

5950 AIRPORT HIGHWAY
TOLEDO, OH 43615

RETAIL SPACE FOR LEASE
1,200 Square Feet Available



SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

CROSS TRAILS | HIGH - TRAFFIC INTERSECTION



GENERAL INFORMATION

AVAILABLE SUITE		
	SIZE	RATE
Unit 17	1,200 SF	\$13.00/SF (NNN)
Total Available Space	1,200 SF	

Building Size:	18,500 SF
Number of Stories:	1
Year Constructed:	1985/renovated 2006
Condition:	Good
Lot Dimensions/Acreage:	303' Airport Hwy x 271' S.H.S / 1.877
Closest Cross Street:	S. Holland-Sylvania Rd.
County:	Lucas
Zoning:	CN (Neighborhood Commercial)
Parking:	100 ± spaces with rear parking
Curb Cuts:	(2) Two S. Holland-Sylvania Rd. only
Street:	5 lanes



For more information, please contact:

NICHOLAS COOPER
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block – wood framing
Roof:	Asphalt shingles
Floors:	Concrete
Floor Coverings:	Tile and carpet
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 Amps
Restrooms:	1 to 2 per unit
Security System:	No
Delivery Area:	Rear
Signage:	Large marquee sign on Airport & facade

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN charges, utilities, and dumpster fee. (NNN charges for 2026 are estimated at \$5.73 PSF)

BUILDING INFORMATION

Current Occupant:	Available space is vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Lock box

Comments:

- Convenient access to US 23:
 - Established regional retail market.
 - Multiple top performing surrounding retailers.
 - Average income of \$73,118 in the trade area.
- North, East hard corner of Airport Hwy. and S. Holland-Sylvania. Ideally positioned at the intersection.
- The Toledo MSA has a population of over 650,000 and is the 6th largest MSA in Ohio.

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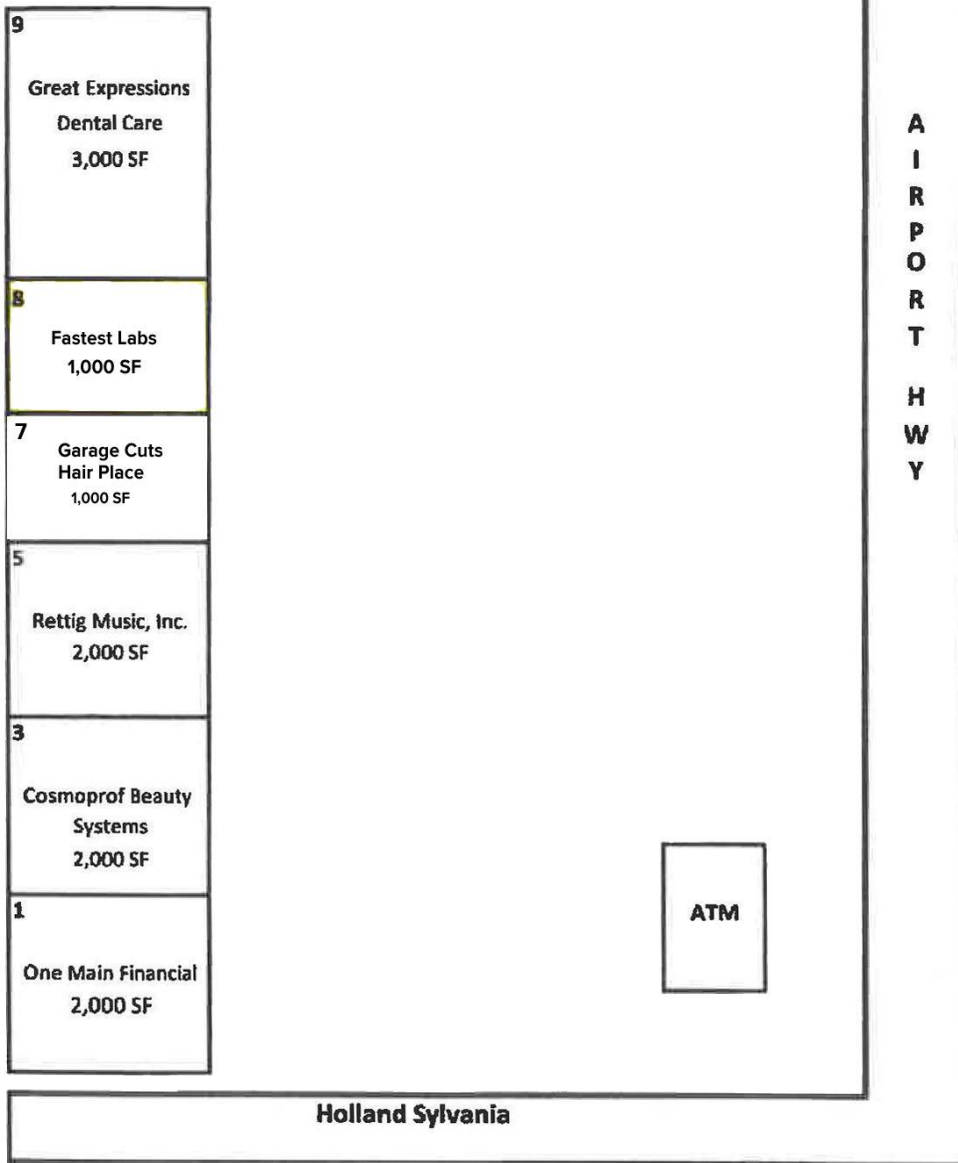
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CT - CROSSTRAILS - 5950 Airport Hwy.

