



FOR SALE

700 Eleanor Avenue, Toledo, OH 43612

18,487 SF RETAIL PROPERTY

Confidential, please do not discuss with current daycare employees or customers

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



700 ELEANOR AVENUE

OFFERING SUMMARY

Sale Price:
\$695,000

Building Size:
18,487 SF

Year Built/Renovated:
1936/2020

Lot Size:
1.59 Acres

Property Overview:

- Former church currently occupied by Toledo preschool for sale
- Featuring a newer HVAC, 2 new boilers, and 3 newer AC units
- Gated/fenced
- Partial window replacement
- Basement has a gym and cafeteria with seating and full kitchen
- Outdoor gymnasium
- High capacity
- Classroom wing has large rooms
- Preschool equipment & business separately available for sale
- Could also be reused as a charter school
- Confidential, please do not discuss with current daycare employees or customers

Contact us for additional information!
<https://www.rkgcommercial.com/>

SALE PRICE \$695,000

LOCATION INFORMATION

STREET ADDRESS Eleanor Avenue
CITY, STATE, ZIP Toledo, OH, 43612
COUNTY Lucas
SUBMARKET North Toledo

PROPERTY INFORMATION

PROPERTY TYPE Church/School
ZONING 10-MX
LOT SIZE 1.59 Acres
ANNUAL REAL ESTATE TAXES \$15,029
ANNUAL RE TAXES PER SF \$.81
PARCEL # 0233002

BUILDING INFORMATION

BUILDING SIZE 18,487 SF
TENANCY Single
OF FLOORS 2 + finished basement
YEAR BUILT/RENOVATED 1936/2020
CLIMATE CONTROLLED Yes
CONDITION Average/Good
HEAT SYSTEM Two boilers & Three AC units
RESTROOMS Multiple
ROOF SYSTEM Main is slate, gym roof is rubber, good condition for both
SECURITY Yes
BASEMENT Finished
BUILDING EXTERIOR Brick
LIGHTING LED
OF PARKING SPACES 100
FIRE SUPPRESSION Sprinkler
FUEL PROVIDER Columbia

