

TOLDEO, OHIO

3444 SECOR ROAD TOLEDO, OH 43606



LOCATION.  
commercial real estate

In Partnership with



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



NOW LEASING:

# SECOR SQUARE

**30,002 SF & SMALL SHOP SPACE  
AVAILABLE IN ONE OF TOLEDO'S  
HIGHEST PERFORMING  
RETAIL CORRIDORS**

FORMER WHOLE FOODS MARKET SPACE AVAILABLE IN ONE OF TOLEDO'S MOST ESTABLISHED SUPER-REGIONAL RETAIL CORRIDORS. SECOR SQUARE DELIVERS VISIBILITY, TRAFFIC, AND PROXIMITY TO WESTGATE AND FRANKLIN PARK MALL.



### ABOUT SECOR SQUARE

SECOR SQUARE PRESENTS A PREMIER OPPORTUNITY TO BACKFILL A 30,002 SF FORMER WHOLE FOODS MARKET IN ONE OF TOLEDO'S MOST ESTABLISHED AND HIGHEST-PERFORMING RETAIL CORRIDORS ALONG SECOR ROAD.

POSITIONED ALONG ONE OF THE CITY'S PRIMARY RETAIL ARTERIES, THE PROPERTY BENEFITS FROM STRONG DAILY TRAFFIC COUNTS, DENSE SURROUNDING RESIDENTIAL NEIGHBORHOODS, AND LONG-STANDING RETAIL SYNERGY THAT CONSISTENTLY DRAWS BOTH LOCAL AND REGIONAL CONSUMERS.

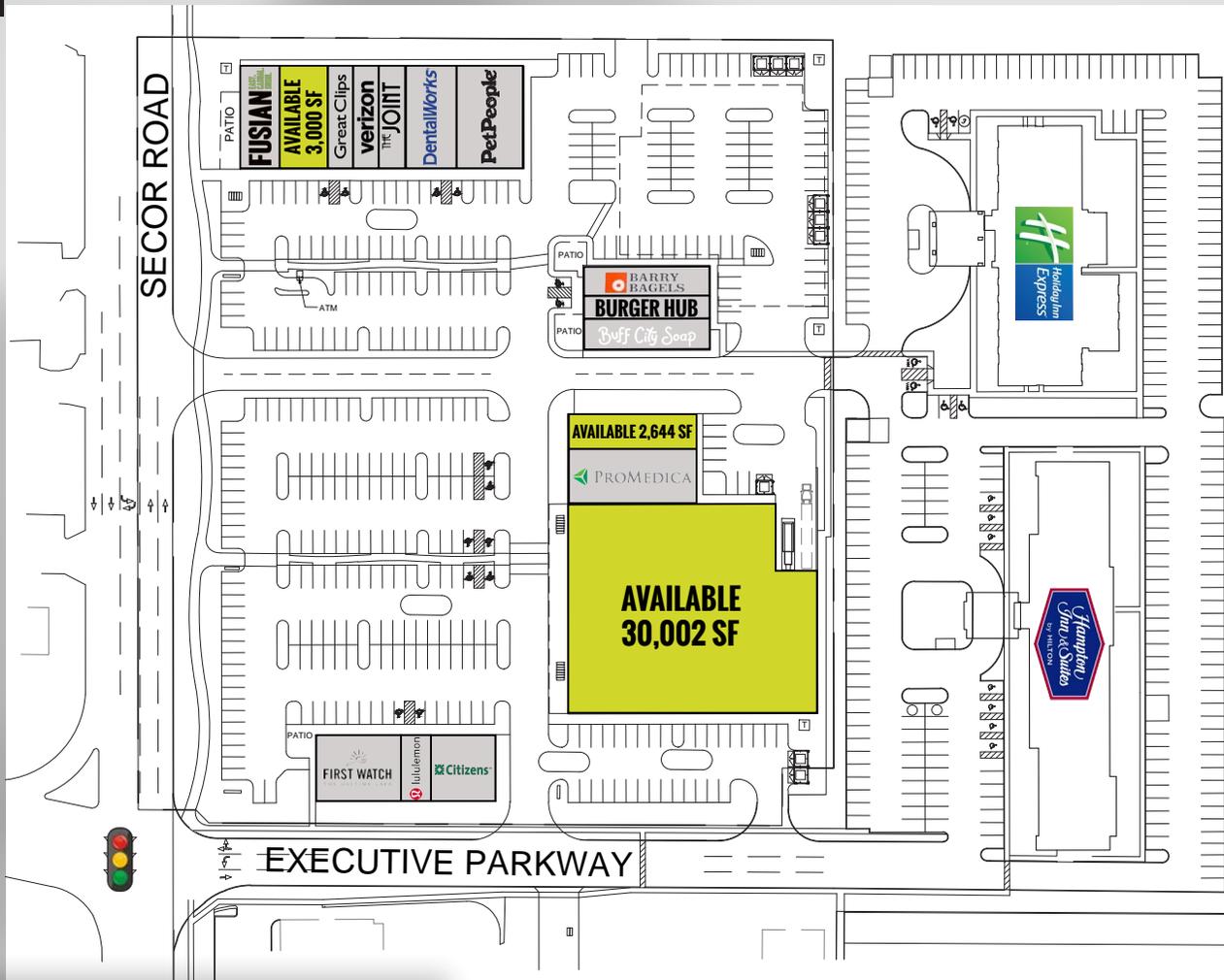
THE SITE IS FURTHER SUPPORTED BY NEARBY DEMAND DRIVERS INCLUDING THE UNIVERSITY OF TOLEDO, WITH MORE THAN 16,000 STUDENTS AND FACULTY, AS WELL AS MAJOR HEALTHCARE EMPLOYERS SUCH AS PROMEDICA AND MERCY HEALTH, PROVIDING A STEADY DAYTIME AND EVENING CUSTOMER BASE.

