

# 2164 TEDROW ROAD

Toledo, OH 43614

# RK



## Offering Summary

Sale Price:	\$500,000
Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	6,278 SF
Available SF:	6,278 SF
Lot Size:	0.62 Acres
Year Built:	1964
Renovated:	2017
Zoning:	CR
Submarket:	South/Southwest

## Property Overview

- 6,278 SF Commercial/ Industrial
- Accommodate a variety of uses
- Centrally located
- Climate control systems in place
- Solid construction with newer roof
- Environmental Survey available

## Location Overview

- Great location with access to multiple highways
- 3 miles to Ohio Turnpike
- 5 miles to 475
- 6.2 miles to I75

**Lynette Reichle, SIOR**

419.794.1114

lreichle@rkgcommercial.com

Reichle | Klein Group   
 Commercial Property Brokers, Managers & Investment Advisors

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Sale Price	\$500,000
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Lease Rate	\$7.50 SF/Yr
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## Lease Details

Available SF	6,278 SF
Lease Type	NNN

## Building Information

Building Size	6,278 SF
Office Size	1,200
Tenancy	Single
Year Built	1964
Renovated	2017
Condition	Good/Excellent
Construction Status	Existing
Construction Description	Brick
Roof System	Asphalt Shingles
Clear Ceiling Height	12 ft
Lighting	Fluorescent
Restrooms	2
# of Dock High Doors	1

## Property Details

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	CR
Acreage	0.62 Acres
Annual Real Estate Taxes	\$9,657.36
Annual Real Estate Taxes / SF	\$1.54
Parcel Number(s)	0957034
Parking Surface Description	Asphalt
# of Buildings	1
Freestanding	Yes

## Location Information

County	Lucas
Submarket	South/Southwest
Cross Streets	Glanzman and S. Byrne
Nearest Highway	Ohio Turnpike

## Utilities

Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	Municipal

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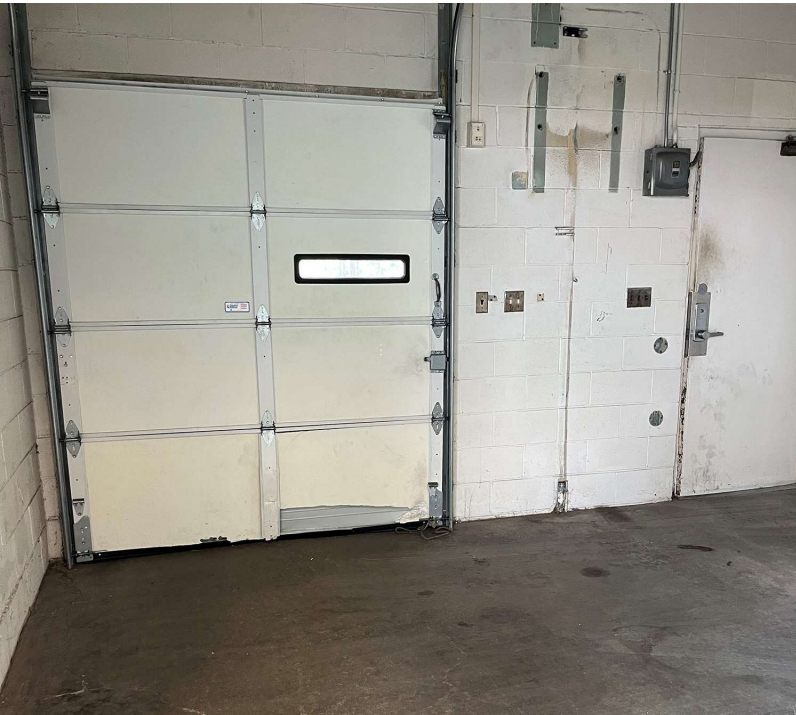