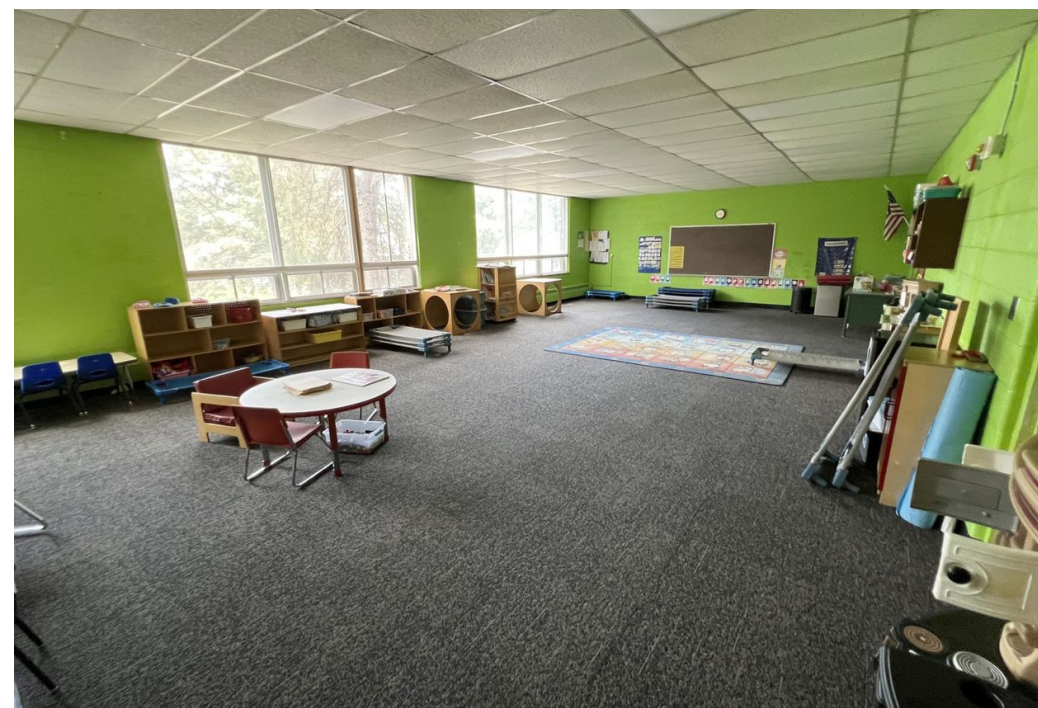
700 Eleanor Avenue



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700 Eleanor Avenue



