

2503-2511 N. Reynolds Road

2503-2511 N. Reynolds Road | Toledo, OH 43615



OFFERING SUMMARY

Sale Price:	\$76,000
Lot Size:	0.38 Acres
Year Built:	1947/1949
Building Size:	6,428 SF
Zoning:	CR
Property Use Type:	General Commercial
Submarket:	West Toledo/Sylvania
Traffic Count:	16,573
Price / SF:	\$11.82

PROPERTY OVERVIEW

Joint property investment opportunity in West Toledo offering two existing buildings of more than 6,400 SF and/or acreage for redevelopment. Close to major national/regional retailers such as Walmart, LA Fitness, Kroger and others.

LOCATION OVERVIEW

Heavily traveled N. Reynolds Road site with excellent exposure. ProMedica medical campus located less than one mile to the north. Main expressway access less than one mile to the north on Central Avenue.

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SALE DETAILS

Building Size	6,428 SF
Sale Price	\$76,000

BUILDING INFORMATION

Number Of Floors	1
Year Built	1947
Tenancy	Single
Center Type	Free Standing Building
Construction Status	Existing
Basement	998
Building Exterior	Poor
Clear Ceiling Height (Max)	8 ft
Restrooms	4
Exterior Signage	Pylon (both sides)
Delivery Area	None
Lighting	Fluorescent

PROPERTY DETAILS

Zoning	CR
Acreage	0.383 Acres
Annual Real Estate Taxes	\$5,356
Annual Real Estate Taxes Per SF	\$0.83
Parcel / APN Numbers	20-69387, 20-69391
Lot Frontage	80 ft
# Parking Spaces	4

LOCATION INFORMATION

Building Name	2503-2511 N. Reynolds Road
City, State & Zip	Toledo, OH 43615
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Central Avenue
Signal Intersection	No
Traffic Count	16,573