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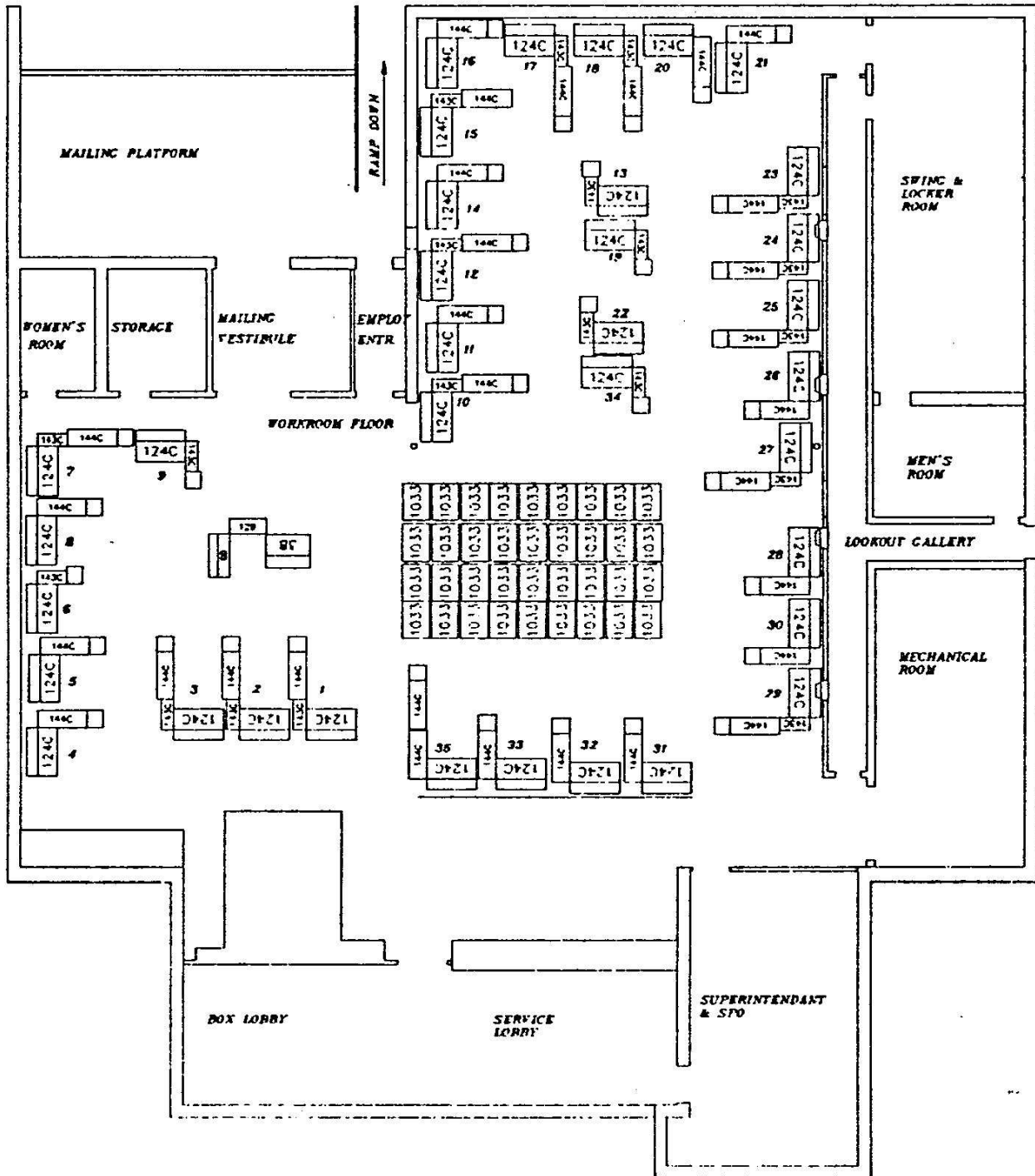


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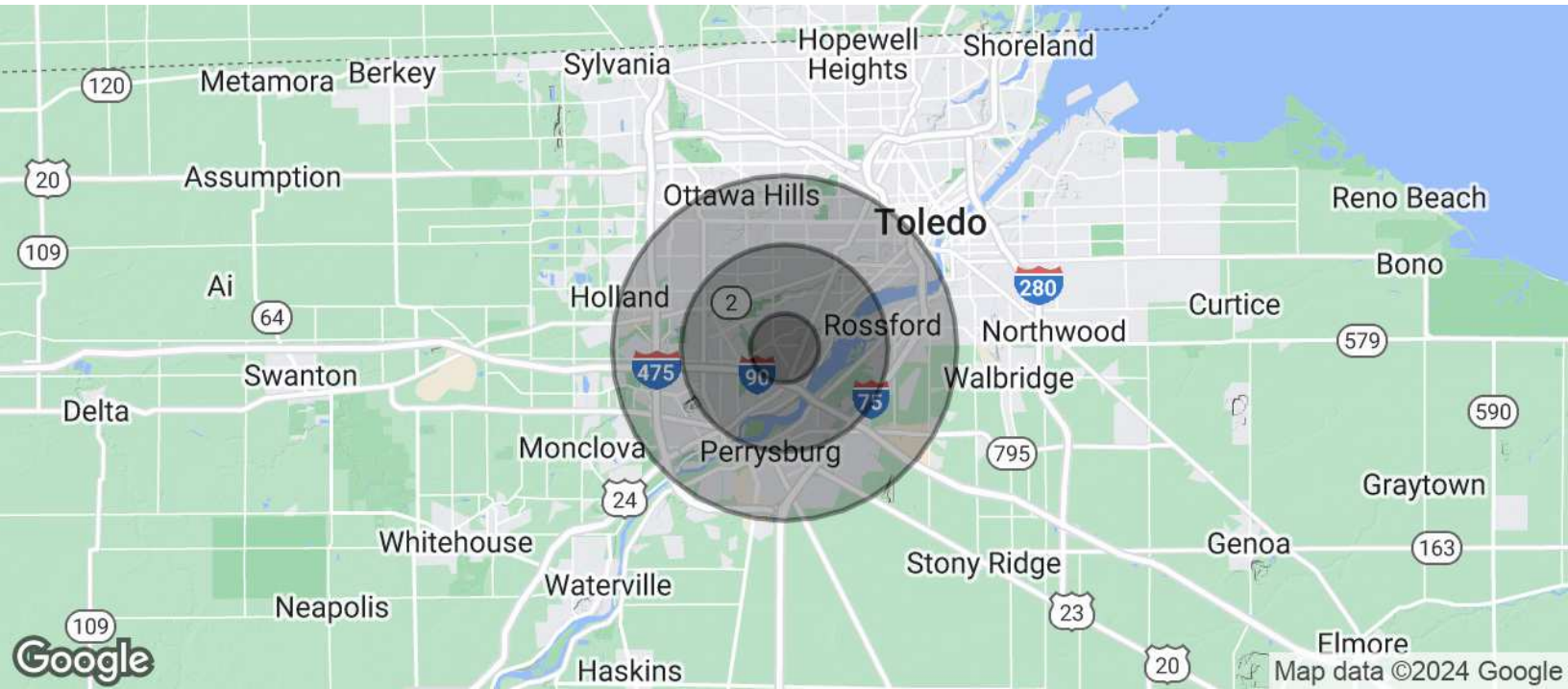
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	10,586	70,667	178,362
Average Age	43	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	43	42
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,731	32,337	78,306
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,354	\$75,213	\$77,842
Average House Value	\$166,804	\$176,703	\$180,552

