

1455-1465 S. REYNOLDS ROAD
TOLEDO, OH 43615

RETAIL SPACE FOR LEASE
1,600 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SOUTH TOLEDO OFFICE/RETAIL



GENERAL INFORMATION

Lease Rate:	\$2,100/month (\$15.75/SF) + gas, electric & \$50 water fee
Space Available:	1,600 square feet
Building Size:	6,000 square feet
Number of Stories:	1
Year Constructed:	1991
Condition:	Good
Closest Cross Street:	Airport Highway
County:	Lucas
Zoning:	CO
Parking:	29 spaces
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Dryvit
Structural System:	Block
Roof:	Flat
Floors:	Cement
Floor Coverings:	Carpet
Ceiling Height:	10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	1
Sprinklers	No
Signage:	Monument and fascia
Delivery Area:	In rear

2026 REAL ESTATE TAXES

Parcel:	20-52607
Assessor Number:	06-276-063
Total Taxes:	\$13,171.72

LEASE DETAILS

Term:	3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for utilities and prorata share of taxes, insurance and common area maintenance.	

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Immediately
Other Tenants:	Global Express Labs, Martin Management (owner)
Sign on Property:	Yes
Key Available:	Yes

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,559	\$67,499
3 MILE	71,847	\$65,422
5 MILE	168,504	\$79,556

TRAFFIC COUNTS (TWO-WAY) 2025

Reynolds Road – 16,588 vehicles per day
Airport Highway – 27,203 vehicles per day
1/4 mile to traffic light. 1.4 miles to expressway system.

Comments:

- Surrounded by well established residential areas.
- Great street visibility.
- Space includes large open area, modular cubicles, conference room/offices and kitchenette.
- Located in one of Toledo's major retail corridors with high traffic counts.

