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Listed in Conjunction with

Bang Realty, Inc. **BANG**



Brian Brockman, Bang Realty, Inc.

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

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PROPERTY INFORMATION

| | |
|------------------|-----------------|
| Property Address | 3135 Secor Road |
| City/Township | Toledo |
| Building Size | 3,520 SF |
| Property Size | 0.49 AC |
| Ground Lease | Contact Broker |
| Sale Price | Contact Broker |

DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|---|--|
|  POPULATION 245,093 PEOPLE |  MEDIAN AGE 37.5 YEARS OLD |
|  HOUSEHOLDS 106,044 |  CONSUMER SPENDING \$2.6 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$66,982/ANNUALLY |  DAYTIME POPULATION 143,003 PEOPLE |

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- This Former restaurant is available for sale, lease, or ground lease.
- Surrounded by dozens of national and regional retailers including Costco, Kroger, Home Depot, Chic-Fil-A, Lululemon, and more!
- Secor Road is a main retail thoroughfare in Toledo, and is immediately north of the intersection of Secor Road and Central Avenue which features over 40,000 vehicles per day.
- Major retail development underway on over 27 acres, which will be home to Jr. Box, Multi-tenant and free-standing buildings
- Large Pylon sign included along Secor Road
- Surrounded by affluent, densely populated neighborhoods of over 240,000 residents within 5 miles.





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|---------|---------|
| 2020 Population | 12,510 | 102,233 | 245,923 |
| 2024 Population | 11,554 | 97,489 | 245,093 |
| 2029 Population Projection | 11,263 | 95,684 | 242,882 |
| Annual Growth 2020-2024 | -1.9% | -1.2% | -0.1% |
| Annual Growth 2024-2029 | -0.5% | -0.4% | -0.2% |
| Median Age | 39.3 | 36.1 | 37.5 |
| Bachelor's Degree or Higher | 46% | 28% | 23% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|---------|
| White | 8,565 | 59,995 | 148,070 |
| Black | 1,503 | 24,735 | 63,993 |
| American Indian/Alaskan Native | 5 | 79 | 218 |
| Asian | 455 | 2,533 | 4,585 |
| Hawaiian & Pacific Islander | 1 | 14 | 29 |
| Two or More Races | 1,026 | 10,134 | 28,198 |
| Hispanic Origin | 629 | 6,298 | 18,548 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------------|-----------------|-----------------|
| 2020 Households | 5,906 | 43,792 | 106,136 |
| 2024 Households | 5,472 | 41,708 | 106,044 |
| 2029 Household Projection | 5,336 | 40,905 | 105,085 |
| Owner Occupied Households | -1.1% | -0.6% | 0.3% |
| Renter Occupied Households | 2,302 | 18,079 | 48,922 |
| Avg Household Income | \$91,978 | \$71,240 | \$66,982 |
| Median Household Income | \$65,090 | \$52,806 | \$49,014 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|--------|--------|--------|
| \$25,000 - 50,000 | 973 | 10,246 | 25,414 |
| \$50,000 - 75,000 | 949 | 7,409 | 17,830 |
| \$75,000 - 100,000 | 632 | 5,253 | 13,293 |
| \$100,000 - 125,000 | 576 | 3,619 | 8,730 |
| \$125,000 - 150,000 | 344 | 2,121 | 4,721 |
| \$150,000 - 200,000 | 316 | 1,372 | 3,503 |
| \$200,000+ | 539 | 1,939 | 4,067 |

| 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 |
| Service-Producing Industries | 9,323 | 1,301 | 7 | 54,767 | 5,977 | 9 | 130,966 | 14,868 | 9 |
| Trade Transportation & Utilities | 1,713 | 145 | 12 | 7,703 | 742 | 10 | 19,109 | 1,643 | 12 |
| Information | 84 | 13 | 6 | 852 | 64 | 13 | 3,725 | 207 | 18 |
| Financial Activities | 968 | 142 | 7 | 3,672 | 555 | 7 | 9,223 | 1,485 | 6 |
| Professional & Business Services | 932 | 146 | 6 | 3,714 | 522 | 7 | 11,819 | 1,545 | 8 |
| Education & Health Services | 3,344 | 624 | 5 | 27,356 | 2,985 | 9 | 52,358 | 7,190 | 7 |
| Leisure & Hospitality | 1,618 | 99 | 16 | 6,775 | 446 | 15 | 15,529 | 957 | 16 |
| Other Services | 637 | 128 | 5 | 2,861 | 629 | 5 | 8,507 | 1,562 | 5 |
| Public Administration | 27 | 4 | 7 | 1,834 | 34 | 54 | 10,696 | 279 | 38 |
| Goods-Producing Industries | 302 | 36 | 8 | 3,671 | 278 | 13 | 12,037 | 783 | 15 |
| Natural Resources & Mining | 0 | 0 | - | 52 | 4 | 13 | 123 | 11 | 11 |
| Construction | 220 | 24 | 9 | 1,582 | 165 | 10 | 3,681 | 458 | 8 |
| Manufacturing | 82 | 12 | 7 | 2,037 | 109 | 19 | 8,233 | 314 | 26 |
| Total | 9,625 | 1,337 | 7 | 58,438 | 6,255 | 9 | 143,003 | 15,651 | 9 |

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*