

5311 HEATHERDOWNS BLVD.
TOLEDO, OH 43614

COMMERCIAL BUILDING FOR SALE
2,384 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

REDEVELOPMENT SITE



PRICE REDUCED

GENERAL INFORMATION

Price:	\$199,000
Building Size:	2,384 square feet
Number of Stories:	1 + mezzanine
Year Built:	1984
Lot Dimensions:	179' x 380' ±
Acreage:	1.6± acres
Closest Cross Street:	Cheyenne Blvd/Reynolds Road
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	60± spaces
Curb Cuts:	Access from Heatherdowns at the traffic light
Street:	4 lane with center turn



For more information, please contact:

KEENAN FIELDS, SIOR
(419) 290 8334 or (419) 249 6311
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Stone/metal siding
Structural System:	Block/Wood frame
Roof:	Metal
Floors:	Concrete
Ceiling Height:	10' – 14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	240v/3-Phase
Restrooms:	2
Security System:	Yes
Overhead Doors:	No
Sprinklers:	No
Signage:	Pylon and fascia

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES

TD:	21
Parcel:	78111
Assessor Number:	06261061
Total Annual Taxes:	\$5,761.27

Comments:

- Real estate only. Easy to add drive-thru setup.
- Lamar billboard sign - \$400/month – term 12/31/22.
- Direct access to traffic light.
- Asphalt drive – ingress/egress easement and maintenance agreement on file.
- Zoning is CR-Regional Commercial – City of Toledo.
- Pylon signage for easy identification.

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Location Overview:

High traffic area at signalized/shared access point at the Heatherdowns/Cheyenne intersection with 179' of frontage on Heatherdowns Blvd.

Amazon Inc. – New \$25 million 150,000 SF “delivery station” development in close proximity.



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	9,339	\$46,401
3 MILE	59,401	\$59,686
5 MILE	147,491	\$64,003

2021 TRAFFIC COUNTS (TWO-WAY)	
24,514	HEATHERDOWNS BLVD.
24,598	REYNOLDS RD.

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