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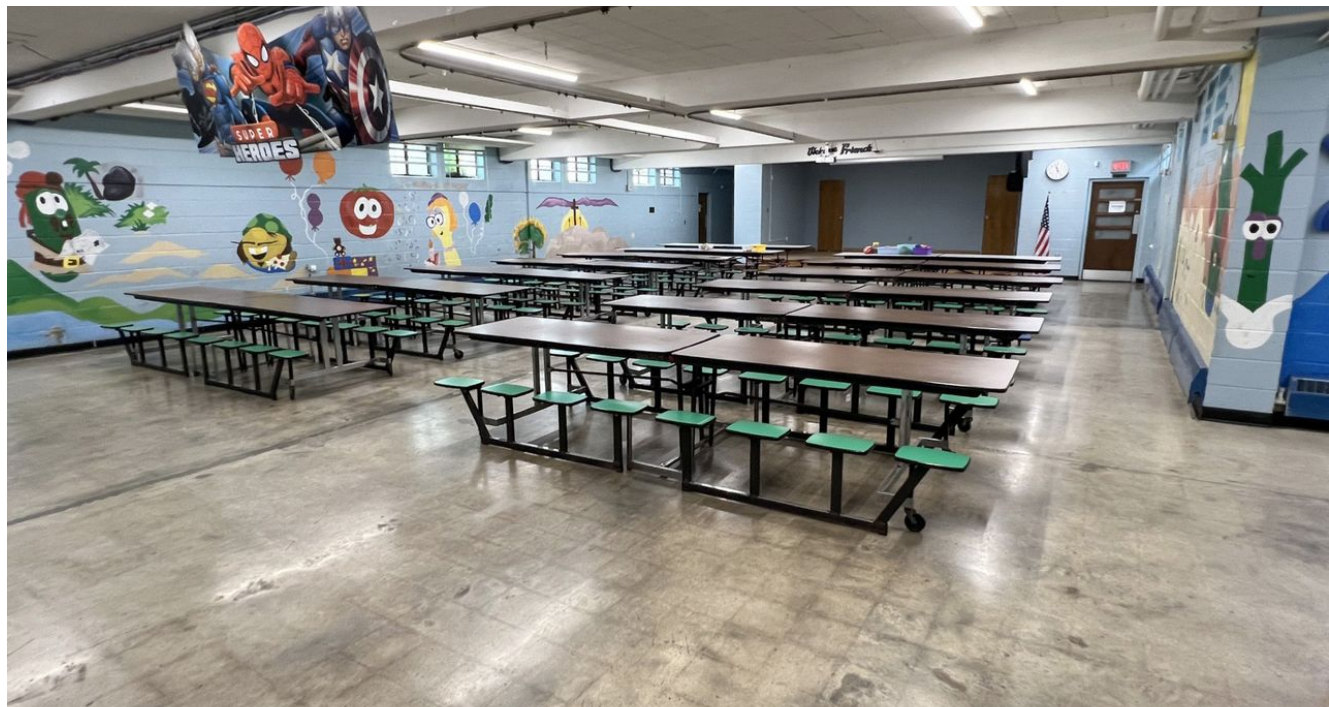
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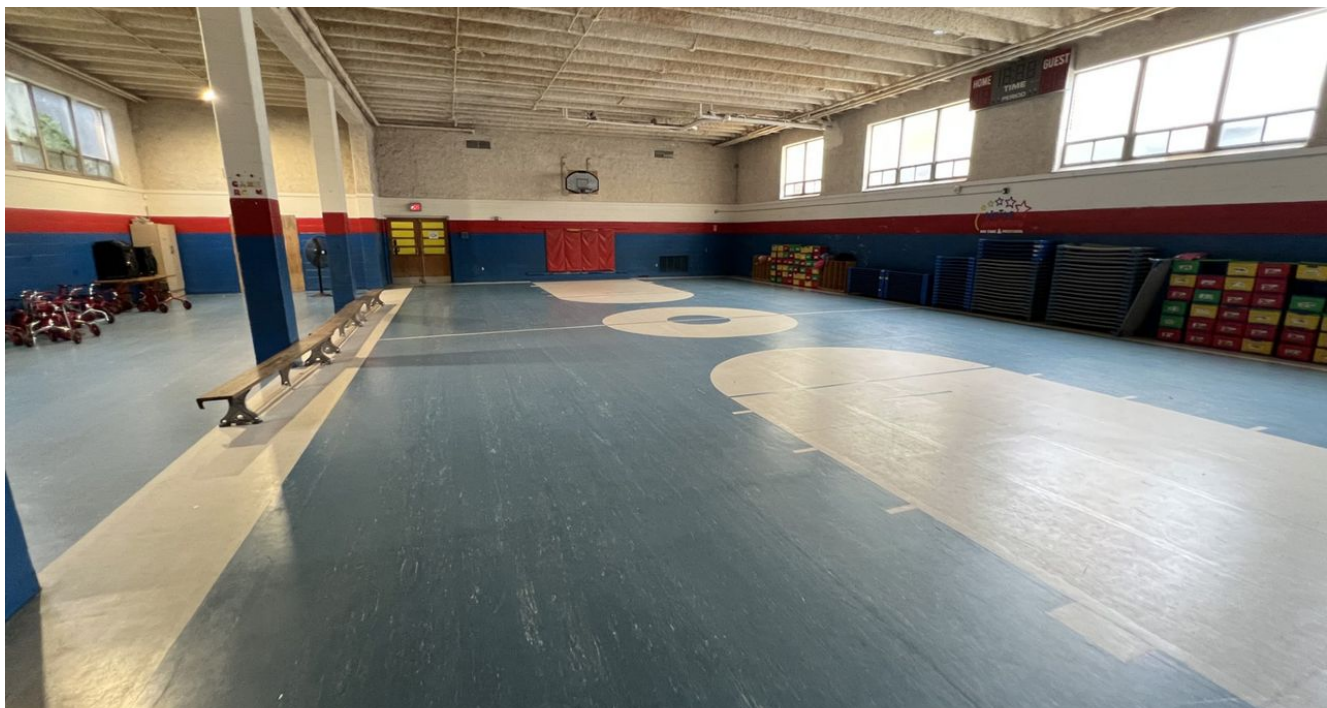
