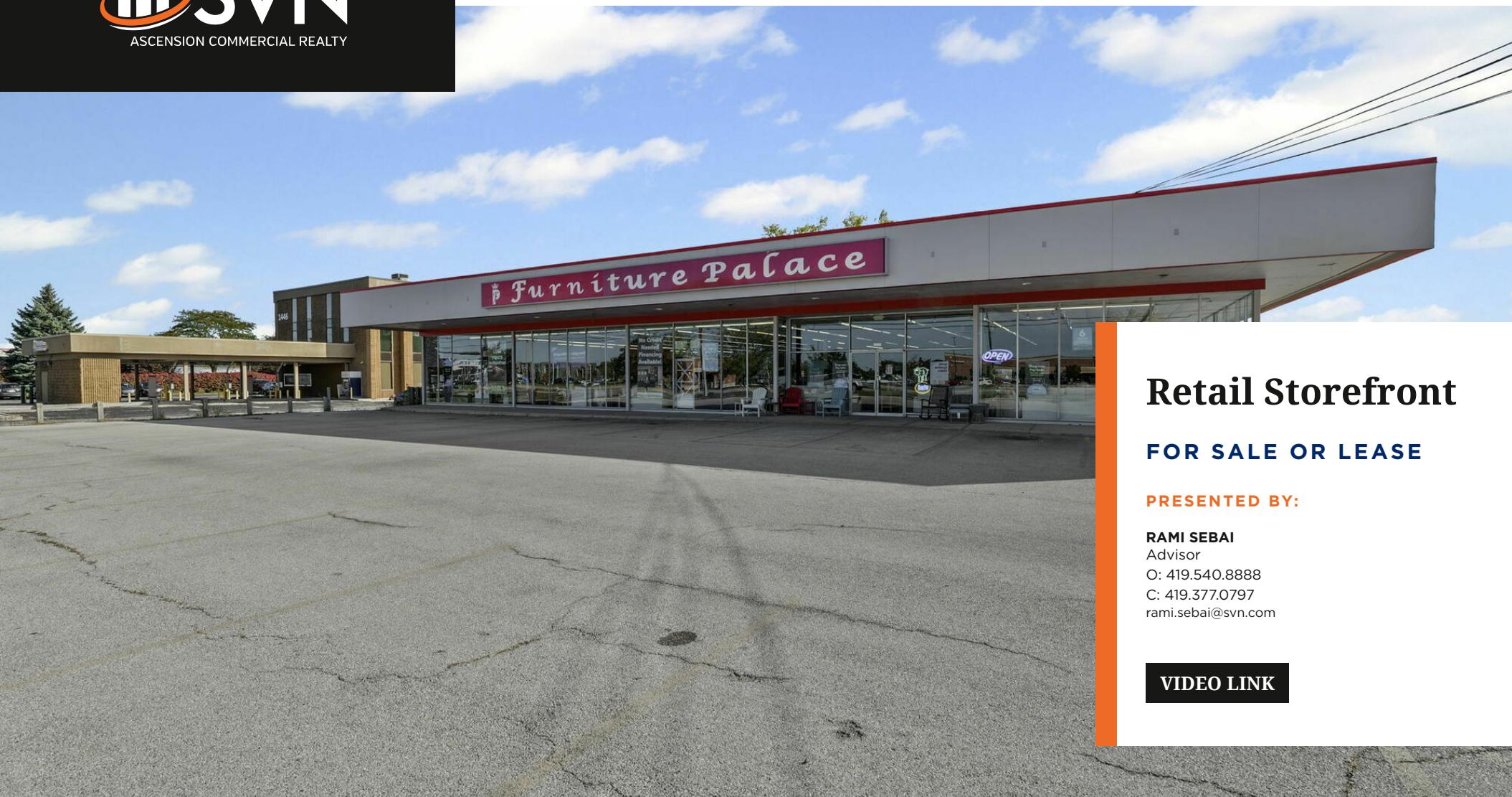




# 1436 Reynolds Rd



## 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

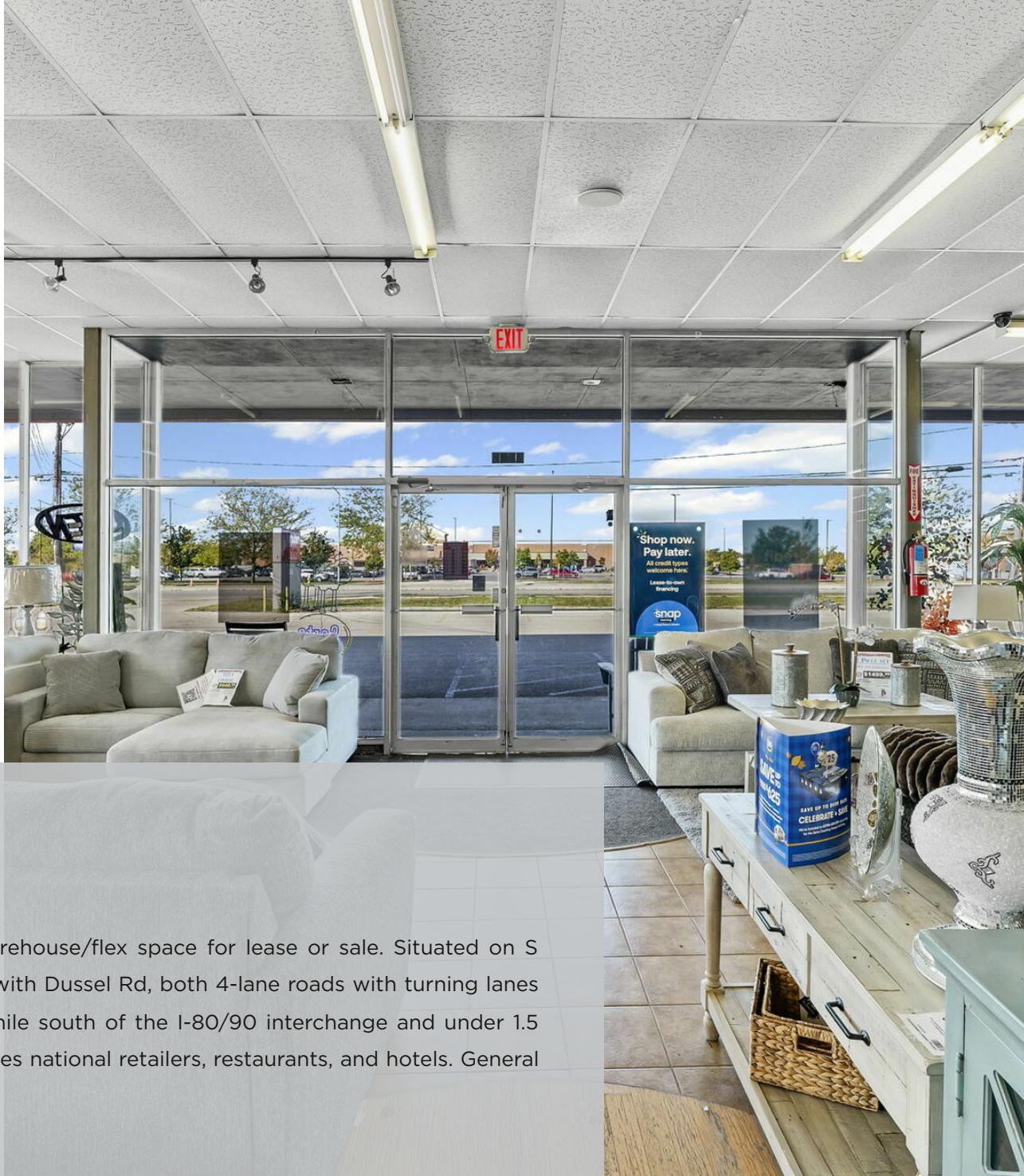
MAUMEE, OH 43537

#### 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



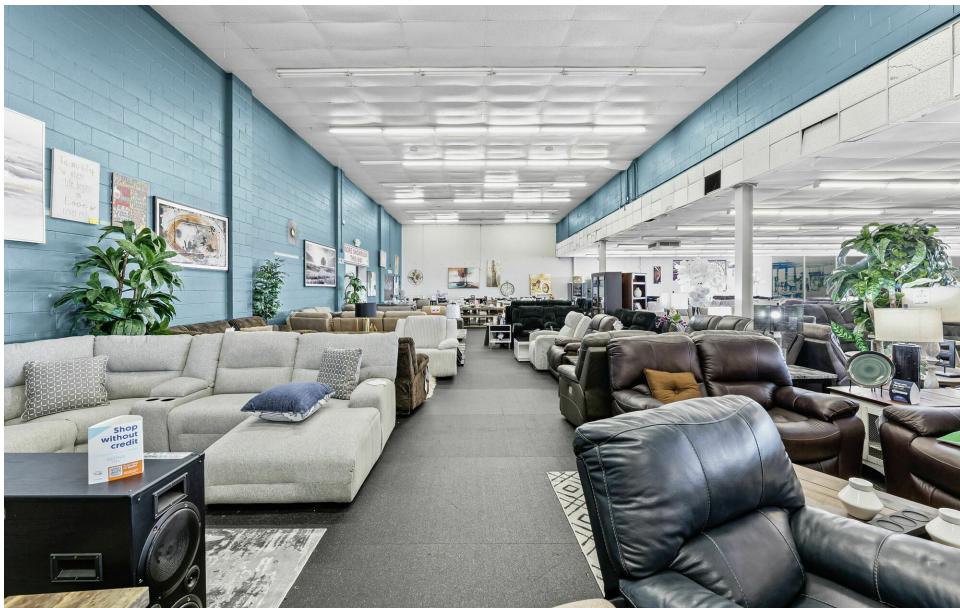
2 OVERHEAD DOORS



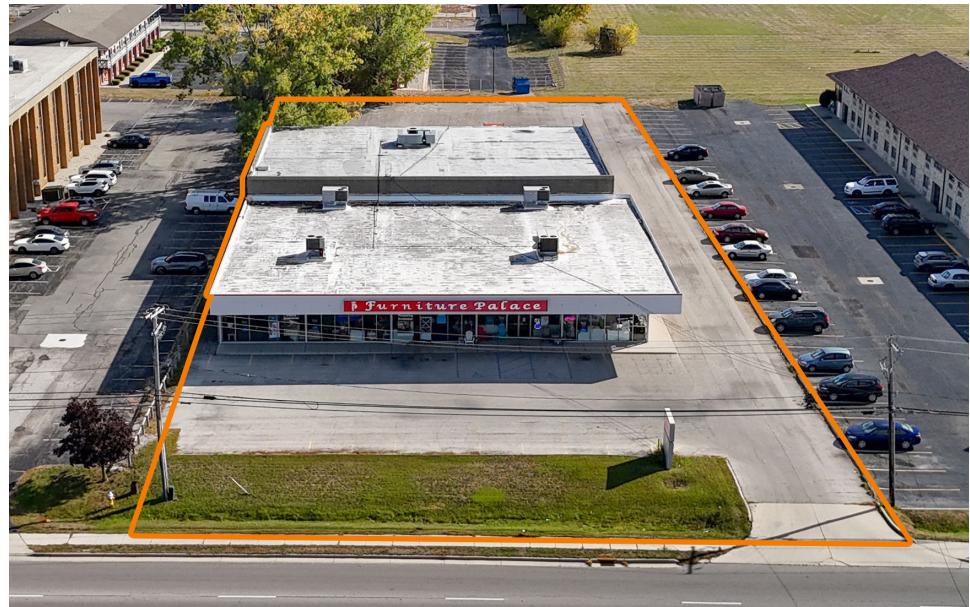
