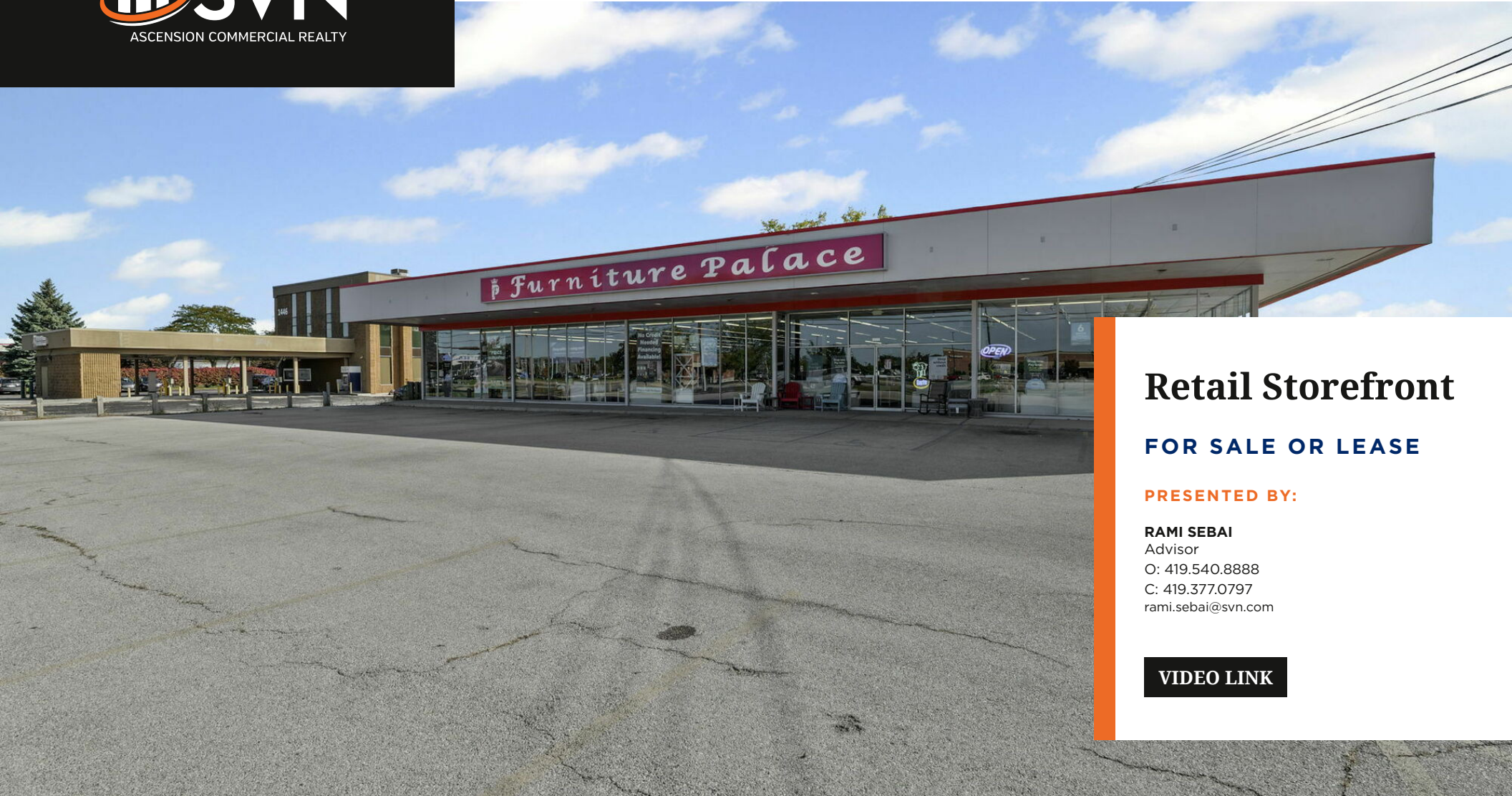




1436 Reynolds Rd



Retail Storefront

FOR SALE OR LEASE

PRESENTED BY:

