





**PROPERTY INFORMATION**

Property Address	5614-5624 Secor Road
City/Township	Toledo
Building Size	8,440 SF
Land Size	0.82 AC
Sales Price	\$656,871.53
Cap Rate	8.5%
Price (PSF)	\$77.83
Zoning	C-R
Parking	20 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 178,833 PEOPLE	 <b>MEDIAN AGE</b> 38.4 YEARS OLD
 <b>HOUSEHOLDS</b> 75,646	 <b>CONSUMER SPENDING</b> \$2.1 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$76,134/ANNUALLY	 <b>DAYTIME POPULATION</b> 91,038 PEOPLE

**AREA TENANTS & EMPLOYERS**

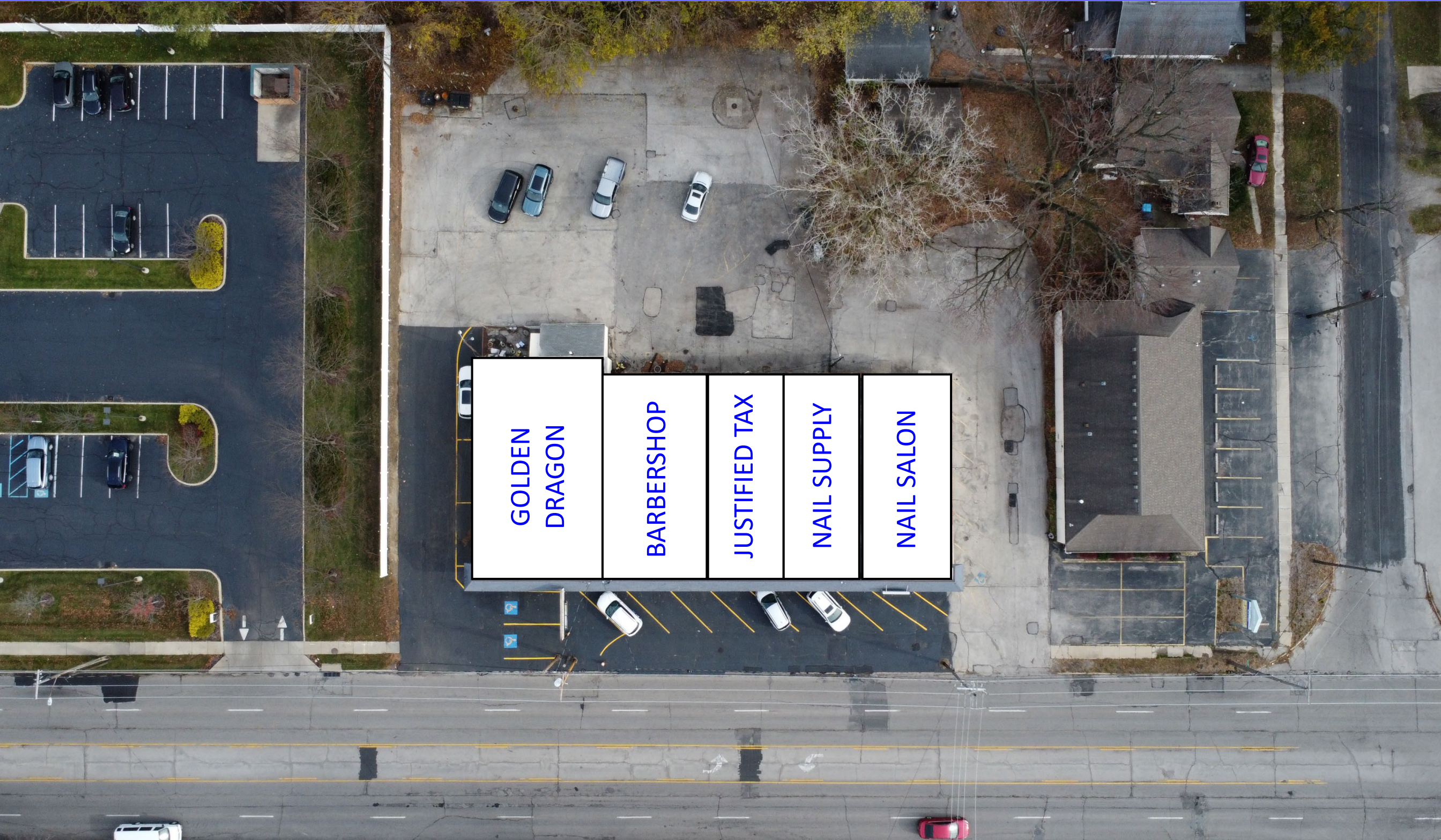


**PROPERTY HIGHLIGHTS**

- A fully occupied neighborhood shopping center situated on Secor Road, with traffic volumes surpassing 20,000 vehicles per day (VPD).
- Located on Secor Road just south of W. Alexis Road and the Ohio/Michigan state line.
- The center features a diverse mix of established tenants, creating excellent retail synergy throughout the property.
- Excellent value add opportunity.
- Parking in front of building with additional parking lot behind the center.













<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Population	13,607	85,775	184,880
2024 Population	12,389	80,731	178,833
2029 Population Projection	12,039	79,253	176,605
Annual Growth 2020-2024	-2.2%	-1.5%	-0.8%
Annual Growth 2024-2029	-0.6%	-0.4%	-0.3%
Median Age	39.9	39.8	38.4
Bachelor's Degree or Higher	17%	24%	26%

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Households	5,911	37,459	78,224
2024 Households	5,382	35,292	75,646
2029 Household Projection	5,228	34,631	74,662
Owner Occupied Households	3,389	22,144	45,829
Renter Occupied Households	1,839	12,487	28,833
<b>Avg Household Income</b>	<b>\$69,107</b>	<b>\$76,892</b>	<b>\$76,134</b>
