

Former Restaurant with Drive-Thru

3454 Dorr Street | Toledo, OH 43607



OFFERING SUMMARY

Available Space:	2,638 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Lot Size:	0.94 Acres
Year Built:	1975
Building Size:	2,638 SF
Zoning:	CR - Regional Commercial
Market:	Toledo
Traffic Count:	30,866

PROPERTY OVERVIEW

- Stand-alone restaurant with drive-thru located within ¼ mile of University of Toledo main campus
- 94,404 people and \$51,603 median HH income within three-mile radius
- 30,866 vehicles per day on Dorr Street and 24,692 vehicles per day on N. Byrne Road
- Located near traffic light
- Two curb cuts – full movement
- Signage: Existing pylon and fascia – per code
- Delivery: Rear
- Restrooms: Two – per code
- Parking: 48 spaces
- Retailers in the immediate area include: Family Dollar, Subway, Marco's, Burger King, Taco Bell, Arby's, Jimmy John's, Barnes & Noble and more

LOCATION OVERVIEW

Located within ¼ mile of University of Toledo main campus between Secor Road and N. Byrne Road

For More Information Contact:

Duke Wheeler, CRRP

419.794.1121

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www.rkgcommercial.com

Former Restaurant with Drive-Thru



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LEASE DETAILS

Available SF	2,638 SF
Lease Rate	\$13.00 SF/yr
Lease Type	NNN
Tenant Responsible For	Real estate taxes, property insurance and maintenance

BUILDING INFORMATION

Building Size	2,638 SF
Number Of Floors	1
Year Built	1975
Tenancy	Single
Center Type	Restaurant
Condition	Good
Construction Status	Existing
Roof System	Flat
Structural System	Brick/Block
Restrooms	2
Exterior Signage	On building
Lighting	Yes

PROPERTY DETAILS

Zoning	CR - Regional Commercial
Acreage	0.94 Acres
Annual Real Estate Taxes	\$6,336
Annual Real Estate Taxes Per SF	\$2.68/SF
Parcel / APN Numbers	2002431
# Parking Spaces	48

LOCATION INFORMATION

Building Name	Former Restaurant with Drive-Thru
City, State & Zip	Toledo, OH 43607
County	Lucas
Cross Streets	N. Byrne Road
Nearest Highway	I475
Traffic Count	30,866

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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Retail Property For Lease

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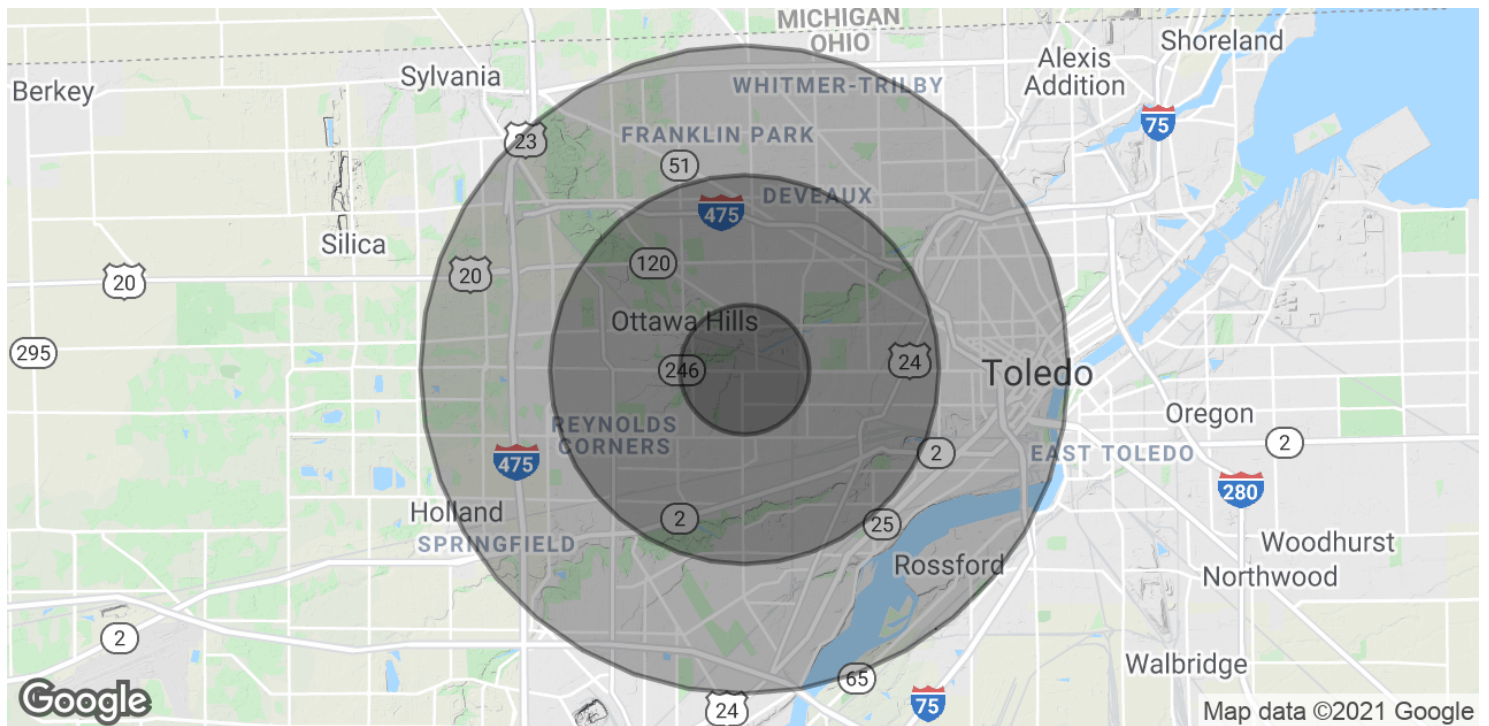
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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,769	94,404	270,791
Average age	31.4	34.2	36.0
Average age (Male)	29.5	32.5	34.0
Average age (Female)	33.3	36.1	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,123	38,999	113,086
# of persons per HH	3.1	2.4	2.4
Average HH income	\$63,125	\$51,603	\$52,549
Average house value	\$113,443	\$110,222	\$128,738

* Demographic data derived from 2010 US Census

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