5444 AIRPORT HIGHWAY
TOLEDO, OHIO 43615

RETAIL SPACE FOR LEASE
1,000 Square Feet Available

SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

CENTURY PLAZA



GENERAL INFORMATION

Lease Rate:	$14.00/SF MG
Building Size:	12,000 SF
Space Available:	1,000 SF – Bay 1
Number of Stories:	1
Year Constructed:	1985
Condition:	Good
Acreage:	1.434
Closest Cross Street:	Reynolds Rd. and Greenridge Dr.
County:	Lucas
Zoning:	CN - Neighborhood Commercial
Parking:	Large parking area in front
Curb Cuts:	1
Street:	4 lane, 2 way



For more information, please contact:

JARED JENSEN
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NICHOLAS COOPER
(419) 249 6321 or (419) 258 0775
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS	
Exterior Walls:	Wood and stone
Structural System:	Block and steel
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Tile and carpet
Ceiling Height:	9’
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	2
Sprinklers	No
Signage:	Pylon
Delivery Area:	In front

BUILDING INFORMATION	
Current Tenant:	Vacant
Occupancy Date:	Upon lease execution
Other Tenants:	Lenny’s Bar, Unlimited Glam, HD Aesthetic, G&M Healthcare, Transformation Church
Sign on Property:	Yes
Showing Instructions:	Contact agents



LEASE DETAILS	
Term:	2 + years
Security Deposit:	Equal to 1 month’s rent
Options:	Negotiable
Improvement Allowance:	Negotiable

Tenant is responsible for utilities, content & liability insurance, prorata share taxes ($2.20/sf/year).

Landlord is responsible for parking lot maintenance, snow removal, landscaping maintenance, common area repair.

2026 REAL ESTATE TAXES	
TD:	20
Parcel:	31980
Assessor Number:	06-350-091
Total Annual Taxes:	$ 26,452.79

Comments:

- Well-maintained neighborhood shopping center.
- Abundant parking.
- Convenient access to US-23.
- Large pylon sign on Airport Highway.

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Bay 1







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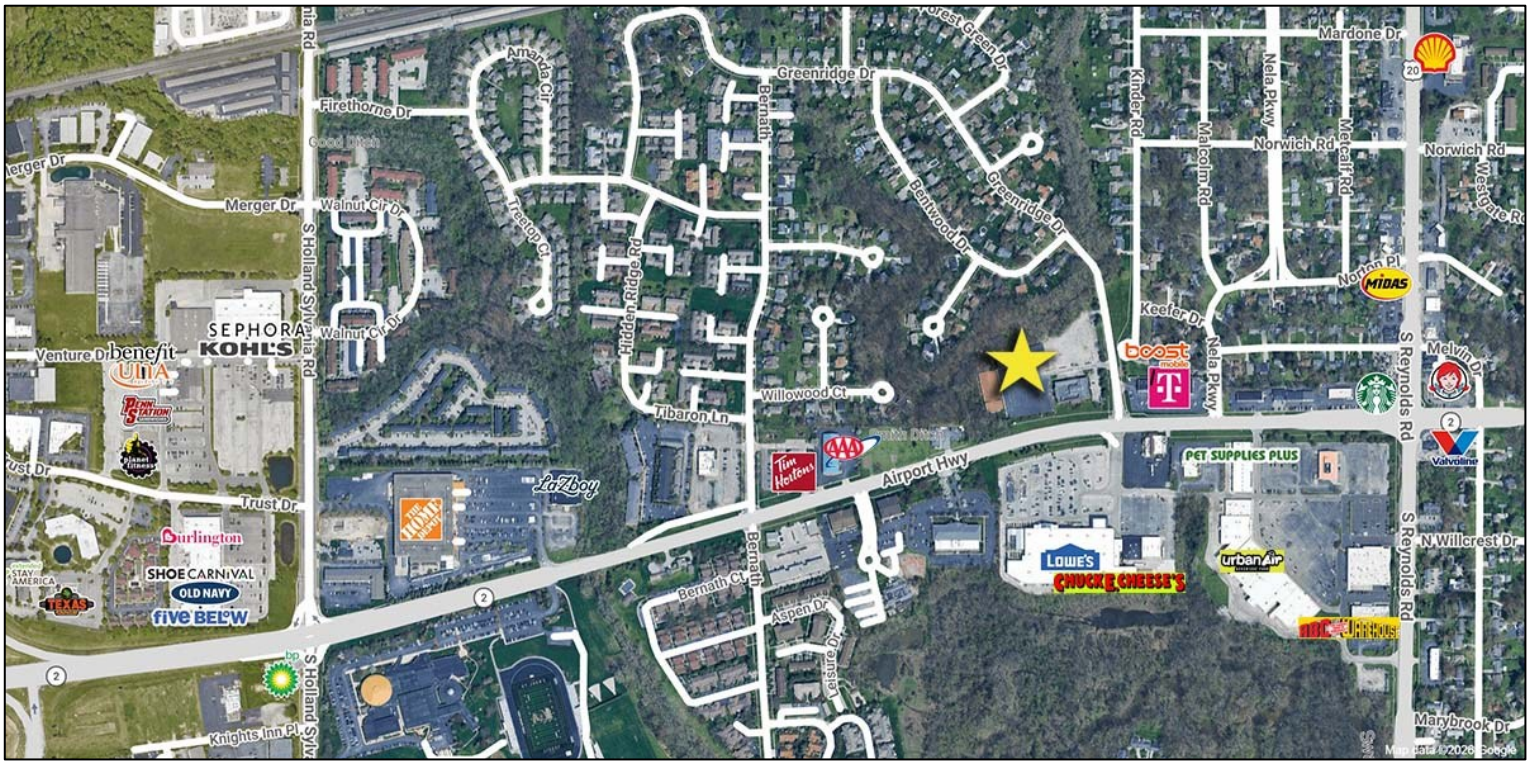
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	7,484	$66,932
3 MILE	69,637	$64,563
5 MILE	162,282	$79,830

TRAFFIC COUNTS (TWO-WAY)	
29,495	Airport Hwy – SR 2
22,688	S. Reynolds Road – US 20 S
1.10 Miles to I-475 and US-23	

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