

FOR SALE



29,627 VPD

AIRPORT HWY

S REYNOLDS RD

5,460 SF on
0.39 Acres

1,918 SF on
0.59 Acres

24,788 VPD

Davita
bringing quality to life

ABC WAREHOUSE



**OWNER/OCCUPIER OPPORTUNITY
WITH DEVELOPMENT SITE**

1421 & 1445 S REYNOLDS RD, TOLEDO, OH 43615

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PROPERTY OVERVIEW

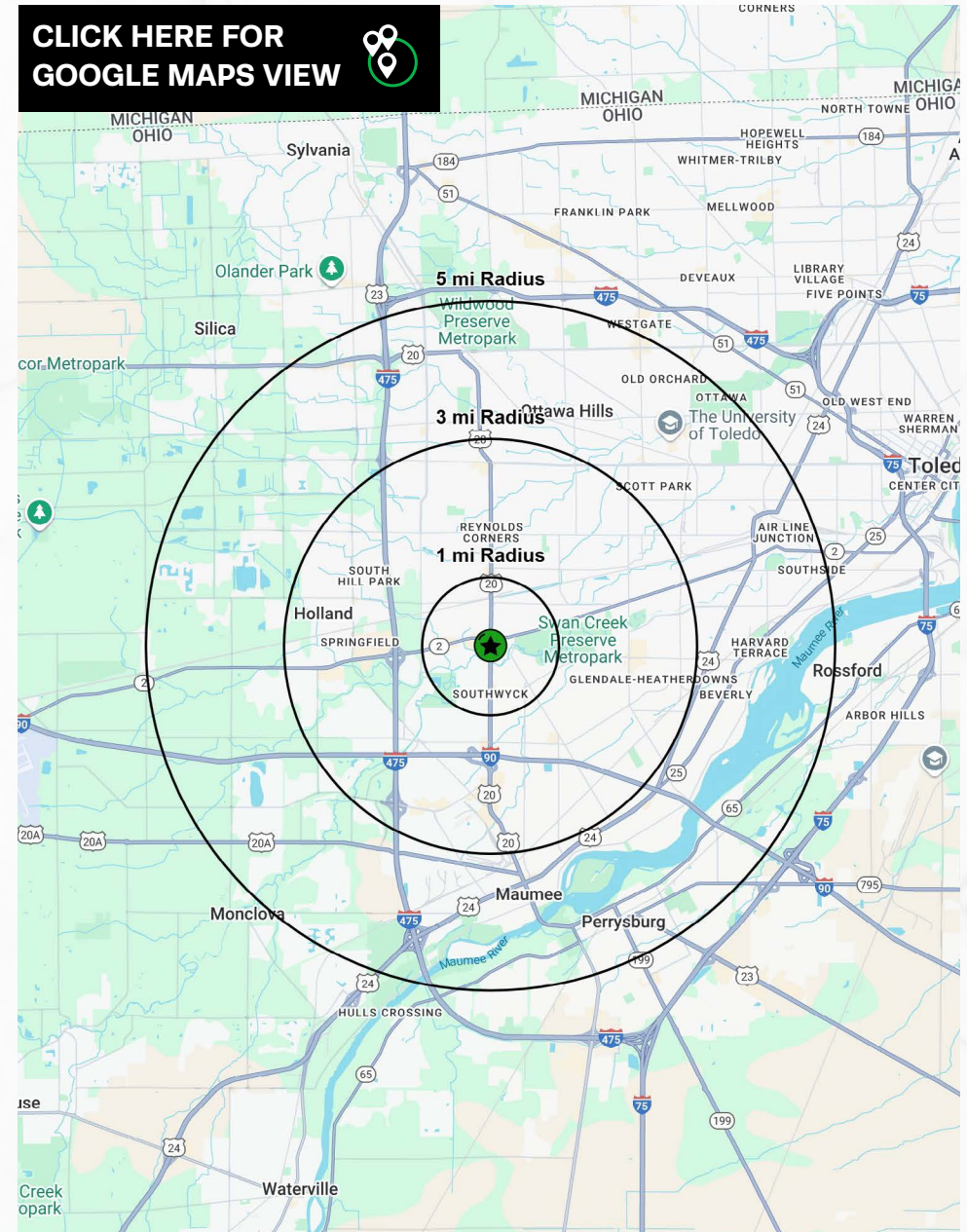
PROPERTY SUMMARY

- Two parcels have a combined acreage of 0.99 with 375' of frontage on Reynolds Rd
- 5,460 SF clean office building built in 1988 on northern parcel (0.396 Acres)
- 1,918 SF vacant house sits on southern parcel (0.594 Acres)
- Great redevelopment opportunity near the intersection of Reynolds Rd and Airport Highway
- Many national retailers nearby, including Starbucks, Lowe's, and Wendy's
- 1.5 miles to I-475
- **Price Reduced: \$829,000**

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,081	71,875	168,157
HOUSEHOLDS	3,757	33,647	73,601
AVERAGE HH INCOME	\$69,505	\$79,402	\$99,224
MEDIAN HH INCOME	\$56,323	\$61,294	\$76,262
DAYTIME POPULATION	6,964	61,251	127,059

CLICK HERE FOR
GOOGLE MAPS VIEW



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PICTURES



OWNER/OCCUPIER OPPORTUNITY WITH DEVELOPMENT SITE

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MICRO AERIAL



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MACRO AERIAL

