

FOR SUBLEASE

TOCA TRAINING CENTER

30,270 SF Available Rec/Flex Space

5999 Meijer Drive
Milford, Ohio

TOCA
S O C C E R

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Property Highlights

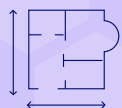
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**State-of-the-Art
Sports Facility**



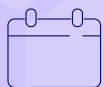
**Two Full-Size Indoor
Turf Fields with Glass
Dasher Boards**



**30,270 SF Available
For Sublease**



**Concessions/Bar
Area for Visitors**



**7-Year Lease
Remaining**



**(2) 5-Year
Renewal Options**

Property Information

Parcel ID	18-25-16D-257 18-25-16D-268
Total Square Footage	± 66,432 SF
Available Square Footage	± 30,270 SF
Acres	3.58
Field Dimensions	180' x 110'
# of Fields	2
Year Built	1995
Parking Spaces	± 115
Zoning	C
Grade Level Doors	2
Clear Height	18'
Dock Doors	8
Lease Rate	Contact Brokers

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Property Aerial

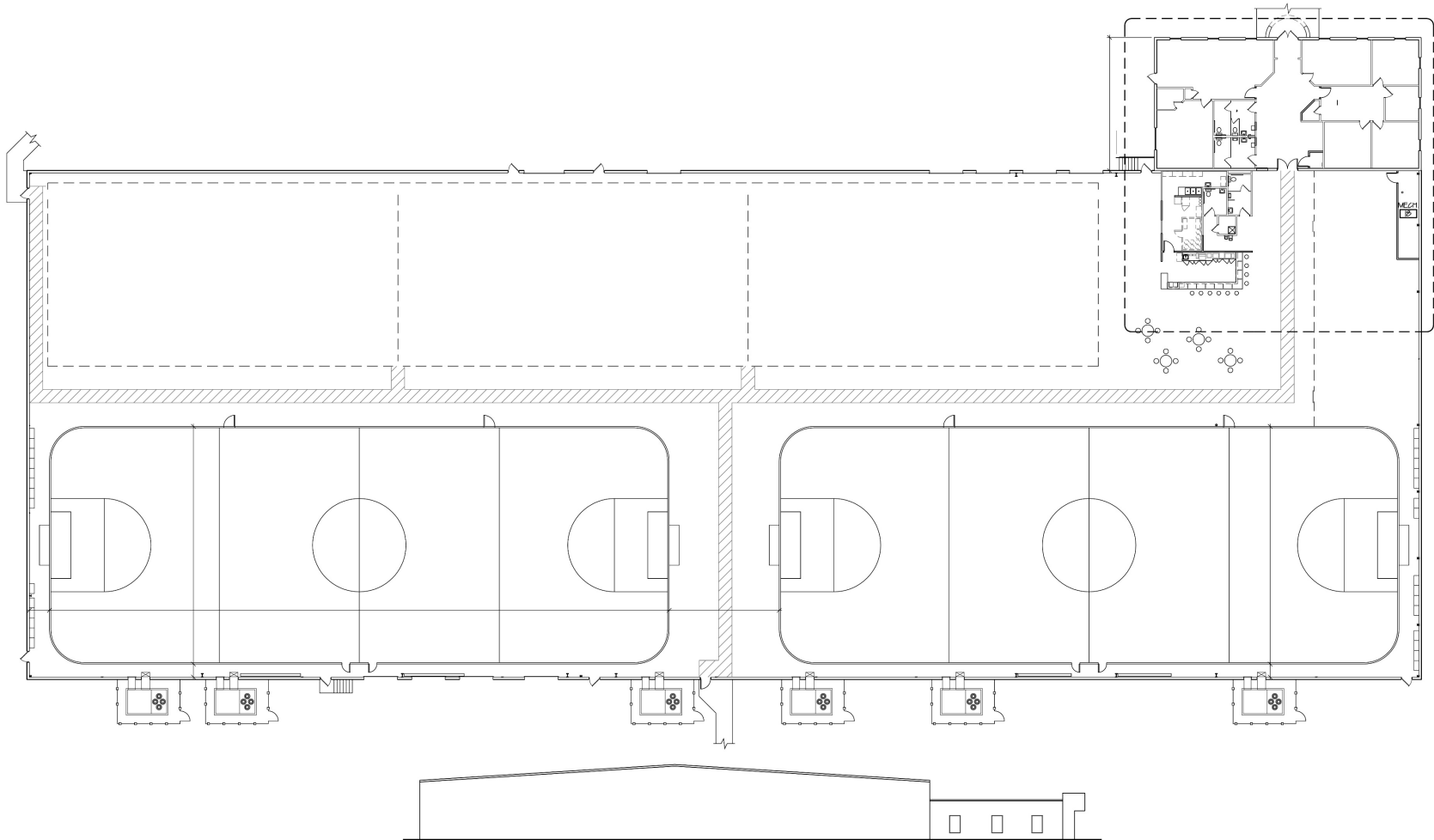
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Meijer Drive