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	Public

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Retail Property For Sale

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Reichle | Klein Group RK
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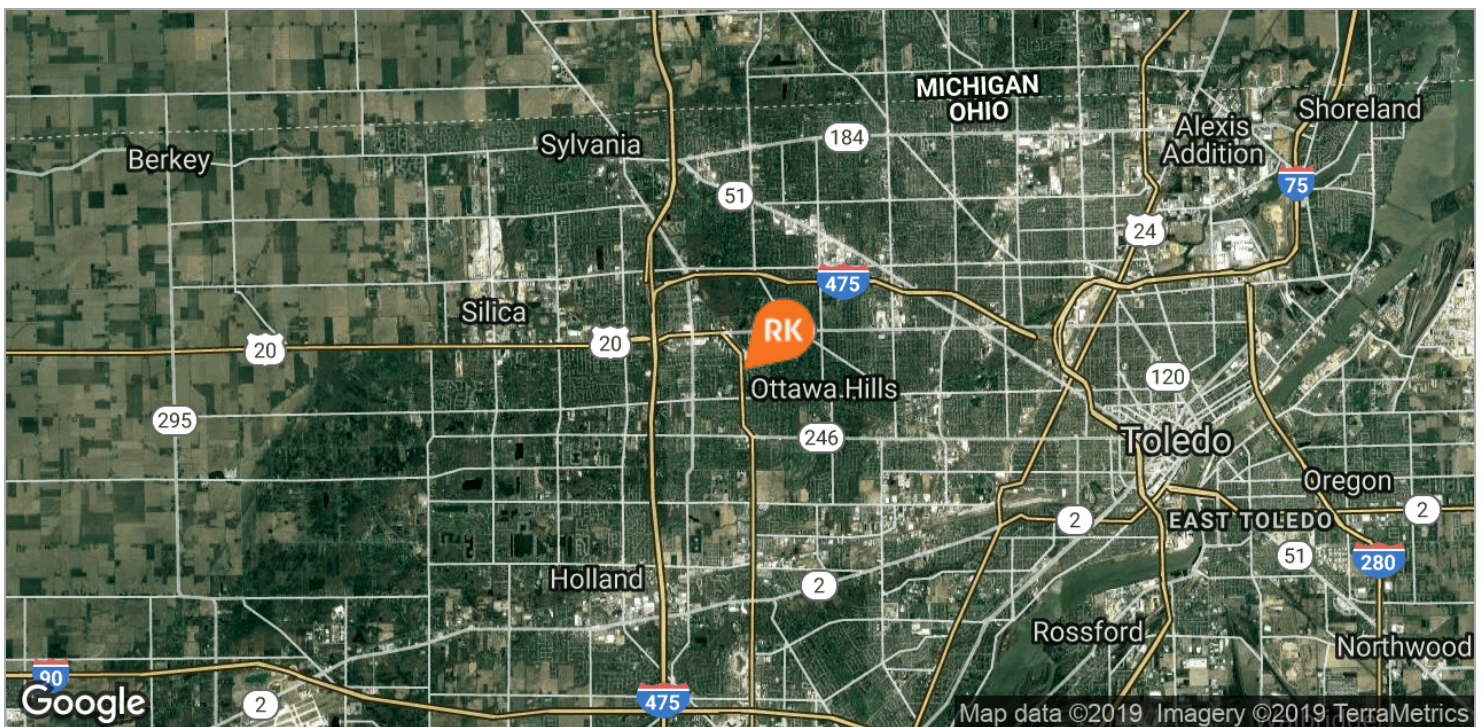
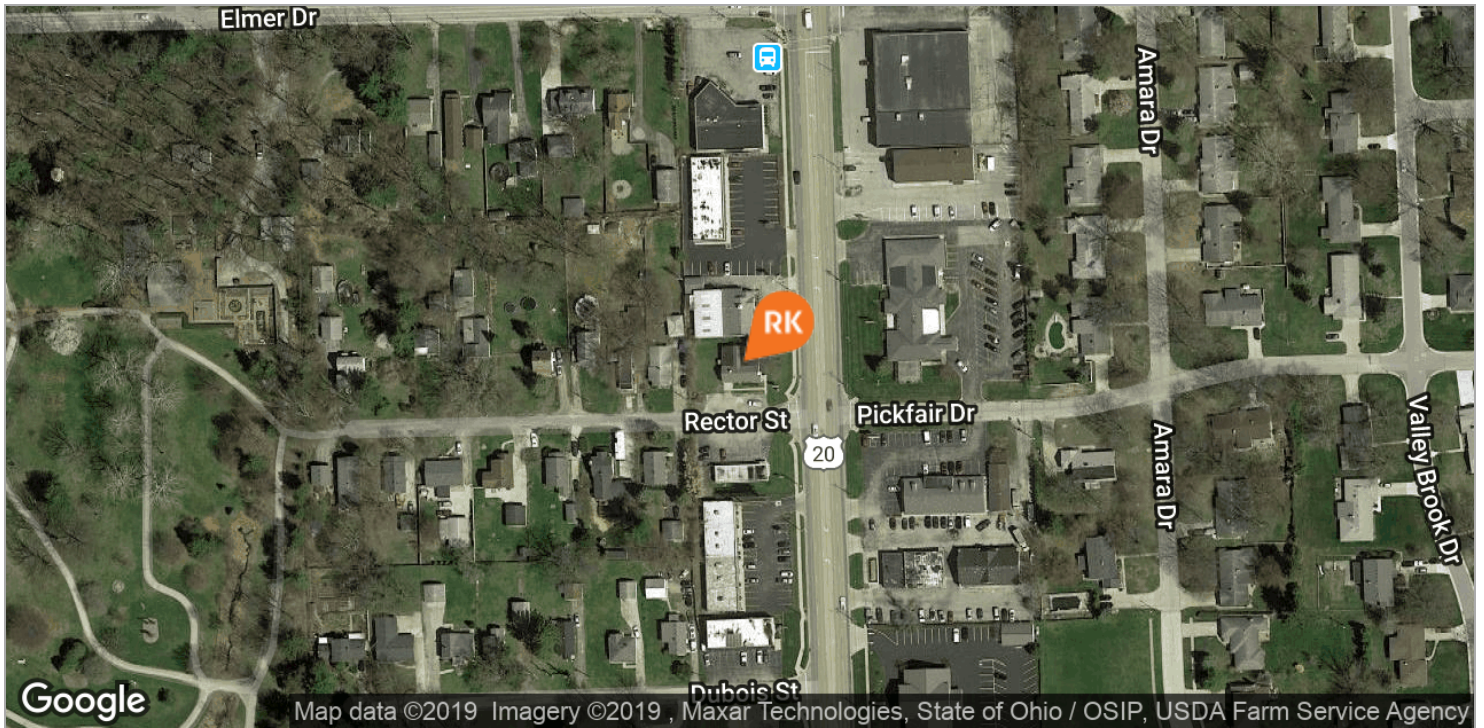
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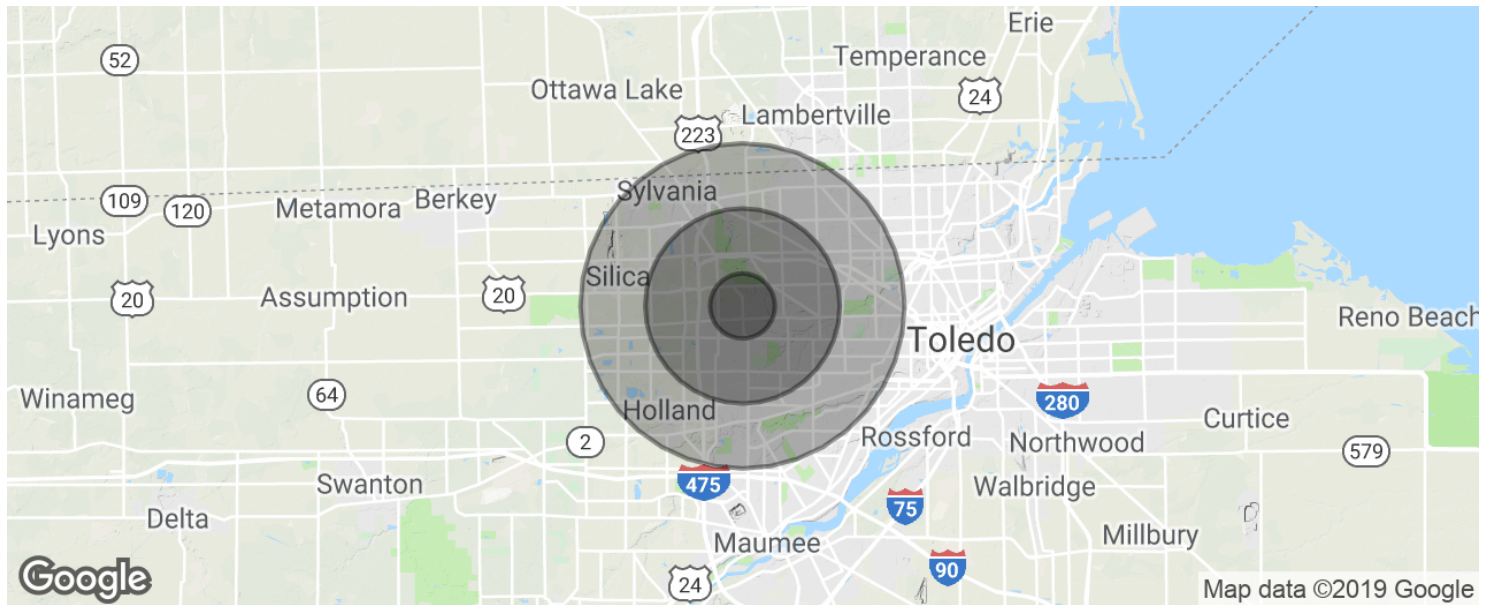
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,779	67,259	210,396
Median age	36.7	39.7	37.7
Median age (Male)	35.2	37.0	35.7
Median age (Female)	38.1	41.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,404	28,847	87,947
# of persons per HH	2.3	2.3	2.4
Average HH income	\$70,044	\$73,574	\$63,748
Average house value	\$135,643	\$157,504	\$162,166