## PROPERTY DETAILS

SALE PRICE	\$1,600,000	BUILDING INFORMATION
LEASE RATE	\$10.00 SF/YR	BUILDING SIZE 17,594 SF
LOCATION INFORMATION		TENANCY Single
STREET ADDRESS	1436 Reynolds Rd	NUMBER OF FLOORS 1
CITY, STATE, ZIP	Maumee, OH 43537	YEAR BUILT 1975
COUNTY	Lucas	FRAMING Steel Joist
MARKET	Maumee/Holland	ROOF Rubber
CROSS-STREETS	Dussel Drive	FREE STANDING Yes
PROPERTY INFORMATION		NUMBER OF BUILDINGS 1
PROPERTY TYPE	Retail	WALLS Drywall
PROPERTY SUBTYPE	Street Retail	CEILINGS Suspended
ZONING	C-2 General Commercial	FLOOR COVERINGS Vinyl Tile & Carpet
LOT SIZE	1.55 Acres	EXTERIOR WALLS Block
APN #	36-00304	DELIVERY AREA Rear
LOT FRONTAGE	150 ft	OVERHEAD DOORS 1: 7ft x 9.5ft 1: 10ft x 14ft
LOT DEPTH	440 ft	RESTROOMS 2, ADA
		HVAC Central Air, GFA
		ELECTRIC 400 Amp/3 Phase