<b>Median Household Income</b>	<b>\$58,422</b>	<b>\$63,071</b>	<b>\$58,854</b>

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	10,224	63,318	125,194
Black	712	8,146	32,509
American Indian/Alaskan Native	8	59	128
Asian	101	837	3,166
Hawaiian & Pacific Islander	0	9	32
Two or More Races	1,344	8,362	17,804
Hispanic Origin	787	5,339	11,050

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	1,283	7,755	17,478
\$50,000 - 75,000	1,185	6,579	13,697
\$75,000 - 100,000	689	5,126	9,876
\$100,000 - 125,000	551	4,041	7,553
\$125,000 - 150,000	375	2,256	4,283
\$150,000 - 200,000	139	1,599	3,495
\$200,000+	129	1,360	3,607

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>2,614</b>	<b>334</b>	<b>8</b>	<b>33,972</b>	<b>4,703</b>	<b>7</b>	<b>81,548</b>	<b>9,720</b>	<b>8</b>
Trade Transportation & Utilities	674	71	9	7,483	681	11	13,355	1,247	11
Information	50	4	13	454	52	9	1,319	119	11
Financial Activities	231	60	4	2,848	508	6	5,855	1,060	6
Professional & Business Services	217	47	5	2,936	455	6	6,222	925	7
Education & Health Services	886	66	13	10,764	2,091	5	36,796	4,496	8
Leisure & Hospitality	312	33	9	6,152	394	16	10,991	720	15
Other Services	244	53	5	2,459	504	5	5,498	1,088	5
Public Administration	0	0	-	876	18	49	1,512	65	23
<b>Goods-Producing Industries</b>	<b>82</b>	<b>21</b>	<b>4</b>	<b>3,578</b>	<b>236</b>	<b>15</b>	<b>9,490</b>	<b>579</b>	<b>16</b>
Natural Resources & Mining	0	0	-	33	4	8	39	6	7
Construction	68	16	4	784	152	5	2,774	329	8
Manufacturing	14	5	3	2,761	80	35	6,677	244	27
<b>Total</b>	<b>2,696</b>	<b>355</b>	<b>8</b>	<b>37,550</b>	<b>4,939</b>	<b>8</b>	<b>91,038</b>	<b>10,299</b>	<b>9</b>

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