

2269 & 2271 S. BYRNE ROAD
(AKA 2266 TEDROW DRIVE)
TOLEDO, OH 43614



**SIGNATURE
ASSOCIATES**
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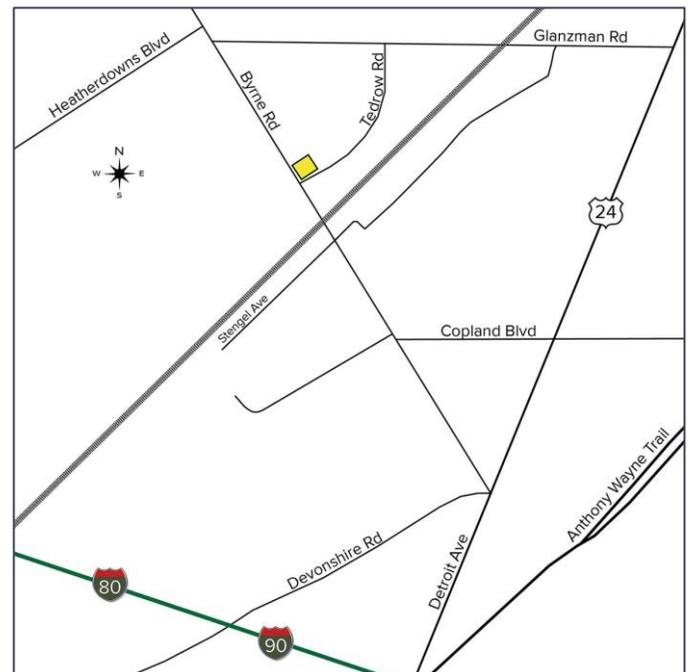
FULL-SERVICE COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE
1,000 – 2,000 Square Feet Available



GENERAL INFORMATION

Lease Rate:	\$1,025/Month MG
Available Space:	1,000 SF – 2,000 SF
Building Size:	4,500 SF (per AREIS)
Number of Stories:	1
Year Constructed:	1975
Condition:	Great
Lot Dimensions:	110' x 120'
Acreage:	0.29 AC (per AREIS)
Closest Cross Street:	S. Byrne Rd./Tedrow/Glanzman
County:	Lucas
Zoning:	CR- Regional Commercial
Parking:	In common (24 ± spaces)
Curb Cuts:	3
Street:	4 lane, 2 way with center turn lane



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
Toledo, Ohio 43617
www.signatureassociates.com

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Retail Space For Lease

1,000 – 2,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block + Brick
Structural System:	Masonry
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	LVT and carpet
Ceiling Height:	8' – 9'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Restrooms:	2
Signage:	Facade

2024 REAL ESTATE TAXES

TD:	02
Parcel Number:	39001
Assessor Number:	06215001
Total Annual Taxes:	\$7,277

Comments:

- 120' of frontage along S. Byrne Road
- Great visibility and access
- Well-maintained building and unit
- 3.4 miles to Ohio Turnpike (I-80/90) and 4.8 miles to I-475/US 23
- Most recent tenants were a custom kitchen shop and a flooring shop



BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediate
Other Occupants:	Edward Jones & Uncommon Rue Salon
Sign on Property:	Yes
Showing Instructions:	Contact brokers for keys

LEASE DETAILS

Term:	2 + years
Security Deposit:	1 month rent
Options:	Negotiable
Improvements Allowance:	Negotiable

Tenant Responsible For:
Electric, gas, prorata share of water, suite janitorial, content and liability insurance

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UNIT 2269



(Sink in photo is a showroom model and is inoperable.)

UNIT 2271



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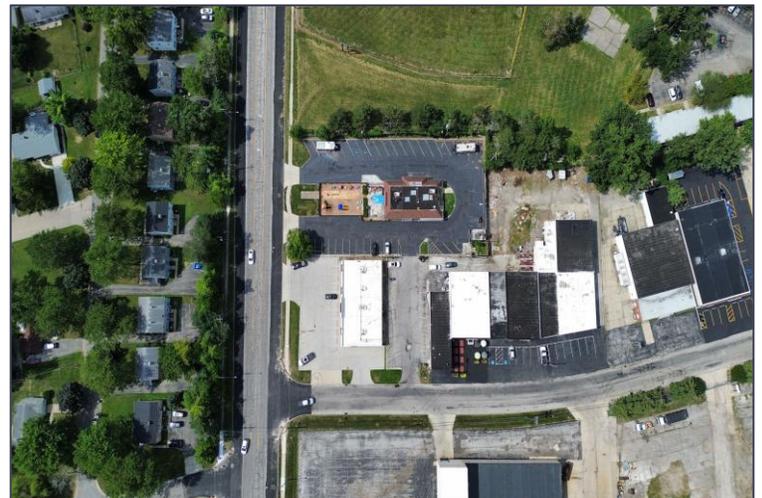


TRAFFIC COUNTS (TWO-WAY)

10,700	S. Byrne Road
5,419	S. Detroit Avenue
9,211	Anthony Wayne Trail

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,350	\$70,084
3 MILE	67,666	\$65,927
5 MILE	165,016	\$67,420



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