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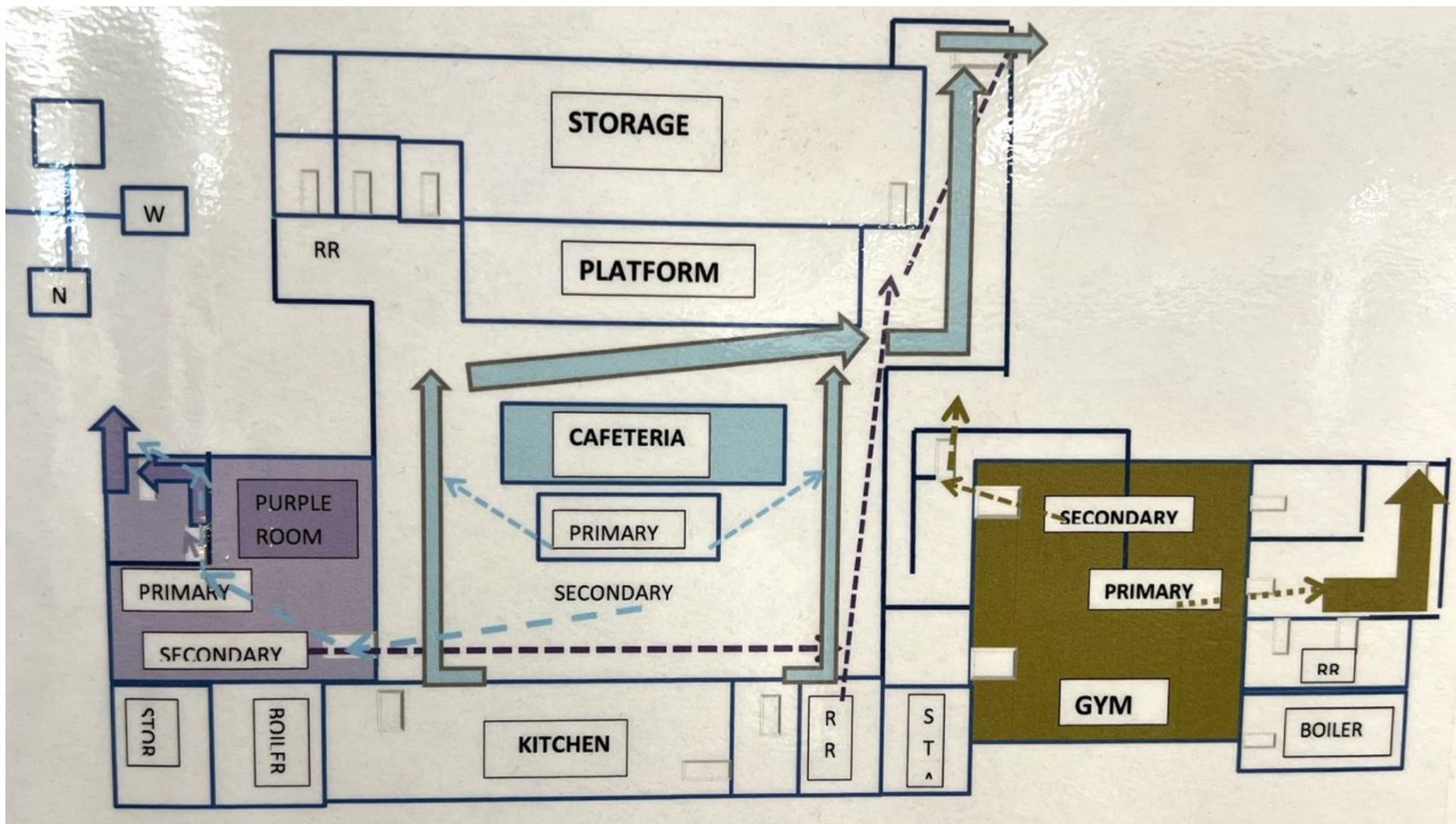
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