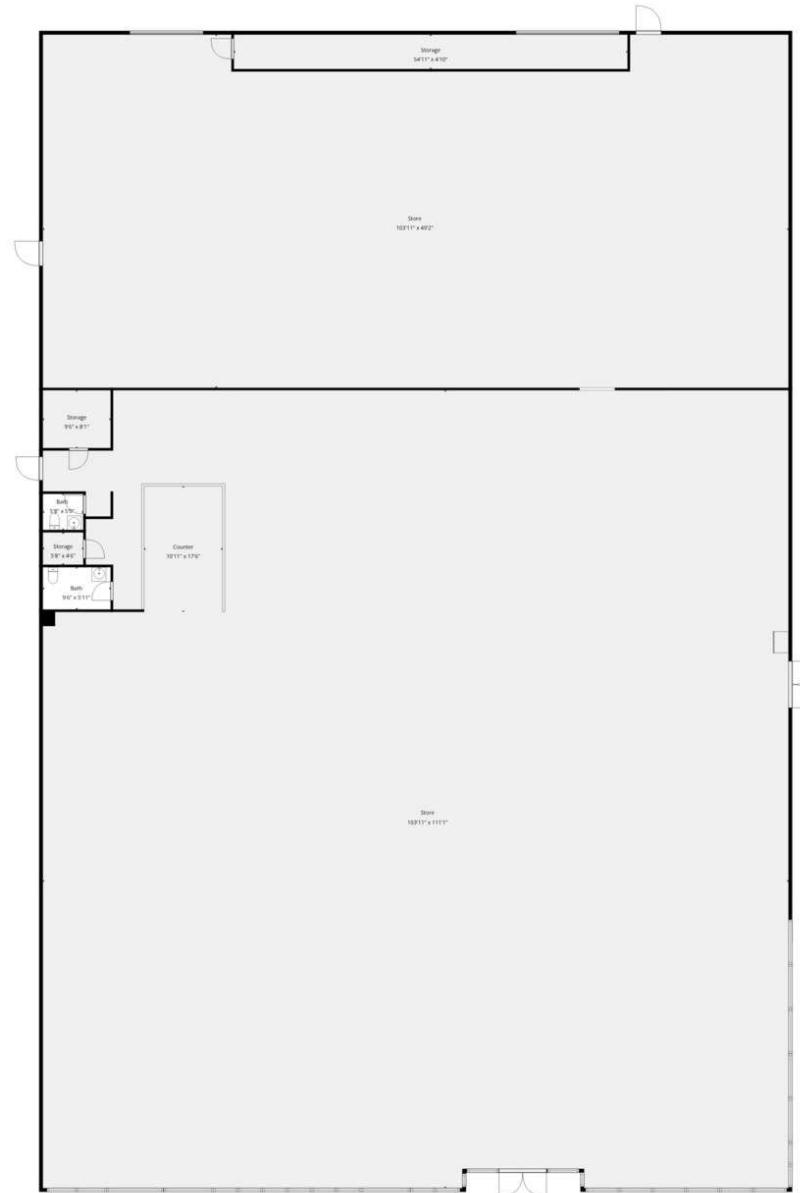
## INTERIOR PHOTOS



## EXTERIOR PHOTOS



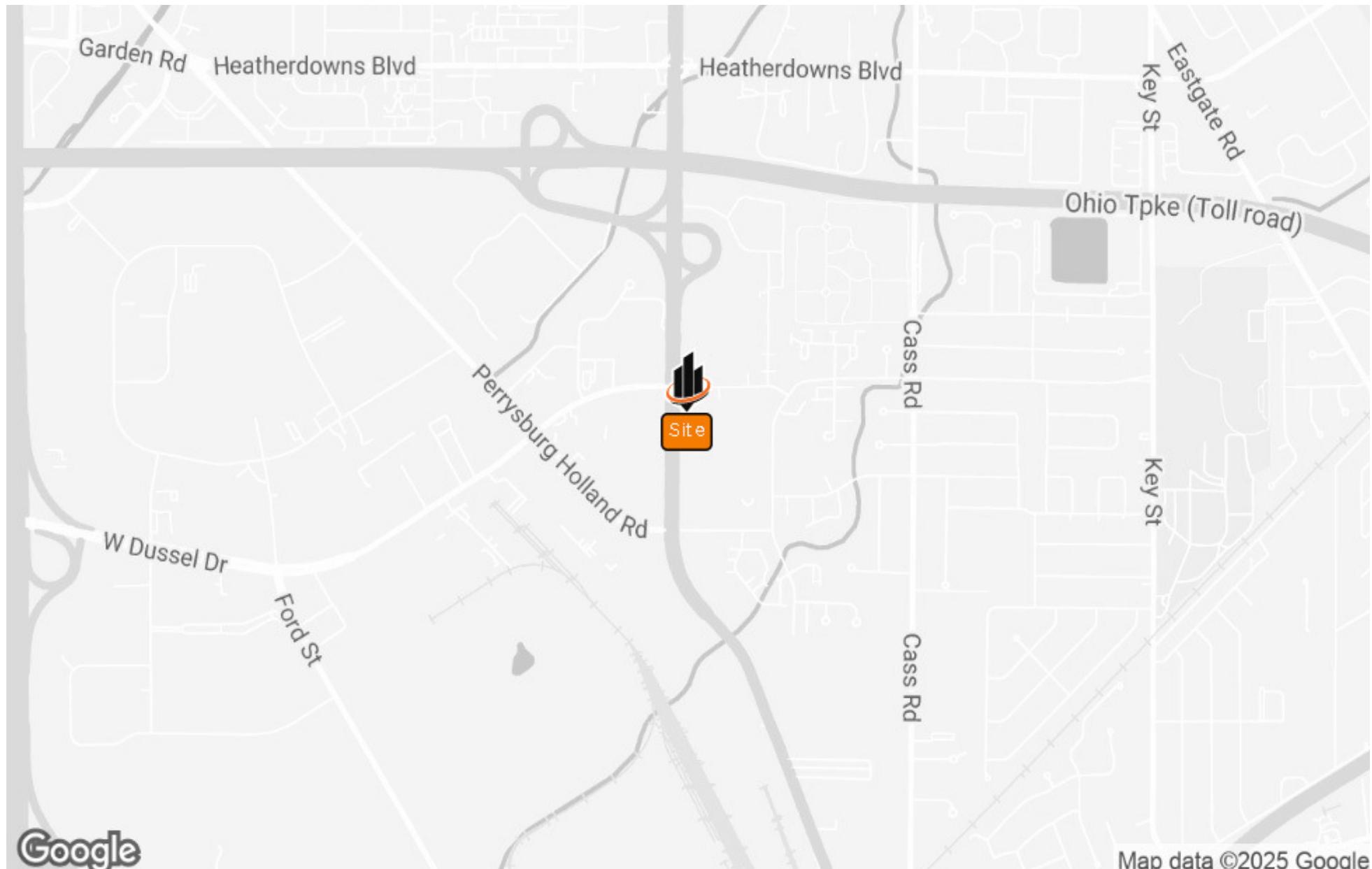
## FLOOR PLANS



# RETAILER MAP



## LOCATION MAP



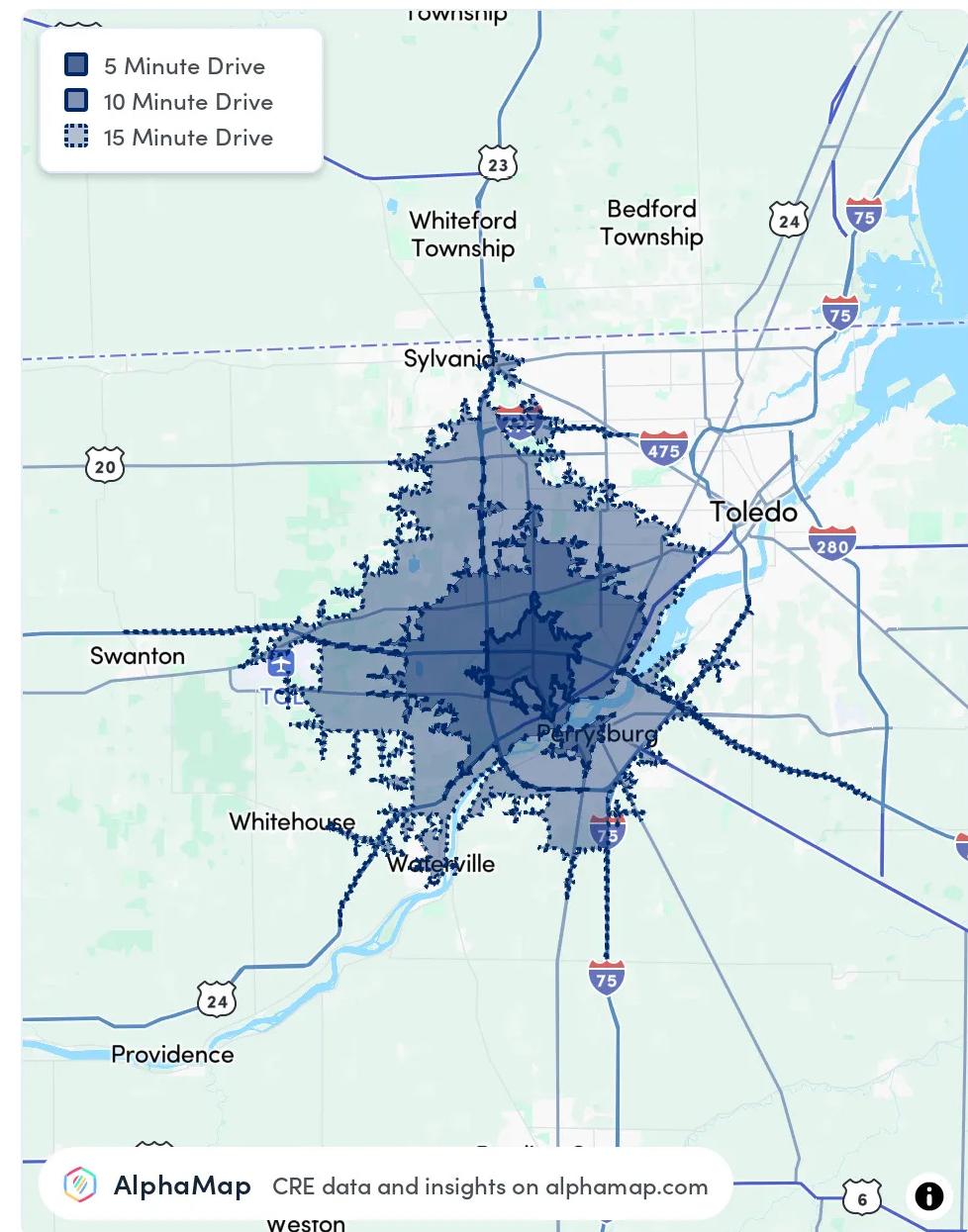
## AREA ANALYTICS

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

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

Map and demographics data derived from AlphaMap





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# Collective Strength, Accelerated Growth

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TOLEDO, OH 43064



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