ADDING TO THE STRENGTH OF THE LOCATION, SECOR SQUARE IS IN CLOSE PROXIMITY TO WESTGATE VILLAGE—HOME TO COSTCO, TJ MAXX, BOOT BARN, AND FRESH MARKET—AND SITS DIRECTLY ACROSS FROM THE PLANNED 27-ACRE WESTGATE VILLAGE NORTH REDEVELOPMENT, POSITIONING THE PROPERTY TO BENEFIT FROM CONTINUED INVESTMENT AND LONG-TERM GROWTH IN THE CORRIDOR.



### JOIN





TENANT ROSTER

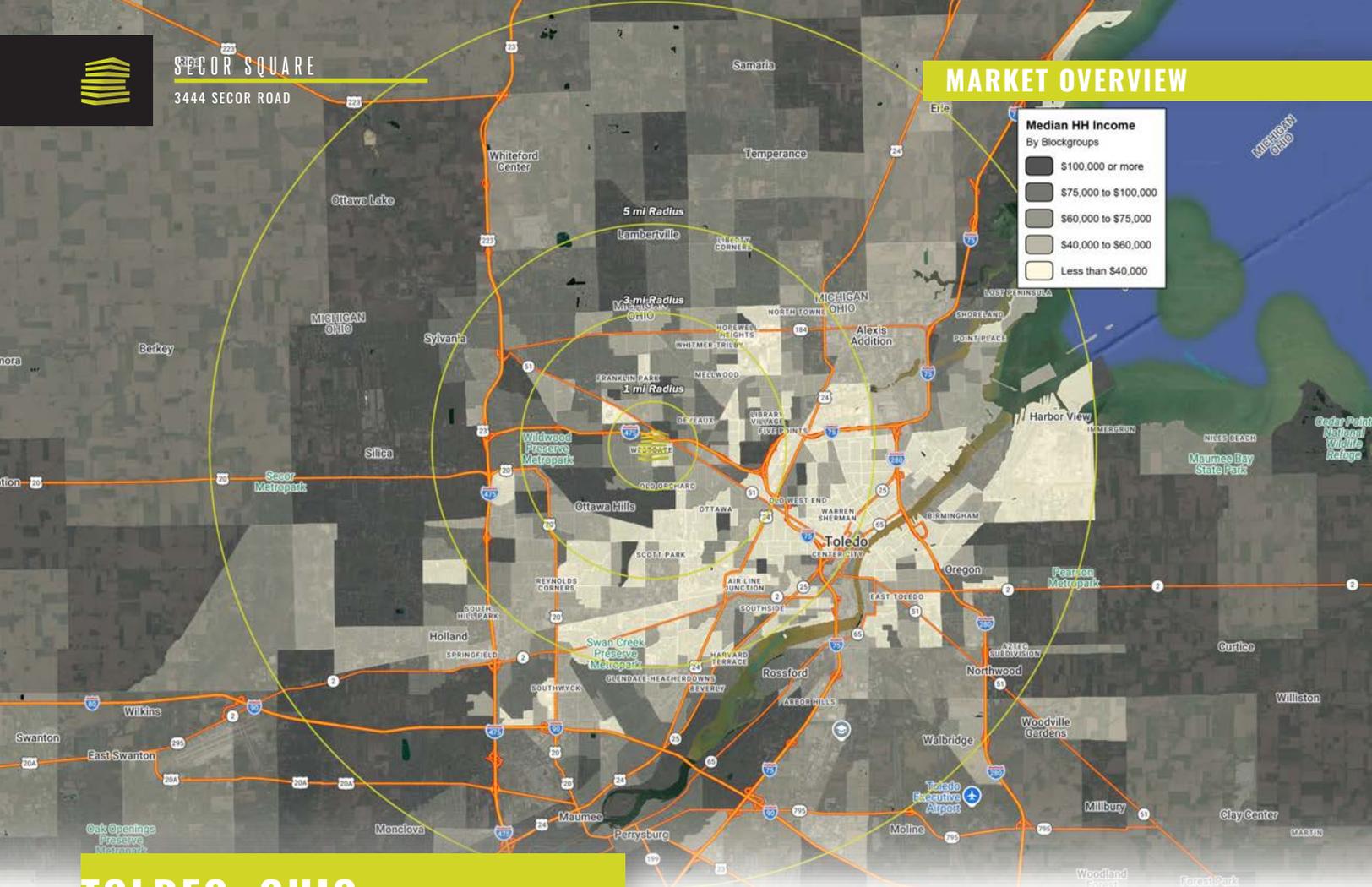
TENANT NAME	SF
FUSIAN	1,796
<b>AVAILABLE</b>	<b>3,000</b>
GREAT CLIPS	1,280
VERIZON	2,329
THE JOINT	1,200
DENTALWORKS	3,527
PET PEOPLE	4,491
BARRY BAGELS	2,200
BUGER HUB	1,702
BUGER HUB	2,621
<b>AVAILABLE</b>	<b>2,644</b>
PROMEDICA	4,285
<b>AVAILABLE</b>	<b>30,002</b>
CITIZENS BANK	2,120
LULULEMON	1,667
FIRST WATCH	3,500





**SECOR SQUARE**  
3444 SECOR ROAD

## MARKET OVERVIEW



# TOLDEO, OHIO

TOLEDO IS A MAJOR INDUSTRIAL AND PORT CITY LOCATED IN NORTHWEST OHIO, ALONG THE WESTERN EDGE OF LAKE ERIE AND NEAR THE MICHIGAN BORDER. TOLEDO HAS EVOLVED INTO A DIVERSE ECONOMIC HUB WITH STRENGTHS IN HEALTHCARE, EDUCATION, AUTOMOTIVE, AND LOGISTICS. ITS STRATEGIC LOCATION AT THE INTERSECTION OF I-75 AND I-80/90 POSITIONS IT AS A KEY CONNECTOR BETWEEN THE MIDWEST, EAST COAST, AND CANADA.

