

1855 S. REYNOLDS ROAD
TOLEDO, OH 43614

RETAIL SPACE FOR LEASE
Up to 10,450 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$11.00/SF NNN
Available Units:	1 – 2,800 sf 2 – 3,650 sf 3 – 4,000 sf (Units 2 & 3 could be combined)
Building Size:	35,676 SF
Number of Stories:	1
Year Constructed:	1984 renovation 2016
Condition:	Good
Acreage:	3.03
Closest Cross Street:	Glendale
County:	Lucas
Zoning:	Commercial Regional
Parking:	150 ± spaces
Curb Cuts:	3 with easements
Street:	7 lanes (4 South 3 North)



For more information, please contact:

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

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

1855 S. Reynolds Road, Toledo, OH 43614

Retail Space For Lease

Up to 10,450
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Decorative block/brick
Structural System:	Block/steel
Roof:	Flat rubber membrane (new 2021)
Floors:	Concrete
Floor Coverings:	Vinyl/carpet
Ceiling Height:	12'
Basement:	No
Heating:	GFA
Air Conditioning:	Central AC
Power:	120/208
Restrooms:	2 men's/women's
Security System:	Yes
Sprinklers:	Yes
Signage:	Facade and street monument

LEASE DETAILS

Term:	3-10 years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	NNN expenses Taxes: \$2.09 psf CAM est.: \$1.75 psf + 4% management

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease commencement
Other Occupants:	Allstate, Sunrise Skillet, Cirrilla's, Replay, ABC 4 Catering, Loft Boutique
Sign on Property:	Yes
Showing Instructions:	Lockbox

Comments:

- Available units were previously a hair salon, auto supply store, and a window replacement shop
- Excellent visibility over 30,000 VPD
- ½ mile to 80/90 on/off ramp – Ohio Turnpike
- 2.5 miles to US-23/I-475 on/off ramp

For more information, please contact:

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

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

1855 S. Reynolds Road, Toledo, OH 43614

Retail Space For Lease

Up to 10,450
Square Feet
AVAILABLE



TRAFFIC COUNTS (TWO-WAY)

24,169 S. Reynolds Road

9,450 Glendale Avenue

18,750 Heatherdowns Blvd.

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,398	\$58,859
3 MILE	68,707	\$63,437
5 MILE	165,132	\$78,877



For more information, please contact:

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

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com