1,660 sq.ft.	\$5 / sf	\$691.67	\$68.95	\$116.03	\$876.65
Suite B	1,394 sq.ft.	\$5 / sf	\$580.83	\$57.90	\$98.17	\$736.80
Suite C	1,516 sq.ft.	\$5 / sf	\$631.67	\$62.97	\$106.77	\$801.41
FOR SALE	\$275,000					

LEASE RATE AND SALE PRICE ARE NEGOTIABLE.

- All spaces can be combined
- All leases are triple net (includes rent and pro-rata share of taxes and utilities)
- Common area maintenance (CAM): Shared costs for property insurance, snow and trash removal, security monitoring, etc.



CONTACT:

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