RAMI SEBAI
Advisor
O: 419.540.8888
C: 419.377.0797
rami.sebai@svn.com

VIDEO LINK

PROPERTY SUMMARY

1436 REYNOLDS RD

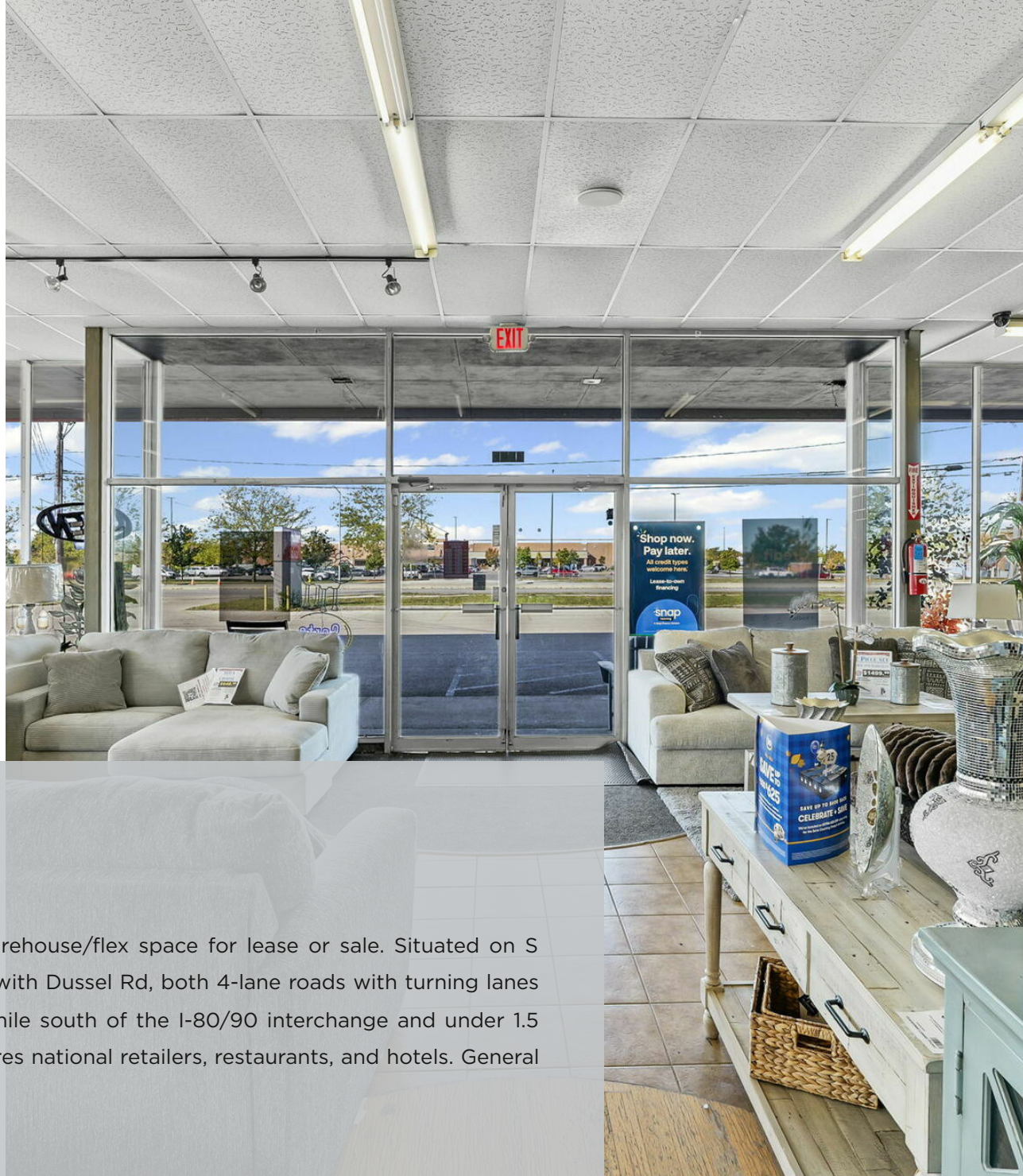
MAUMEE, OH 43537

OFFERING SUMMARY

SALE PRICE:	\$1,600,000
BUILDING SIZE:	17,594 SF
AVAILABLE SF:	17,594 SF
LOT SIZE:	1.55 Acres
PRICE / SF:	\$90.94

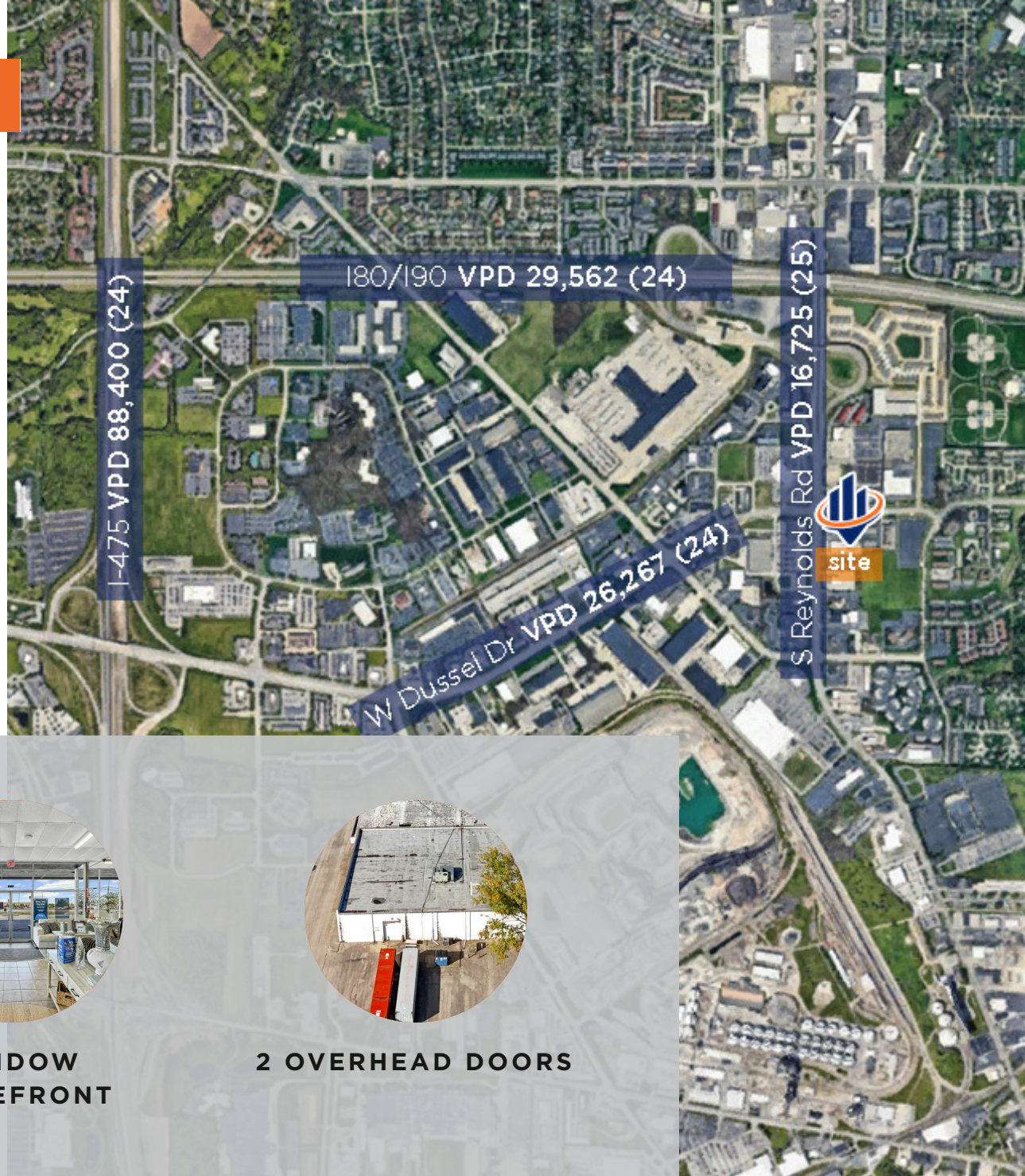
PROPERTY SUMMARY

17,594 SF standalone building with a showroom and warehouse/flex space for lease or sale. Situated on S Reynolds Rd and adjacent to the signalized intersection with Dussel Rd, both 4-lane roads with turning lanes and main Maumee/Holland thoroughfares. Located 1/4 mile south of the I-80/90 interchange and under 1.5 miles from the I-475 interchange. Surrounding area features national retailers, restaurants, and hotels. General Commercial zoning allow for a variety of uses.



