



803 S Byrne Rd

Retail Suite

FOR LEASE



PROPERTY SUMMARY

803 S BYRNE RD

TOLEDO, OH 43609

OFFERING SUMMARY

LEASE RATE:	\$1,200 SF/yr (Gross)
BUILDING SIZE:	4,301 SF
AVAILABLE SF:	921 SF
LOT SIZE:	43,883 SF
ZONING	10-CR
APN #	20-96025

PROPERTY SUMMARY

921 SF of retail space available for lease adjacent to an S&G gas station storefront. Centrally located in South Toledo, in close proximity to major retail, with a strong mix of restaurants, offices, and service businesses. Less than 1 mile from University of Toledo Medical campus and Swan Creek Preserve Metropark. Situated on a 4-lane road with turning lane, just 300ft from the signalized Airport Highway/Byrne Rd intersection.



PROPERTY HIGHLIGHTS

- Current configuration: showroom, rear storage/office area, and 1 ADA restroom
- Excellent visibility with 200ft of frontage with fascia and pylon signage
- Easy access with 2 curb cuts along S Byrne Rd
- 5 dedicated parking spots on site
- VPD's: Airport Hwy-18,861 (24), S Byrne Rd-20,573 (24)



LARGE SHOWROOM



**ADJACENT TO S/G
STOREFRONT**



**5 DEDICATED
PARKING SPOTS**

PROPERTY DETAILS

LEASE RATE

\$1,200 SF/YR

LOCATION INFORMATION

STREET ADDRESS

803 S Byrne Rd

CITY, STATE, ZIP

Toledo, OH 43609

COUNTY

Lucas

PROPERTY INFORMATION

PROPERTY TYPE

Office

PROPERTY SUBTYPE

Office Building

ZONING

10-CR

LOT SIZE

43,883 SF

APN

20-96025

BUILDING INFORMATION

BUILDING SIZE

4,301 SF

AVAILABLE SF

921 SF

TENANCY

Multiple

CEILING HEIGHT

11 ft

NUMBER OF FLOORS

1

YEAR BUILT

2007

ROOF

Asphalt shingle

NUMBER OF BUILDINGS

1

WALLS

Drywall

CEILINGS

Suspended

FLOOR COVERINGS

Polished Concrete

LIGHTING

2'x4' Drop In Fluorescent

EXTERIOR WALLS

Brick

POWER

200 Amp

HVAC

GFA

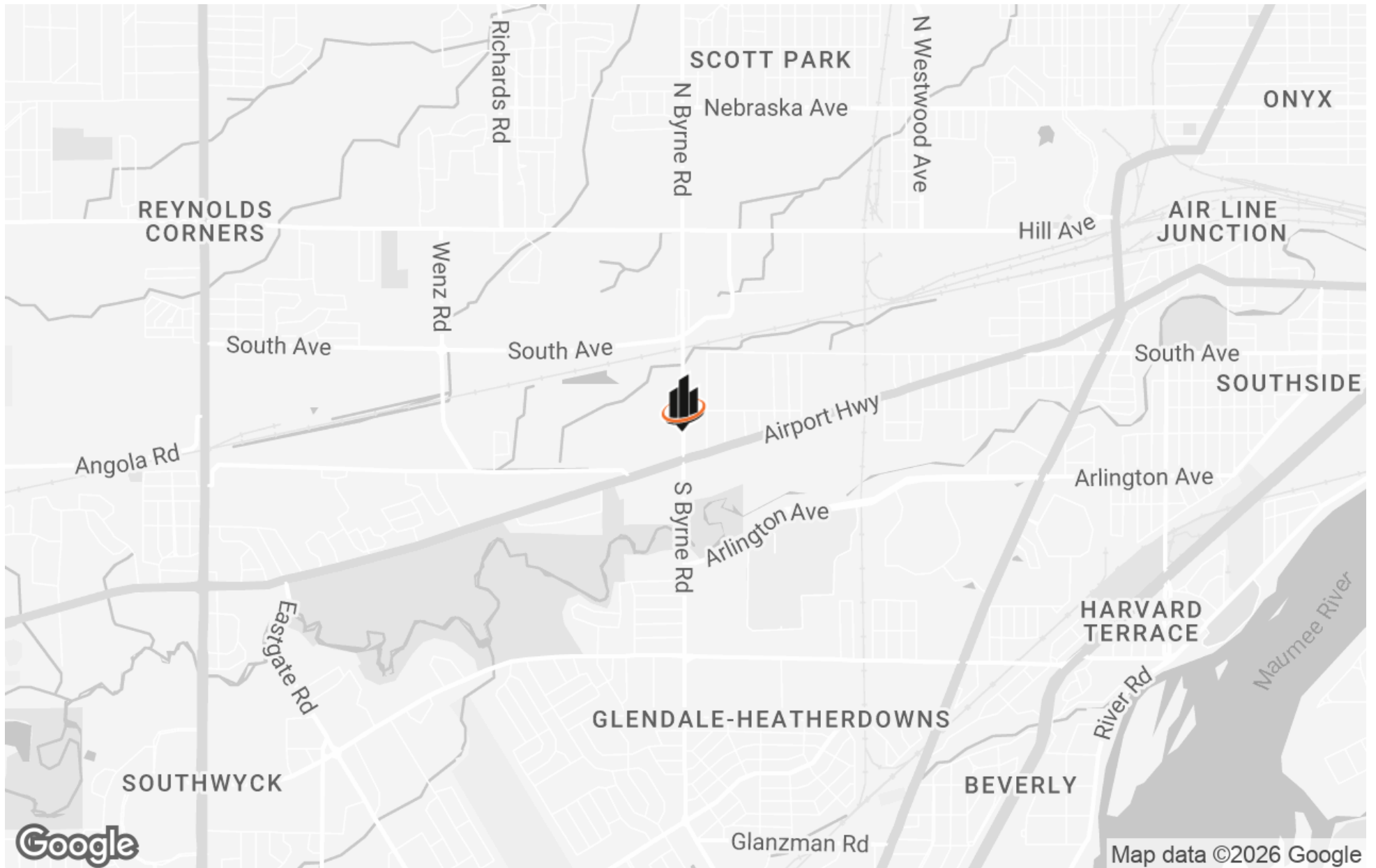
PARKING SPOTS

5 Dedicated Spots

ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



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