Business 28

Site Plan

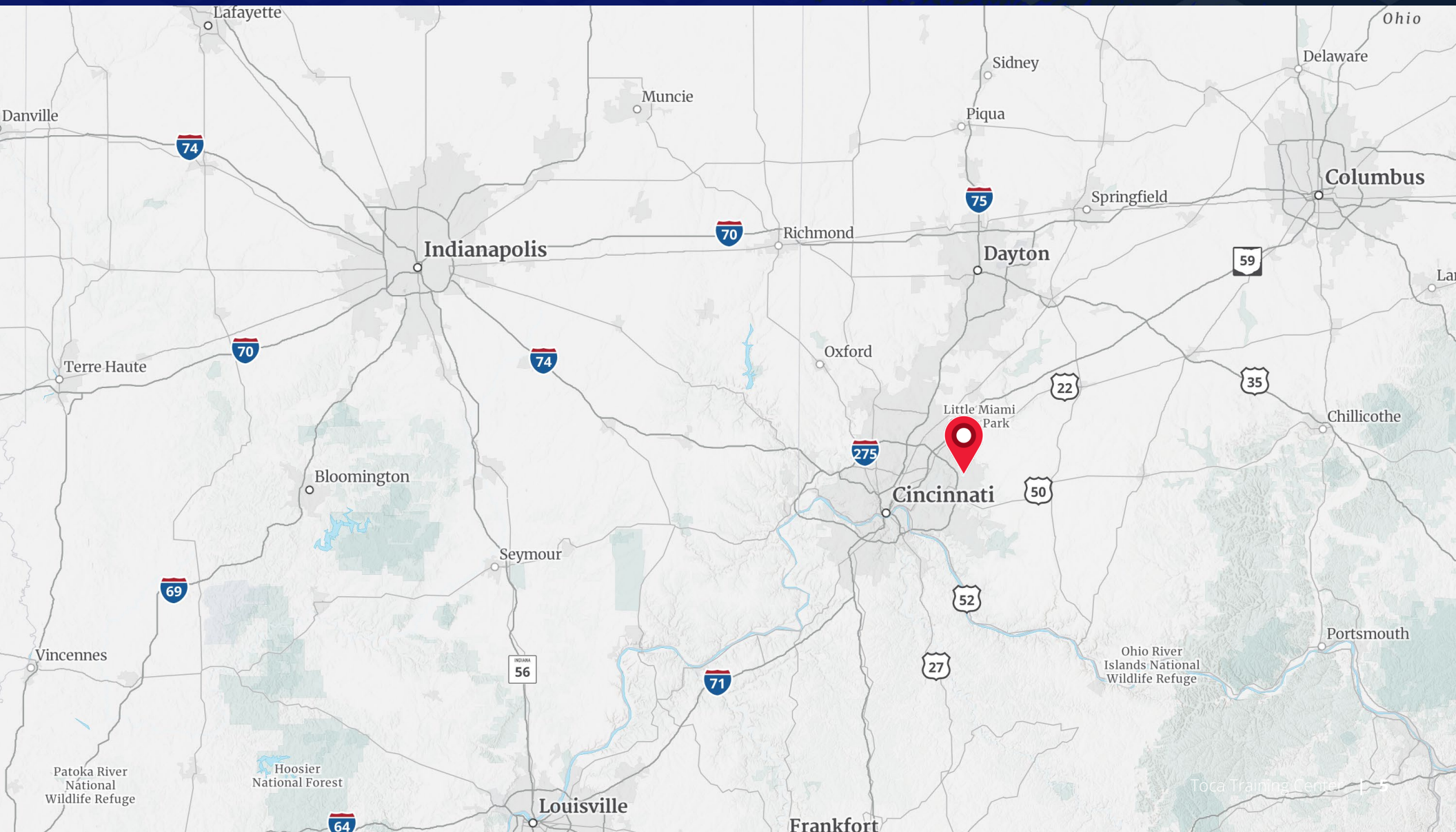


EAST BUILDING ELEVATION

TOCA TRAINING CENTER

Location Map

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TOCA TRAINING CENTER

Demographics

POPULATION SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2000 Total Population	6,031	35,733	64,736
2010 Total Population	6,440	39,971	71,850
2020 Total Population	7,204	42,779	76,499
2025 Total Population	7,284	44,109	78,022
2025 Group Quarters	220	531	863
2030 Total Population	7,352	45,199	79,475
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.9%	0.9%	0.8%
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.1%	0.7%	0.6%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.2%	0.6%	0.4%
2025 – 2030 Population: Annual Growth Rate (CAGR)	0.2%	0.5%	0.4%
2025 Total Daytime Population	8,038	36,337	69,233
Workers	4,218	15,047	30,818
Residents	3,820	21,290	38,415
2025 Workers % of Daytime Population	52.5%	41.4%	44.5%
2025 Residents % of Daytime Population	47.5%	58.6%	55.5%
Household Summary			
2000 Households	2,352	13,146	23,518
2010 Households	2,653	15,001	26,481
2025 Households	3,103	17,172	30,074
2025 Average Household Size	2.28	2.54	2.57
2030 Households	3,168	17,811	31,016
2000-2020 Growth Rate: Households (CAGR)	1.2%	1.1%	1.0%
2010-2020 Growth Rate: Households (CAGR)	1.3%	0.9%	0.9%
2020-2025 Growth Rate: Households (CAGR)	0.6%	0.9%	0.8%
2025-2030 Growth Rate: Households (CAGR)	0.4%	0.7%	0.6%
2010 Families	1,753	11,146	19,717
2025 Families	1,894	12,044	21,140
2030 Families	1,911	12,376	21,598
2025-2030 Annual Rate	0.18%	0.55%	0.43%

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Demographics (continued...)

Housing Unit Summary	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Housing Units	3,279	17,855	31,379
Owner Occupied Housing Units	66.4%	80.1%	79.5%
Renter Occupied Housing Units	33.6%	19.9%	20.5%
Vacant Housing Units	5.4%	3.8%	4.2%
Owner Occupied Median Home Value			