12	13	14	15	16	17	18
Rotech Healthcare, Inc. 2,000 SF		Heart of Gold 1,000 SF	Reflections By Design Hair & Nail Salon 1,200 SF	Available 1,200 SF \$13.00/SF NNN	Sips Nutrition 1,000 SF	



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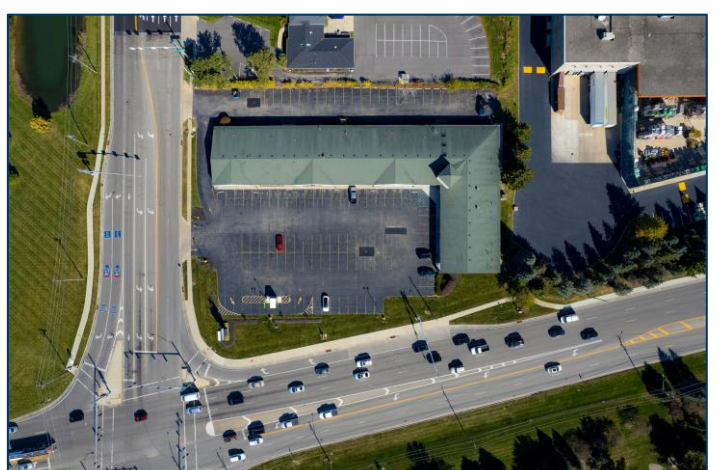
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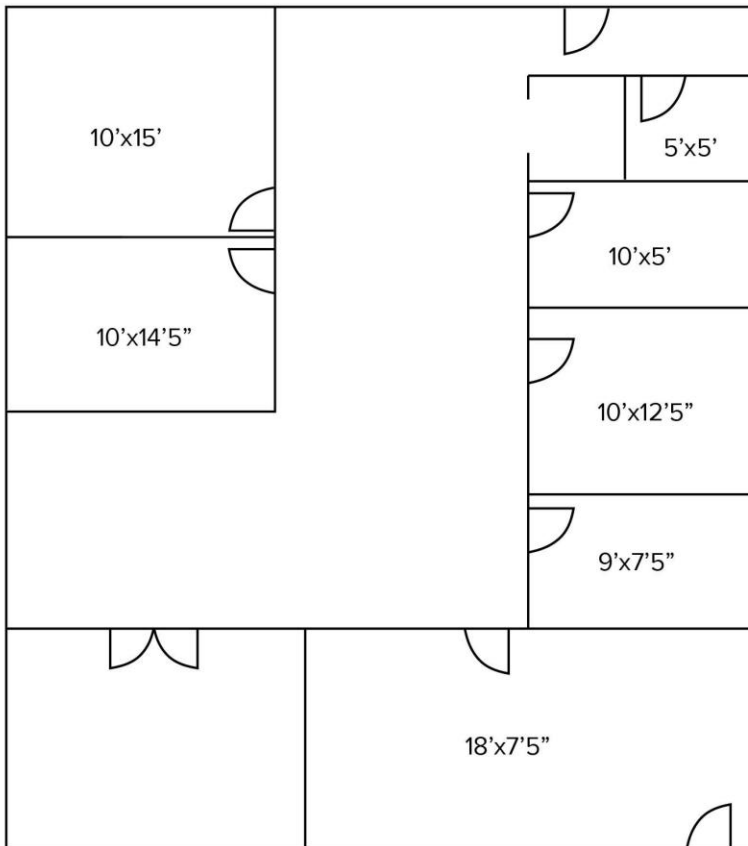
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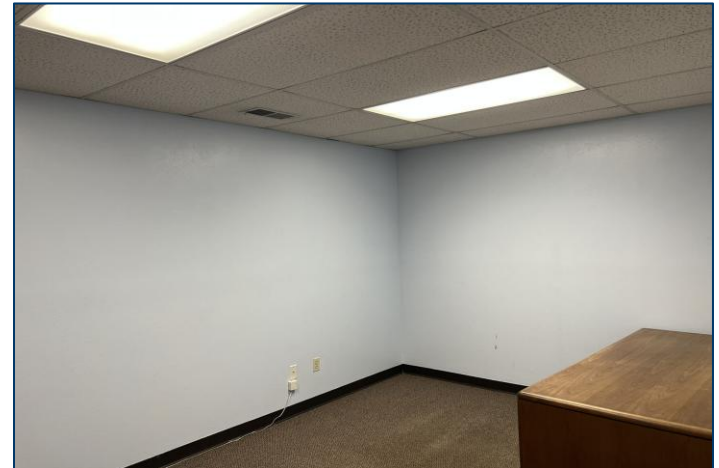
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Unit 17