THE CITY IS ANCHORED BY SEVERAL MAJOR EMPLOYERS, INCLUDING PROMEDICA HEALTH SYSTEM, MERCY HEALTH, AND THE UNIVERSITY OF TOLEDO, WHICH HOUSES A NATIONALLY RECOGNIZED MEDICAL CENTER. OTHER TOP EMPLOYERS INCLUDE DANA INCORPORATED, OWENS CORNING, AND LIBBEY GLASS, ALL OF WHICH CONTRIBUTE TO TOLEDO'S LONGSTANDING INDUSTRIAL LEGACY. THE NEARBY PORT OF TOLEDO AND TOLEDO EXPRESS AIRPORT ALSO SUPPORT SIGNIFICANT LOGISTICS AND FREIGHT ACTIVITY IN THE REGION.

THE REVITALIZED DOWNTOWN AND WAREHOUSE DISTRICT HAVE BECOME VIBRANT DESTINATIONS FOR DINING, ENTERTAINMENT, AND EVENTS. SIGNATURE EVENTS INCLUDE THE JEEP FEST, CELEBRATING THE BRAND'S TOLEDO MANUFACTURING HERITAGE, AND THE TOLEDO AIR SHOW, AS WELL AS A STRONG LOCAL SPORTS PRESENCE THROUGH THE TOLEDO MUD HENS (TRIPLE-A BASEBALL) AND WALLEYE (ECHL HOCKEY).

WITH A STRONG TRANSPORTATION NETWORK, COMPETITIVE COST OF LIVING, AND CONTINUED INVESTMENT IN INFRASTRUCTURE AND ECONOMIC DEVELOPMENT, TOLEDO OFFERS A DYNAMIC AND RESILIENT TRADE AREA WITH OPPORTUNITIES FOR GROWTH ACROSS MULTIPLE SECTORS.

## BY THE NUMBERS

### POPULATION

<b>12,670</b> 1 MILE	<b>104,799</b> 3 MILE	<b>237,457</b> 5 MILE
-------------------------	--------------------------	--------------------------

### HOUSEHOLDS

<b>6,374</b> 1 MILE	<b>45,362</b> 3 MILE	<b>104,447</b> 5 MILE
------------------------	-------------------------	--------------------------

### MEDIAN HH INCOME

<b>\$67,522</b> 1 MILE	<b>\$66,443</b> 3 MILE	<b>\$62,550</b> 5 MILE
---------------------------	---------------------------	---------------------------

### EMPLOYEES

<b>10,137</b> 1 MILE	<b>40,784</b> 3 MILE	<b>108,268</b> 5 MILE
-------------------------	-------------------------	--------------------------

**MEDIAN AGE** 36.7 YEARS OLD  
3 MILE

**HOME OWNERSHIP** 51.9%  
3 MILE



## **URI STARR**

MOBILE | 617.733.0387

OFFICE | 614.401.8110

EMAIL | URI@LOCATIONCRE.COM

## **ANTHONY CAROSELLO**

MOBILE | 330.732.7250

OFFICE | 614.401.8110

EMAIL | ANTHONY@LOCATIONCRE.COM

## **OFFICE**

PHONE | 614.401.8110

FAX | 314.818.1574

MAIL | 1669 W LANE AVE SUITE D77

COLUMBUS, OH



**LOCATION.**  
commercial real estate

LOCATION. Commercial Real Estate was built on a central concept. The guiding principle was derived from a statement by Jimmy Lovine, an American record producer.

“Get in the room with the best people you can and open your heart, ears, and mind. Open up and learn. Be of service. Because if you're of service, they will teach you.”

LOCATION. Commercial Real Estate's purpose is to be of service to our clients and to create extraordinary results for retailers, developers, and owners. At every turn we strive to exceed these obligations within the ever-evolving industry.

LOCATION. is a proud member of Realty Resources, a unique alliance of independent commercial real estate brokerage firms from across the nation. Realty Resources combines leading firms from more than 25 cities around the country into one network. Additionally, LOCATION. has strategic partners in nearly all additional major markets throughout the United States.



[www.LocationCRE.com](http://www.LocationCRE.com)