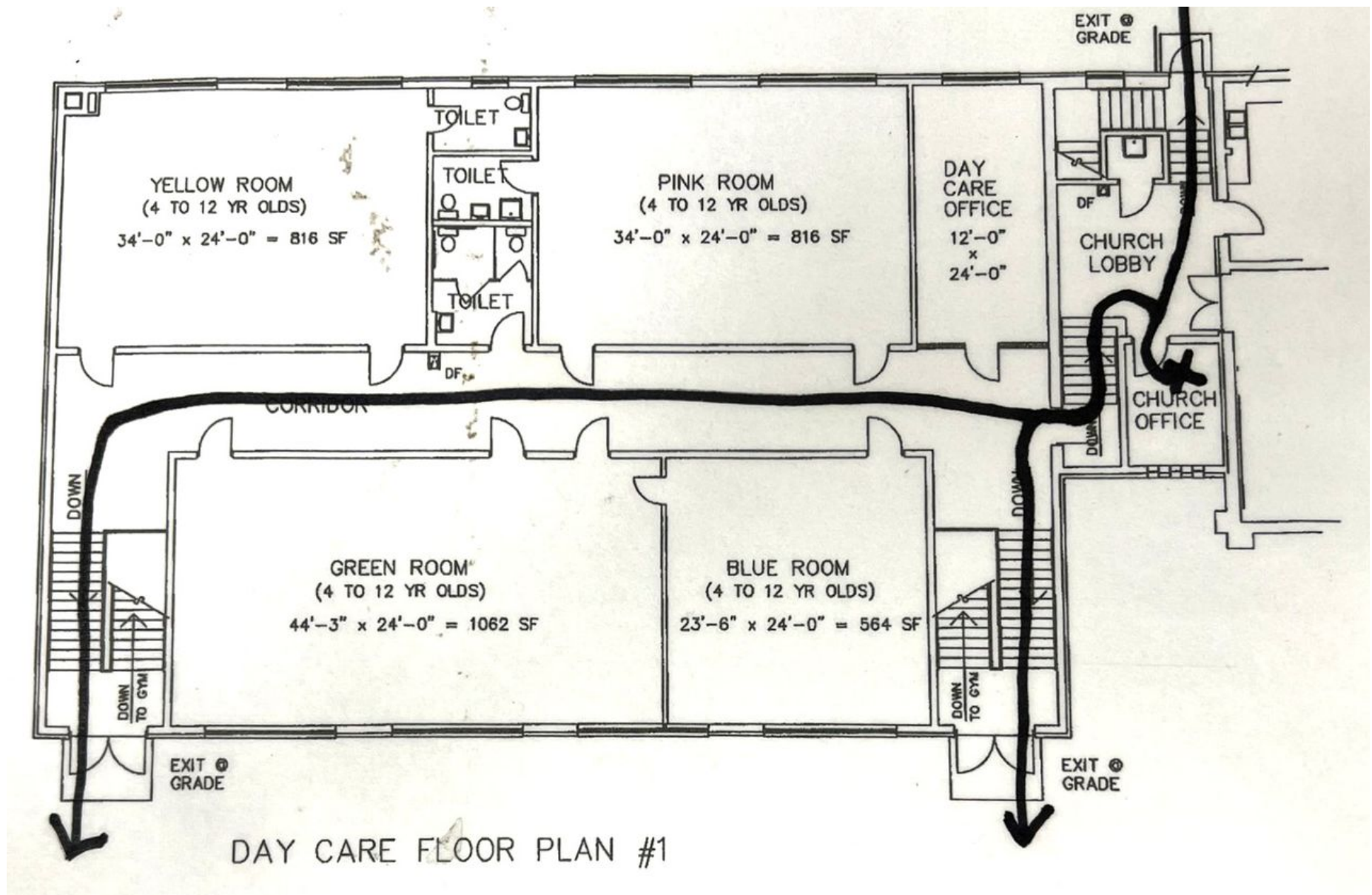
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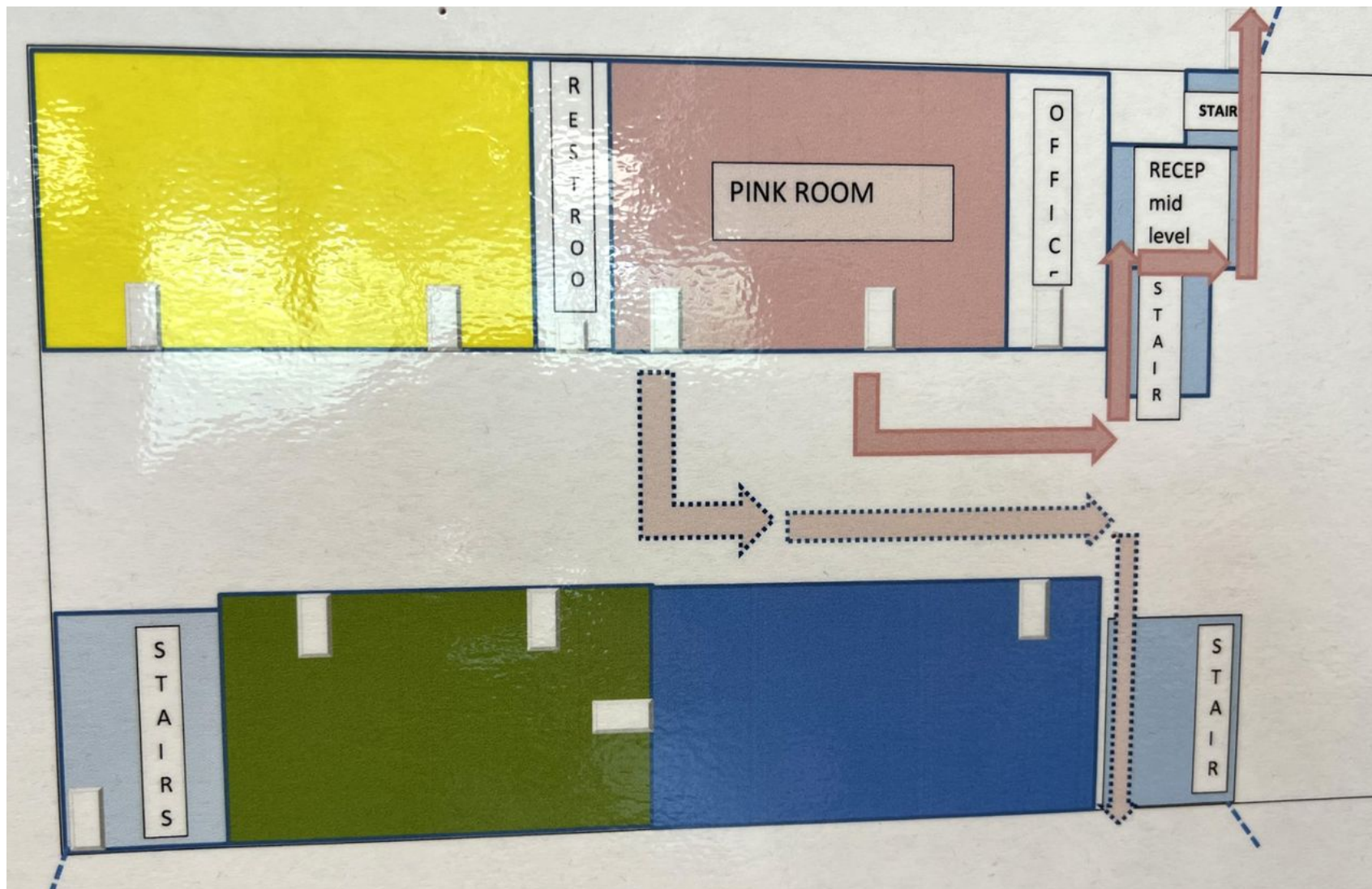