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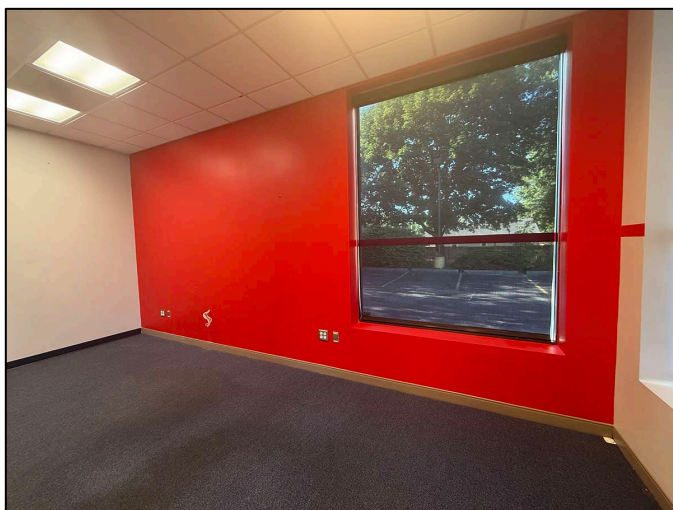
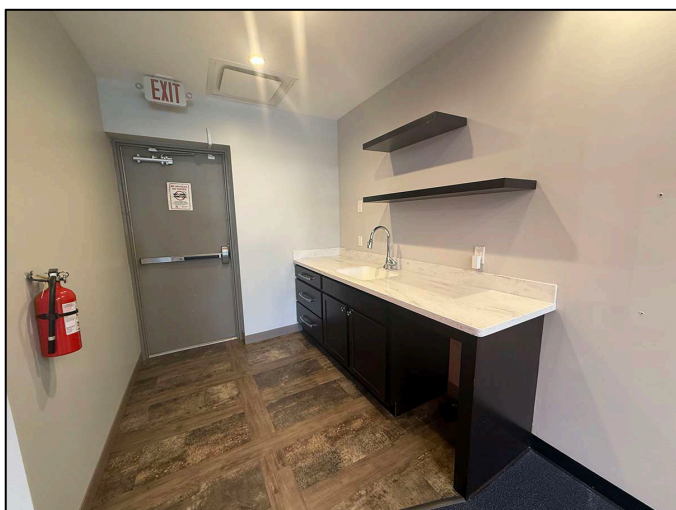
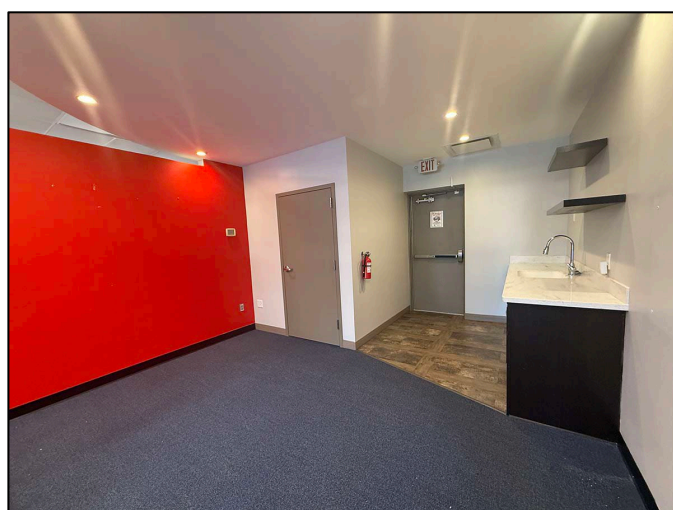
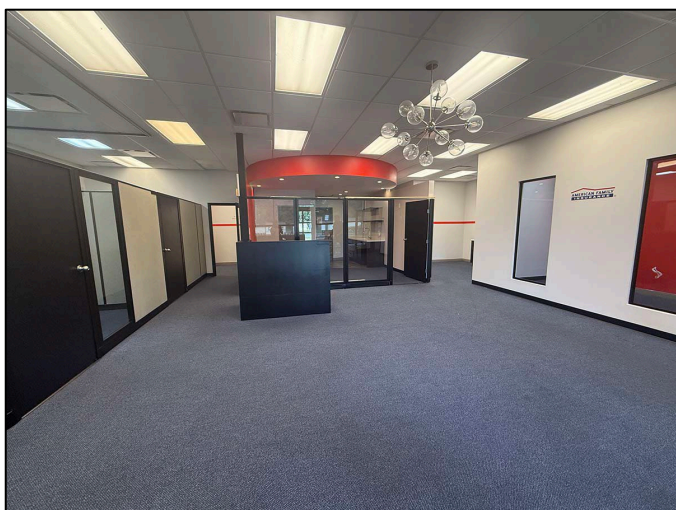
