

2138 N. REYNOLDS ROAD
TOLEDO, OH 43615

RETAIL BUILDING FOR LEASE
2,450 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$10.00/SF NNN
Available Space:	2,450 SF
Building Size:	2,450 SF
Number of Stories:	1
Year Constructed:	1948
Condition:	Good
Acreage:	0.226
Closest Cross Street:	Bancroft
County:	Lucas
Zoning:	10 – CR
Parking:	15 spaces
Curb Cuts:	1
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

NICHOLAS COOPER
(419) 249 6321 or (419) 258 0775
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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Vinyl
Structural System:	Wood frame
Roof:	Shingle
Floors:	Hardwood
Floor Coverings:	Carpet/vinyl/wood
Ceiling Height:	8'
Basement:	Yes – front & crawl all rear
Heating:	GFA
Air Conditioning:	Yes – front unit/rear window
Power:	100 amp
Restrooms:	2 total (1 front & 1 rear)
Security System:	No
Overhead Doors:	Yes 1 – 6' garage door
Sprinklers:	No
Signage:	Pylon

LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Taxes, insurance, CAM, content & liability insurance

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Negotiable
Sign on Property:	Yes
Showing Instructions:	Contact agents

REAL ESTATE TAXES

Area:	Toledo City - CSD
Parcel Number:	2098761
Assessor Number:	04421037
Total Annual Taxes:	\$3,103.03

Comments:

- Former residential structure converted for commercial use
- Flexible floor plan suitable for office, retail, medical, salon, or other service-related uses
- Unique commercial opportunity with excellent exposure along Reynolds Road

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TRAFFIC COUNTS (TWO-WAY)

13,203	N. Reynolds Road
10,000	W. Bancroft Street
13,981	Dorr Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,240	\$70,214
3 MILE	72,971	\$79,797
5 MILE	207,585	\$76,893

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