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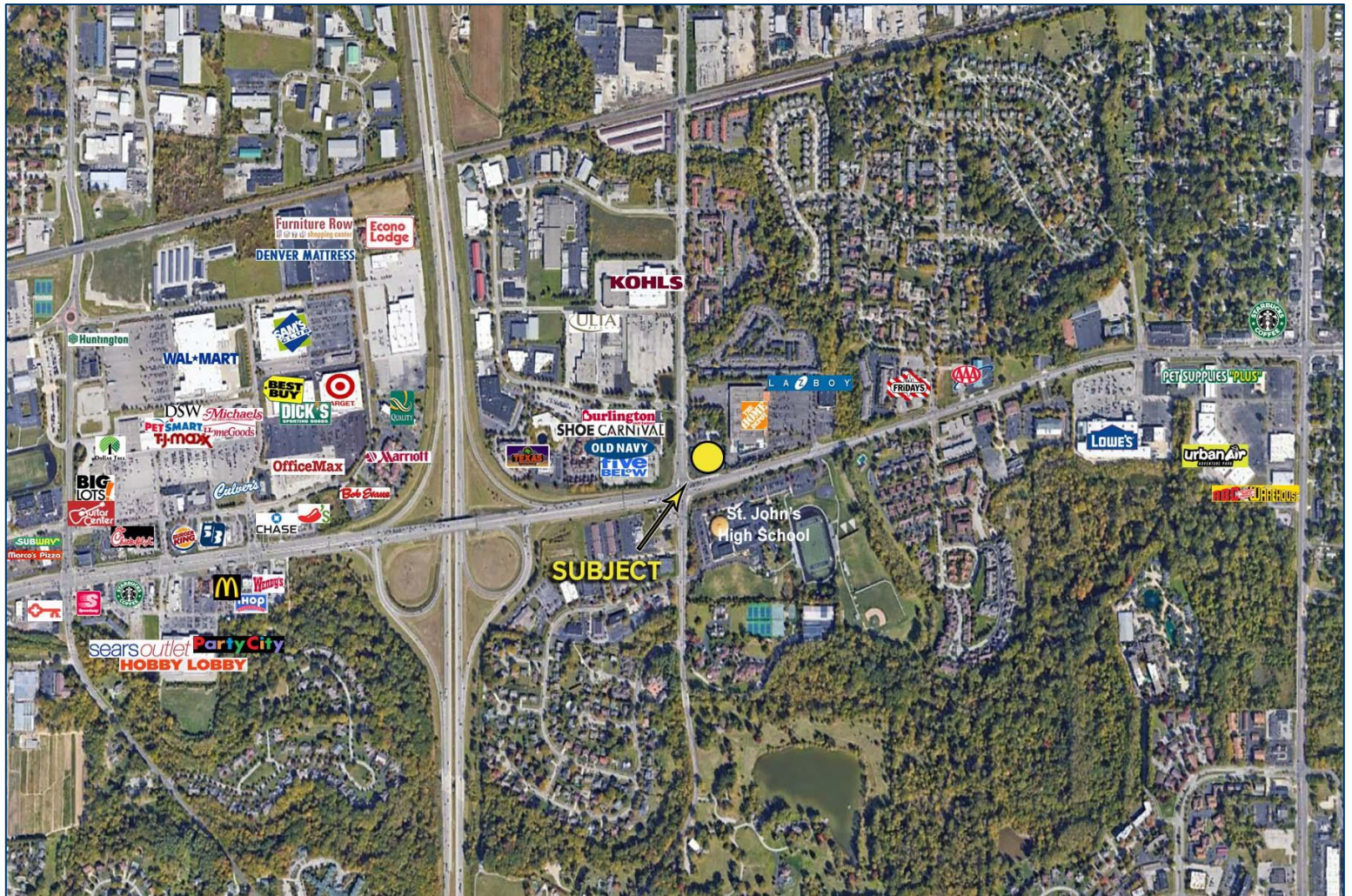
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2026 TRAFFIC COUNTS (TWO-WAY)

32,009	Airport Highway
15,200	S. Holland Sylvania Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,904	\$55,970
3 MILE	151,939	\$65,425
5 MILE	437,808	\$63,172



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