PROPERTY HIGHLIGHTS

- Currently demised with showroom and warehouse/flex space (approx. 50/50)
- Excellent visibility with 150ft of frontage, and monument and fascia signage
- 25 parking spots with additional parking in the rear
- 2 ADA restrooms
- VPD's: S Reynolds Rd- 16,725 (25), W Dussel Dr- 26,267 (24) I80/I90- 29,562 (24) , I-475- 88,400 (24)



LARGE SHOWROOM



**WINDOW
STOREFRONT**



2 OVERHEAD DOORS

PROPERTY DETAILS

SALE PRICE

\$1,600,000

LEASE RATE

\$10.00 SF/YR

LOCATION INFORMATION

STREET ADDRESS	1436 Reynolds Rd
CITY, STATE, ZIP	Maumee, OH 43537
COUNTY	Lucas
MARKET	Maumee/Holland
CROSS-STREETS	Dussel Drive

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	C-2 General Commercial
LOT SIZE	1.55 Acres
APN #	36-00304
LOT FRONTAGE	150 ft
LOT DEPTH	440 ft

BUILDING INFORMATION

BUILDING SIZE	17,594 SF
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1975
FRAMING	Steel Joist
ROOF	Rubber
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Drywall
CEILINGS	Suspended
FLOOR COVERINGS	Vinyl Tile & Carpet
EXTERIOR WALLS	Block
DELIVERY AREA	Rear
OVERHEAD DOORS	1: 7ft x 9.5ft 1: 10ft x 14ft
RESTROOMS	2, ADA
HVAC	Central Air, GFA
ELECTRIC	400 Amp/3 Phase