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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 700 Eleanor Avenue - 1 mi., 700 Eleanor Avenue - 3 mi., 700 Eleanor Avenue - 5 mi.

	700 Eleanor Avenue - 1 mi.	700 Eleanor Avenue - 3 mi.	700 Eleanor Avenue - 5 mi.
Population			
2010 Census	16,893	100,068	227,800
2020 Census	16,612	94,219	213,453
2026 Estimate	16,172	91,071	206,842
2031 Projection	15,820	88,888	202,487
Population Growth			
Percent Change: 2010 to 2020	-1.66	-5.84	-6.30
Percent Change: 2020 to 2026	-2.65	-3.34	-3.10
Percent Change: 2026 to 2031	-2.18	-2.40	-2.10

	700 Eleanor Avenue - 1 mi.	700 Eleanor Avenue - 3 mi.	700 Eleanor Avenue - 5 mi.
Households			
2010 Census	6,683	40,896	91,722
2020 Census	6,746	40,061	89,667
2026 Estimate	6,613	39,189	88,380
2031 Projection	6,496	38,491	87,182
Household Growth			
Percent Change: 2010 to 2020	0.94	-2.04	-2.24
Percent Change: 2020 to 2026	-1.97	-2.18	-1.44
Percent Change: 2026 to 2031	-1.77	-1.78	-1.36