* Demographic data derived from 2010 US Census

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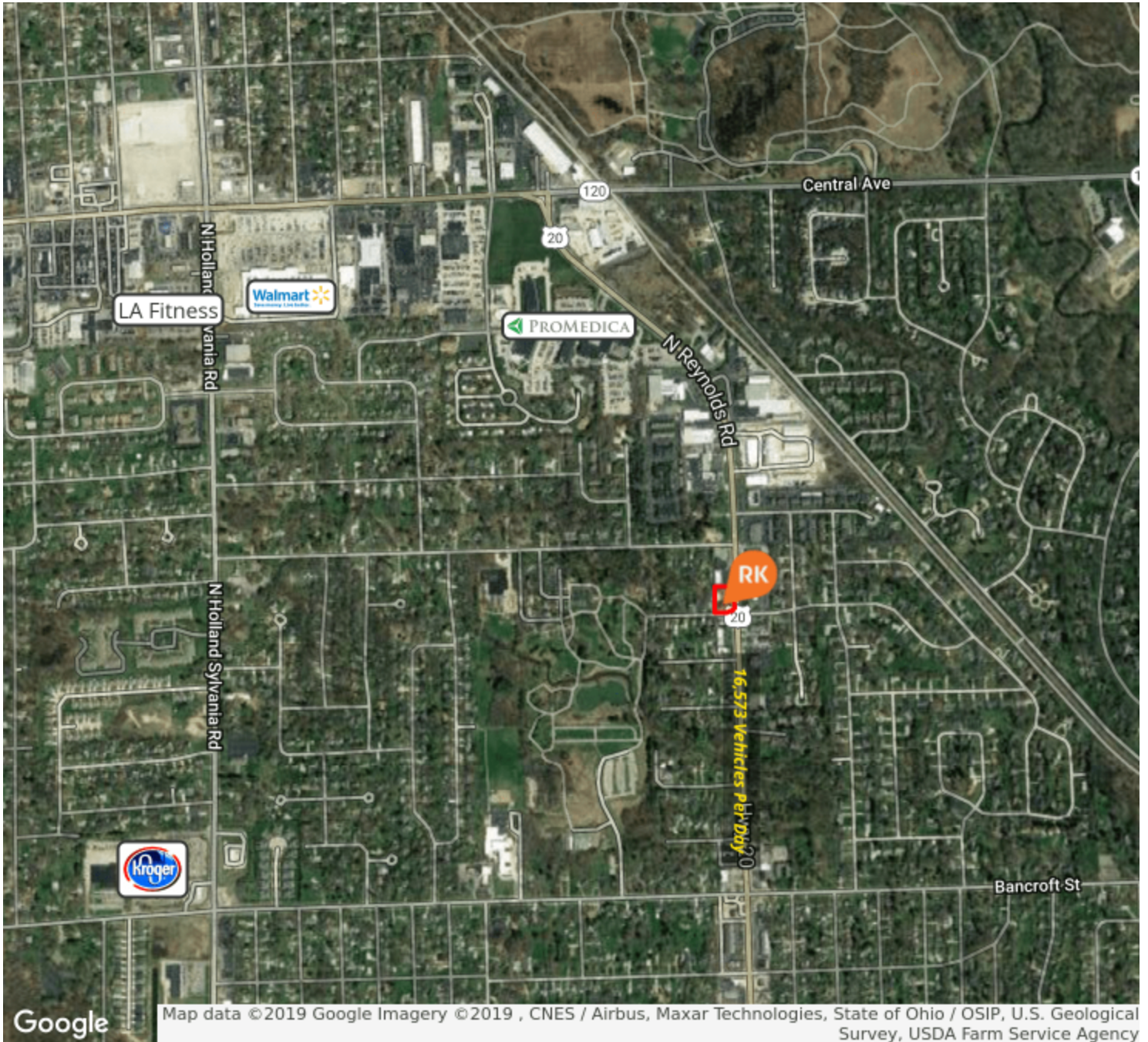
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