2025 Median Home Value	330,660	314,415	342,271
2030 Median Home Value	377,129	352,001	385,541
Income			
2025 Per Capita Income	49,251	51,365	55,880
2025 Median Household Income	83,866	101,748	104,794
2025 Average Household Income	116,261	132,673	144,784
Household Income Base	3,103	17,172	30,074
<\$15,000	4.6%	4.2%	4.3%
\$15,000 - \$24,999	5.4%	4.1%	4.0%
\$25,000 - \$34,999	8.3%	6.4%	5.6%
\$35,000 - \$49,999	13.4%	9.5%	9.1%
\$50,000 - \$74,999	13.4%	12.6%	12.6%
\$75,000 - \$99,999	11.6%	12.3%	12.2%
\$100,000 - \$149,999	17.2%	18.4%	17.0%
\$150,000 - \$199,999	8.9%	12.7%	12.6%
\$200,000+	17.1%	19.9%	22.6%
Median Age			
2010	41.2	38.6	39.6
2020	41.6	40.5	41.1
2025	41.4	41.3	41.8
2030	41.9	42.0	42.6

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Demographics (continued...)

2025 Population by Age	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total	7,285	44,109	78,024
0-14	17.7%	18.7%	18.5%
15-29	18.4%	18.1%	18.2%
30-44	17.9%	18.3%	17.4%
45-59	17.1%	19.1%	19.4%
60-74	17.9%	17.4%	17.9%
75-79	4.7%	3.9%	3.9%
80-85+	6.2%	4.5%	4.6%
2025 Population by Race/Ethnicity			
Total	7,284	44,110	78,022
White Alone	86.6%	89.2%	89.3%
Black Alone	3.2%	2.0%	1.9%
American Indian Alone	0.2%	0.2%	.01%
Asian Alone	1.7%	1.6%	1.8%
Pacific Island Alone	0.1%	0.1%	0.0%
Some Other Race Alone	1.5%	1.1%	1.0%
Two or More Races	6.7%	5.9%	5.8%
Hispanic Origin	3.5%	3.0%	3.0%
Diversity Index	29.4	24.6%	24.4%
2025 Population 25+ by Educational Attainment			
Total	5,075	30,299	53,662
Less than 9 th Grade	0.7%	0.7%	0.8%
9 th – 12 th Grade, No Diploma	4.8%	3.4%	3.1%
High School Graduate	22.1%	21.5%	21.1%
GED/Alternative Credential	4.0%	3.2%	3.0%
Some College, No Degree	19.7%	17.3%	16.4%
Associate Degree	7.3%	9.2%	8.6%
Bachelor's Degree	22.0%	25.6%	27.4%
Graduate/Professional Degree	19.4%	19.1%	19.6%

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FOR MORE INFORMATION

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.