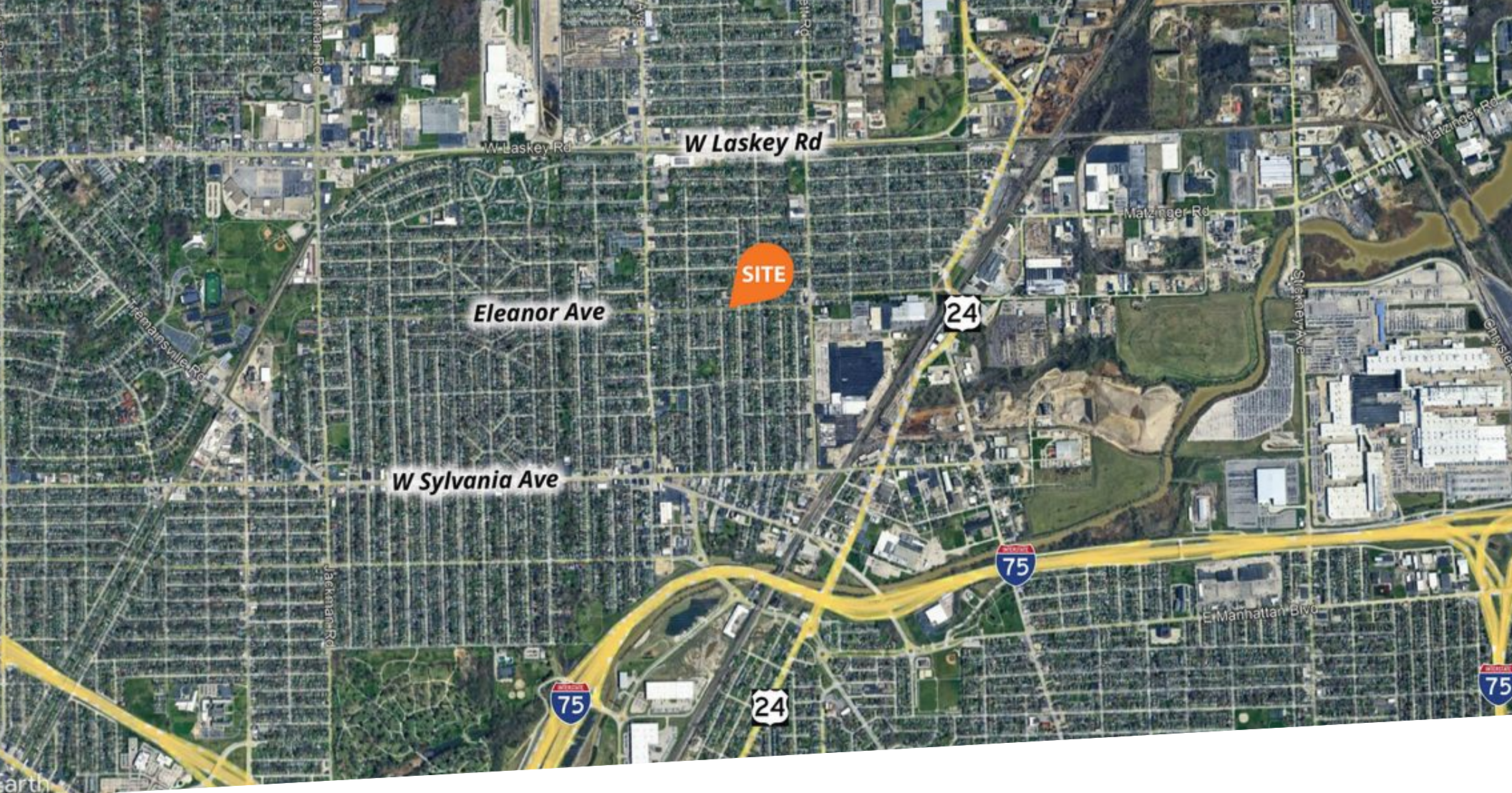
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Family Households			
2010 Census	4,195	24,134	54,557
2020 Census	3,917	22,224	50,133
2026 Estimate	3,840	21,741	49,383
2031 Projection	3,775	21,366	48,696
Family Household Growth			
Percent Change: 2010 to 2020	-6.63	-7.91	-8.11
Percent Change: 2020 to 2026	-1.97	-2.17	-1.50
Percent Change: 2026 to 2031	-1.69	-1.73	-1.39

Benchmark: USA

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Location Benefits

- Perfect location for a church, day care, or charter school
- Located on Eleanor road in Northern Toledo

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

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