



COMMERCIAL BUILDING FOR SALE

5424 AIRPORT HWY. (AKA 5323 GREENRIDGE DR.), TOLEDO 43615

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$549,000
Price / SF:	\$23.00
Building Size:	23,866 SF
Lot Size:	3.06 Acres
Year Built:	1986
Zoning:	CN - Neighborhood Commercial
County:	Lucas

PROPERTY HIGHLIGHTS

- **PRICED TO SELL!**
- Located at signalized intersection on Airport Highway
- Excellent exposure, 28,222 VPD on Airport Highway
- Large open floor plan
- Ideal for fitness center, building includes pool, sauna, hot tub, dance floor and running track
- Other possible uses subject to current zoning; include charter school, call center, learning center, daycare, adult service center or other retail

DEMOGRAPHICS (2010 U.S CENSUS)

	1 MILE	3 MILES	5 MILES
Total Households	3,811	31,236	70,961
Total Population	8,154	70,296	168,415
Average HH Income	\$45,733	\$49,334	\$60,330

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

FADI SBEHI

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PROPERTY SPECIFICATIONS	
Parcel #	20-31970
County	Lucas
Building Size	23,866 SF
Number Of Stories	2
Year Built	1986
Lot Dimensions	250' frontage on Airport Hwy.
Acreage	3.06
Zoning	CN - Neighborhood Commercial
Parking Spces	200+/-
Curb Cuts	2
Street	4 lane with turn lane

PROPERTY SPECIFICATIONS	
Construction Type	Brick / Block / Steel
Roof	Rubber
Floor Coverings	Tile, carpet and wood
Ceiling Height	17' 9" 1st floor atrium 10' 1st floor; 8' 2nd floor
HVAC	Roof mounted GFA, Central Air
Electrical	1,200 amp, 480v, 240/208, 3 phase, 4 wire
Restrooms	2 locker rooms with showers
Security System	Yes
Real Estate Taxes	\$35,864/year



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