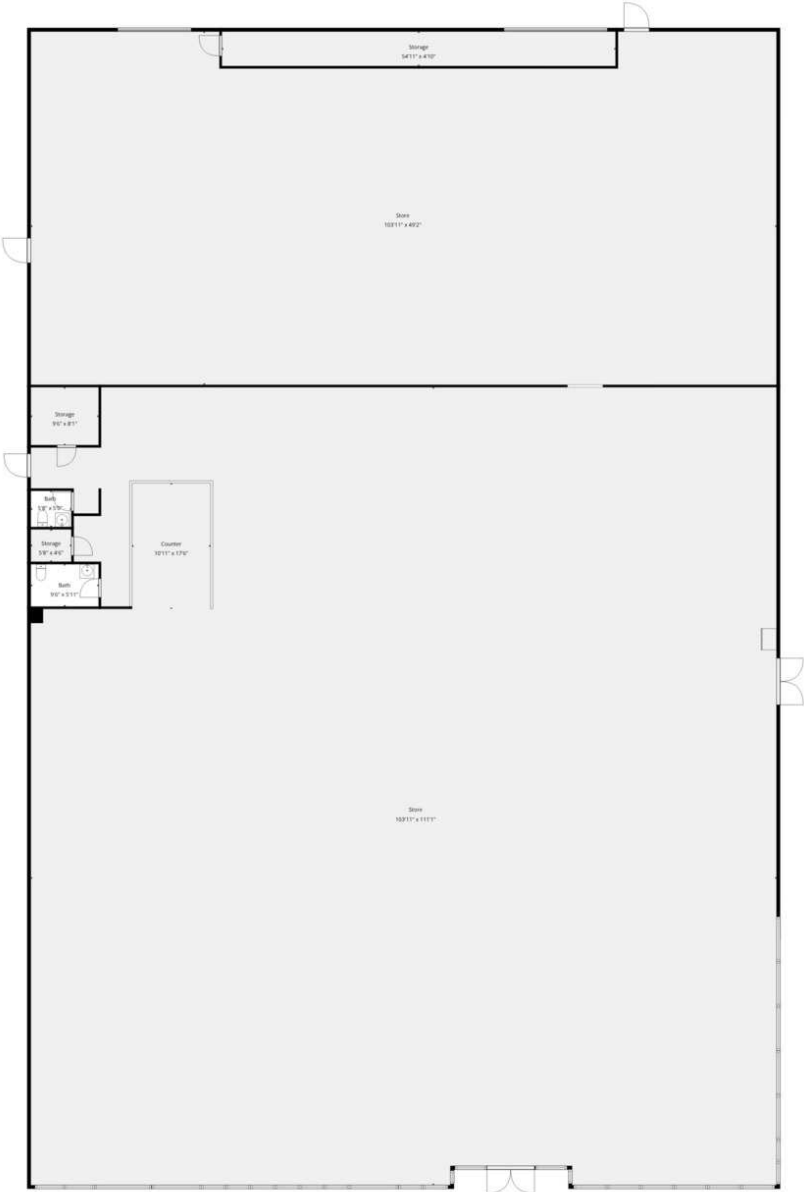
INTERIOR PHOTOS



EXTERIOR PHOTOS



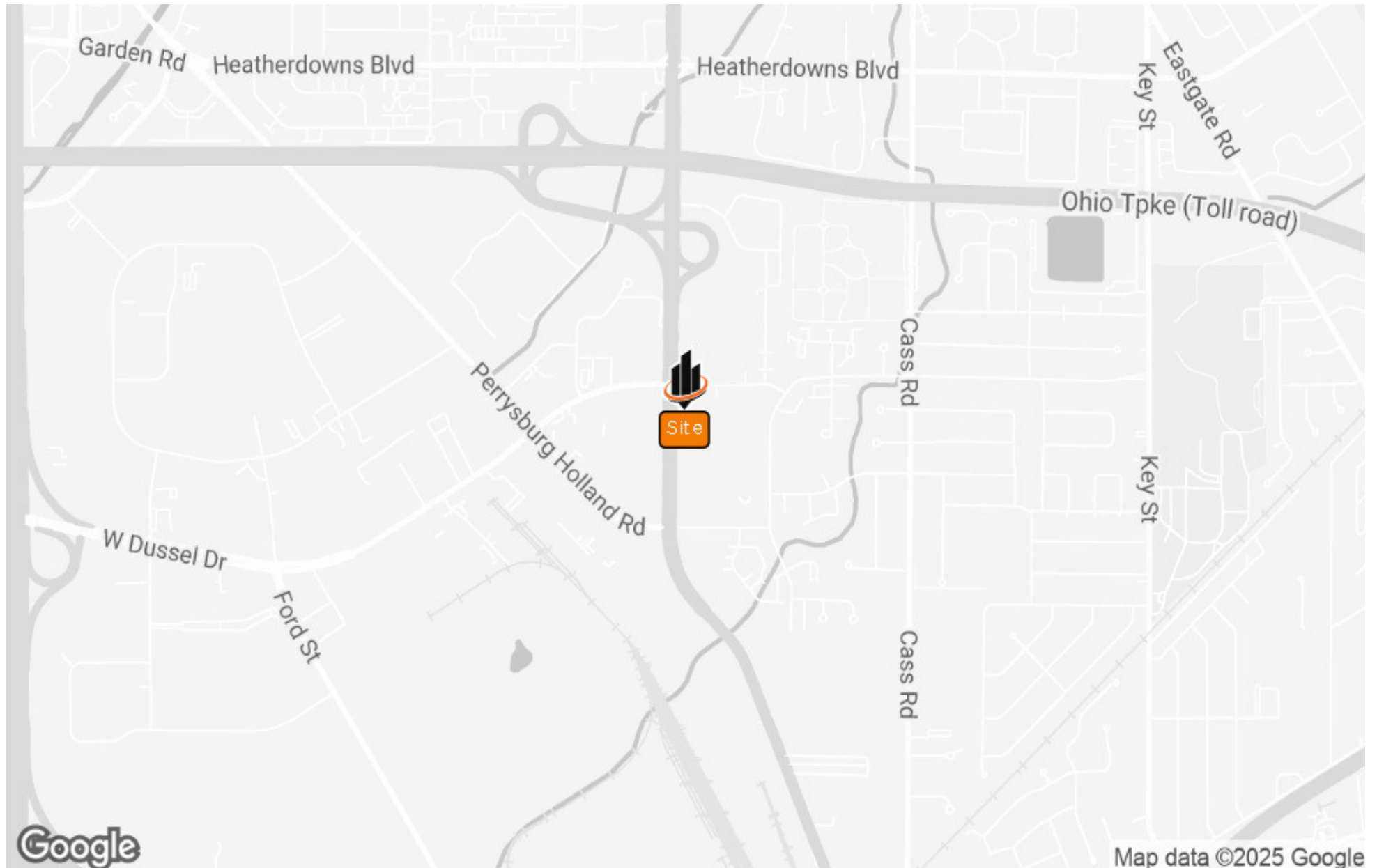
FLOOR PLANS



RETAILER MAP



LOCATION MAP

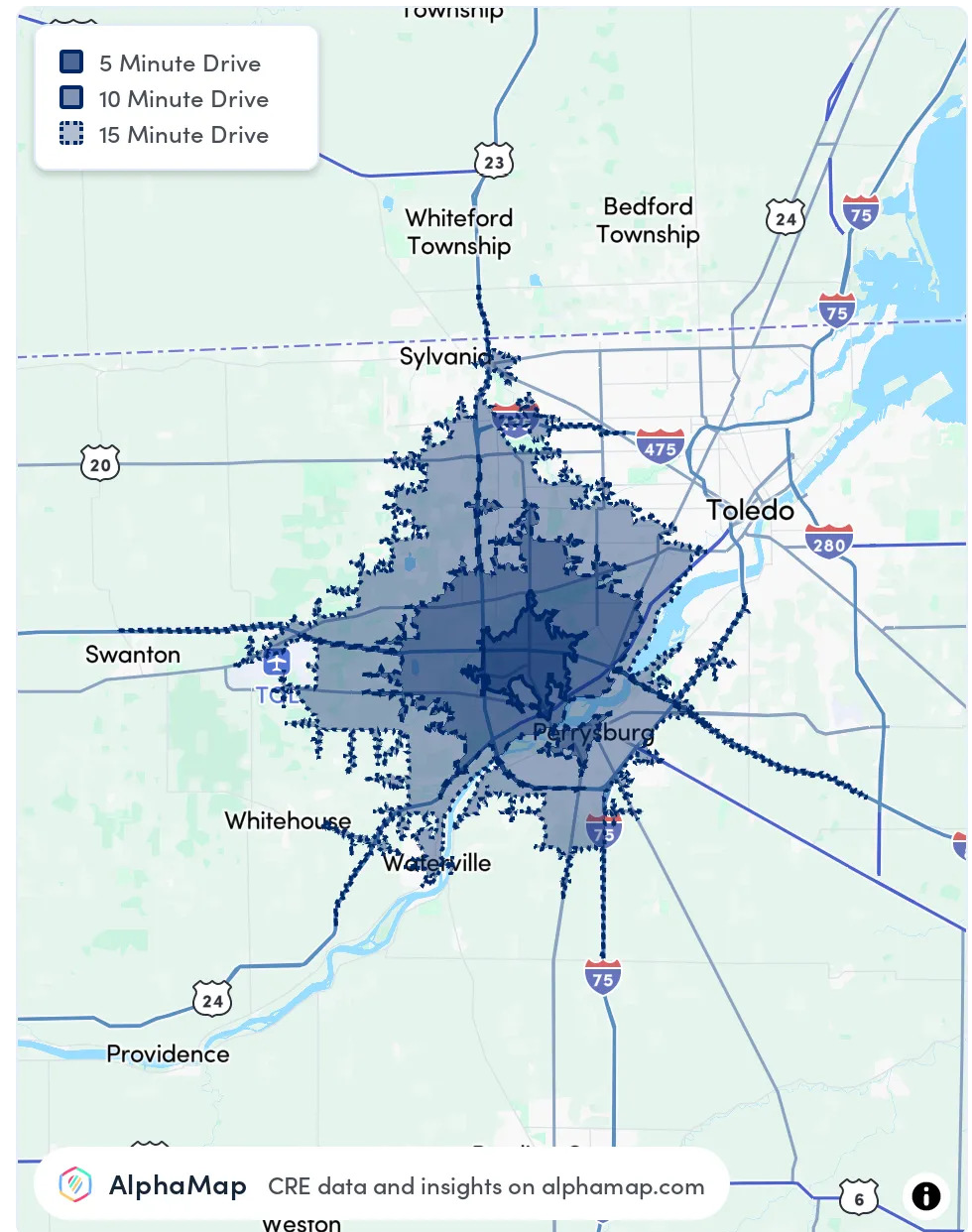


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	14,525	70,726	178,613
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	43	44	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	7,244	32,115	77,677
PERSONS PER HH	2	2.2	2.3
AVERAGE HH INCOME	\$74,782	\$85,172	\$94,871
AVERAGE HOUSE VALUE	\$189,072	\$203,880	\$222,849
PER CAPITA INCOME	\$37,391	\$38,714	\$41,248

Map and demographics data derived from AlphaMap





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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