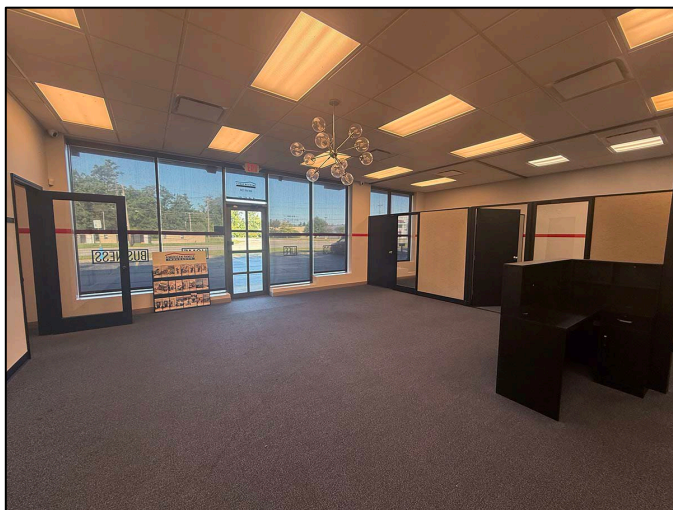
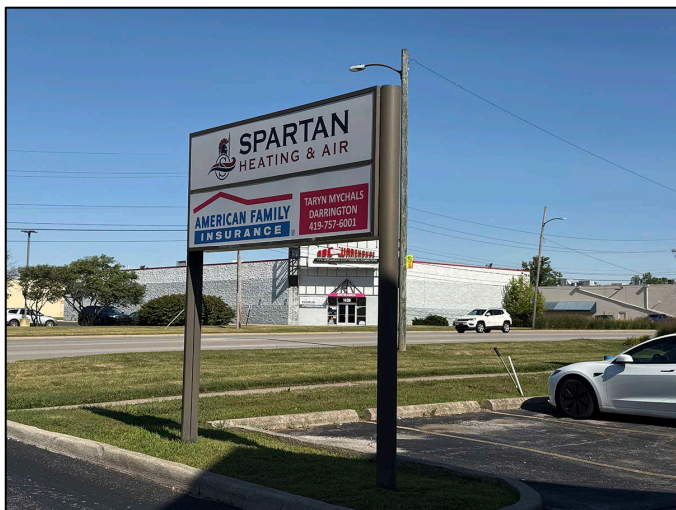
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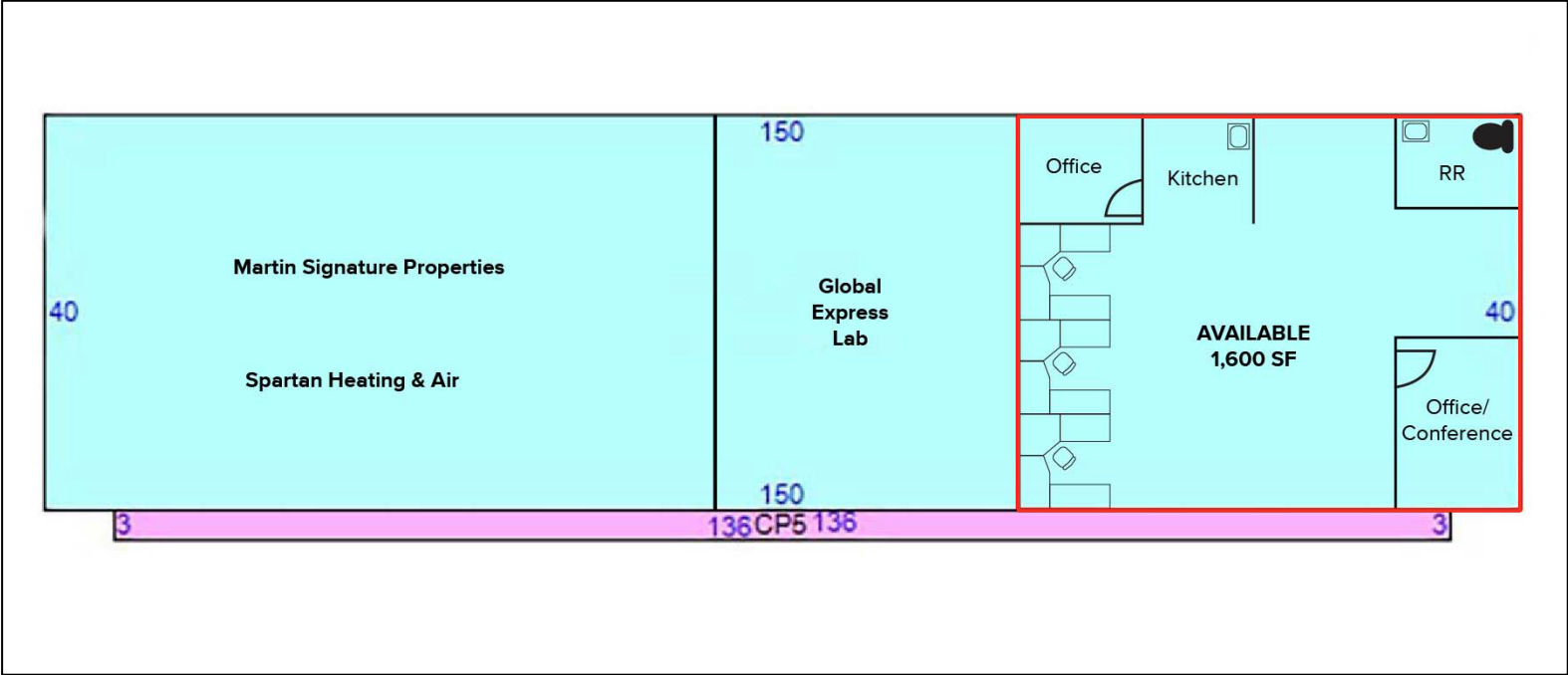
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