

Commercial Land

1616 Cherry Street, Toledo, Ohio

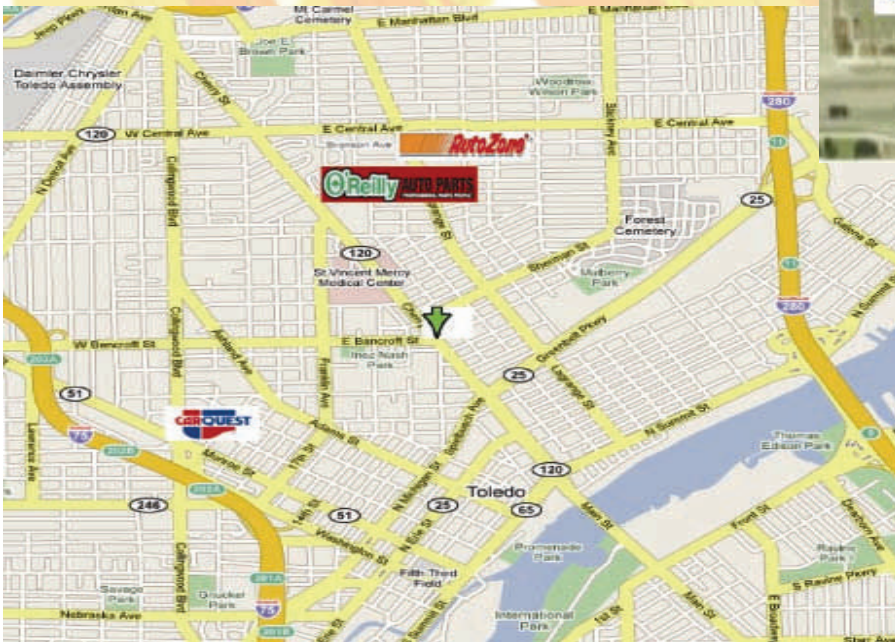
Ground Lease or Build to Suit

Vacant Land site is 0.8 acres

Strategically located at the busy intersection of Cherry Street between Bancroft and Baker Street for optimum exposure by commuters through downtown Toledo.

Adjacent to White Castle, Crown Market, Rite Aid, McDonald's and Seaway Market Place of Toledo. Location is also minutes away from St. Vincent Mercy Medical Center which is surrounded by medical offices and residential communities.

Within a mile of auto parts stores such as Motor Rebuilders & Parts, Carquest Auto Parts, Kenton Co, Luttrell Auto Supply Co, O'Reilly's and Autozone.



Demographics for 5 Mile Radius

2000 Census Population: 250,005

Average Household Income: \$42,131

Median Age: 32.9

ADT: 18,400

Florida Equities, LLC

Licensed Real Estate Broker, Brian W. Smith

6300 NE 1st Avenue, Suite 300, Fort Lauderdale, FL 33334

800-339-3234 bws@triplenetcorner.com

www.TripleNetCorner.com

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.664317/-83.537881

May 2008

RS1

| 1616 Cherry St TOLEDO, Ohio | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|----------------------------------------|-------------------------------------------------|---------------------------|---------------------------|---------------------------|
| POPULATION | 2005 Estimated Population | 18,659 | 125,718 | 244,555 |
| | 2010 Projected Population | 18,357 | 122,915 | 239,363 |
| | 2000 Census Population | 18,850 | 128,898 | 250,005 |
| | 1990 Census Population | 21,490 | 141,915 | 268,491 |
| | Historical Annual Growth 1990 to 2005 | -0.9% | -0.8% | -0.6% |
| | Projected Annual Growth 2005 to 2010 | -0.3% | -0.4% | -0.4% |
| | 2005 Median Age | 30.8 | 30.9 | 32.9 |
| HOUSEHOLDS | 2005 Estimated Households | 7,379 | 47,561 | 95,858 |
| | 2010 Projected Households | 7,142 | 45,874 | 92,786 |
| | 2000 Census Households | 7,638 | 49,422 | 99,210 |
| | 1990 Census Households | 8,400 | 52,798 | 102,767 |
| | Historical Annual Growth 1990 to 2005 | -0.8% | -0.7% | -0.4% |
| Projected Annual Growth 2005 to 2010 | -0.6% | -0.7% | -0.6% | |
| POPULATION BY RACE | 2005 Estimated White | 35.2% | 53.1% | 68.4% |
| | 2005 Estimated Black or African American | 55.4% | 38.6% | 24.7% |
| | 2005 Estimated Asian & Pacific Islander | 0.4% | 0.5% | 1.0% |
| | 2005 Estimated American Indian & Native Alaskan | 0.9% | 0.7% | 0.5% |
| | 2005 Estimated Other Races | 8.1% | 7.1% | 5.4% |
| | 2005 Estimated Hispanic | 9.9% | 9.3% | 6.8% |
| INCOME | 2005 Estimated Average Household Income | \$ 28,773 | \$ 34,919 | \$ 42,131 |
| | 2005 Estimated Median Household Income | \$ 18,538 | \$ 28,177 | \$ 36,085 |
| | 2005 Estimated Per Capita Income | \$ 12,333 | \$ 13,516 | \$ 16,812 |
| EDUCATION (AGE 25+) | 2005 Elementary | 8.4% | 6.3% | 4.7% |
| | 2005 Some High School | 20.5% | 18.9% | 14.6% |
| | 2005 High School Graduate | 36.6% | 38.7% | 37.0% |
| | 2005 Some College | 15.9% | 16.7% | 17.9% |
| | 2005 Associates Degree Only | 5.6% | 6.3% | 6.7% |
| | 2005 Bachelors Degree Only | 8.3% | 8.6% | 12.5% |
| | 2005 Graduate Degree | 4.6% | 4.4% | 6.6% |
| BUSINESS | Number of Businesses | 2,042 | 4,577 | 8,963 |
| | Total Number of Employees | 40,161 | 78,246 | 141,132 |
| | Employee Population per Business | 19.7 | 17.1 | 15.7 |
| | Residential Population per Business | 9.1 | 27.5 | 27.3 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.