Demographics data derived from AlphaMap

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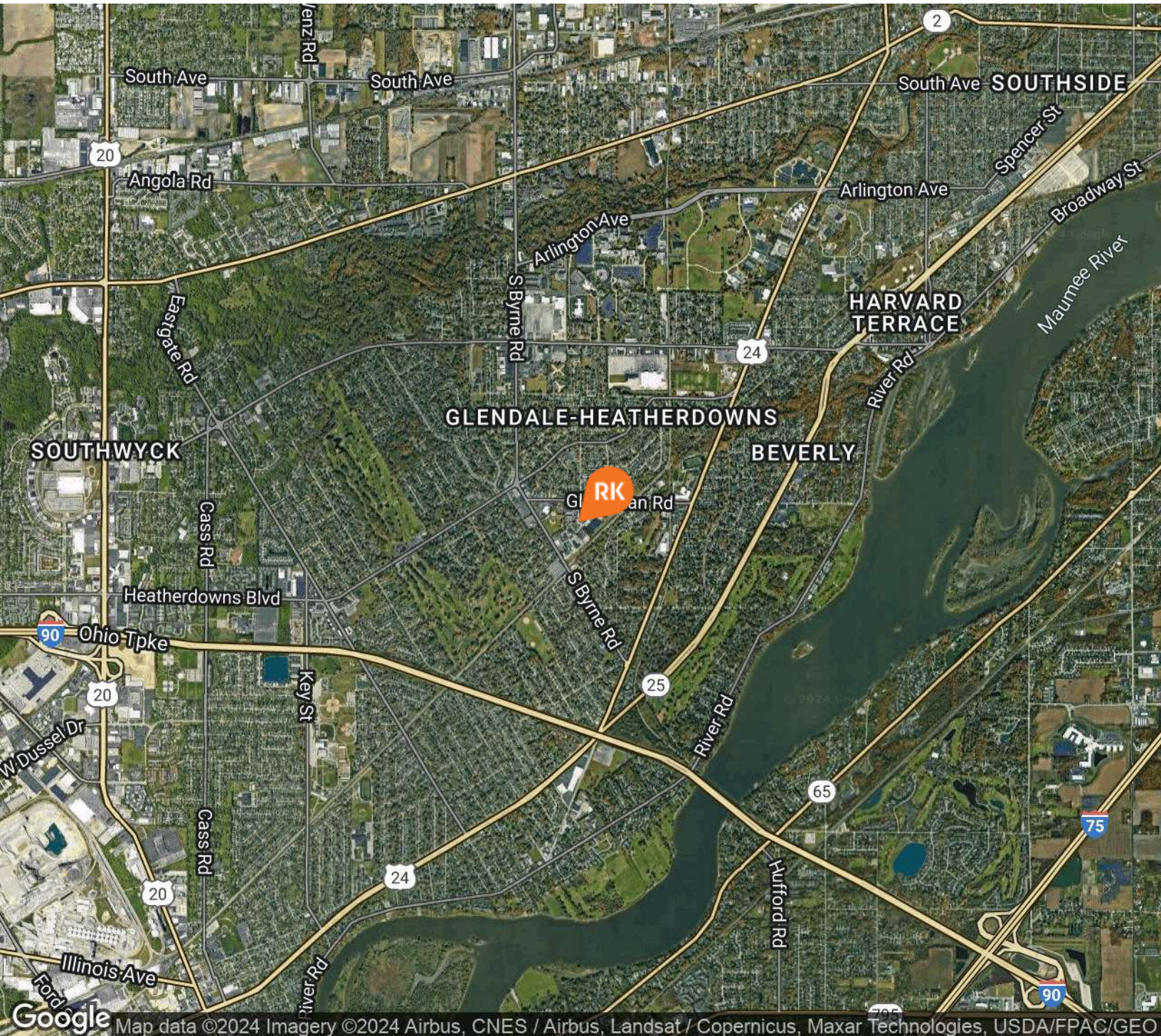
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