



803 S Byrne Rd

Retail Suite

FOR LEASE

PRESENTED BY:

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PROPERTY SUMMARY

803 S BYRNE RD

TOLEDO, OH 43609

OFFERING SUMMARY

LEASE RATE:	\$1,200.00 SF/yr (Gross)
BUILDING SIZE:	4,301 SF
AVAILABLE SF:	921 SF
LOT SIZE:	43,883 SF
ZONING	10-CR
APN #	20-96025

PROPERTY SUMMARY

921 SF of retail space available for lease adjacent to an S&G gas station storefront. Centrally located in South Toledo, in close proximity to major retail, with a strong mix of restaurants, offices, and service businesses. Less than 1 mile from University of Toledo Medical campus and Swan Creek Preserve Metropark. Situated on a 4-lane road with turning lane, just 300ft from the signalized Airport Highway/Byrne Rd intersection.



PROPERTY HIGHLIGHTS

- Current configuration: showroom, rear storage/office area, and 1 ADA restroom
- Excellent visibility with 200ft of frontage with fascia and pylon signage
- Easy access with 2 curb cuts along S Byrne Rd
- 5 dedicated parking spots on site
- VPD's: Airport Hwy-18,861 (24), S Byrne Rd-20,573 (24)



LARGE SHOWROOM



**ADJACENT TO S/G
STOREFRONT**



**5 DEDICATED
PARKING SPOTS**

PROPERTY DETAILS

LEASE RATE

\$1,200.00 SF/YR

LOCATION INFORMATION

STREET ADDRESS 803 S Byrne Rd

CITY, STATE, ZIP Toledo, OH 43609

COUNTY Lucas

PROPERTY INFORMATION

PROPERTY TYPE Office

PROPERTY SUBTYPE Office Building

ZONING 10-CR

LOT SIZE 43,883 SF

APN # 20-96025

BUILDING INFORMATION

BUILDING SIZE 4,301 SF

AVAILABLE SF 921 SF

TENANCY Multiple

CEILING HEIGHT 11 ft

NUMBER OF FLOORS 1

YEAR BUILT 2007

ROOF Asphalt shingle

NUMBER OF BUILDINGS 1

WALLS Drywall

CEILINGS Suspended

FLOOR COVERINGS Polished Concrete

LIGHTING 2'x4' Drop In Fluorescent

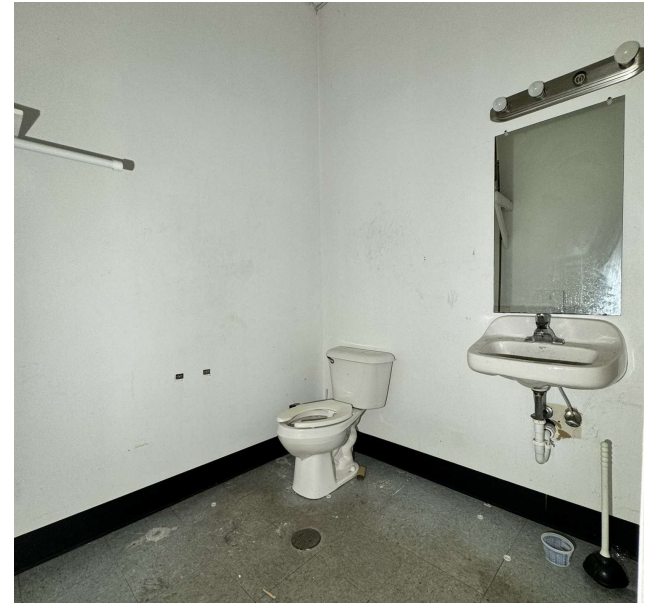
EXTERIOR WALLS Brick

POWER 200 Amp

HVAC GFA

PARKING SPOTS 5 Dedicated Spots

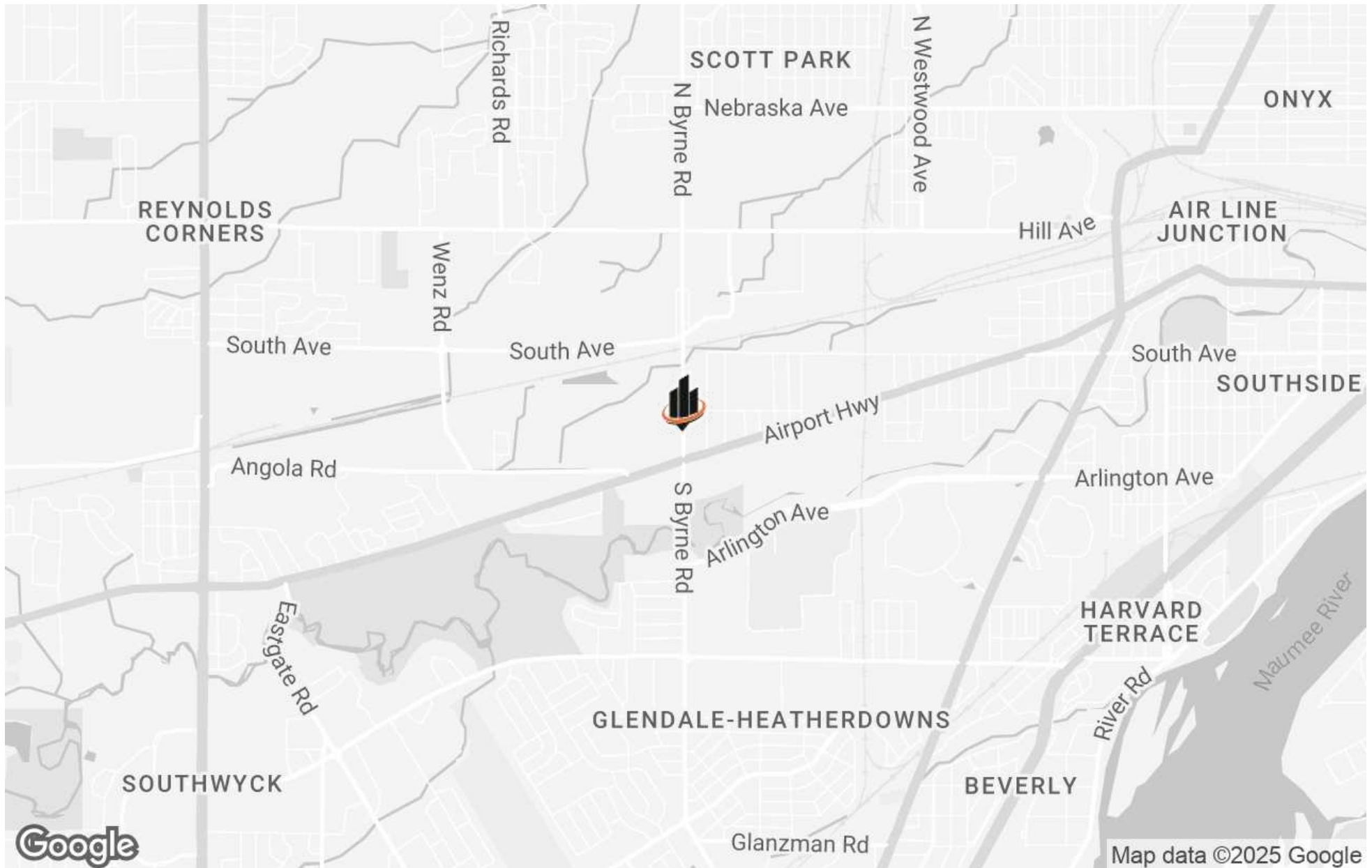
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

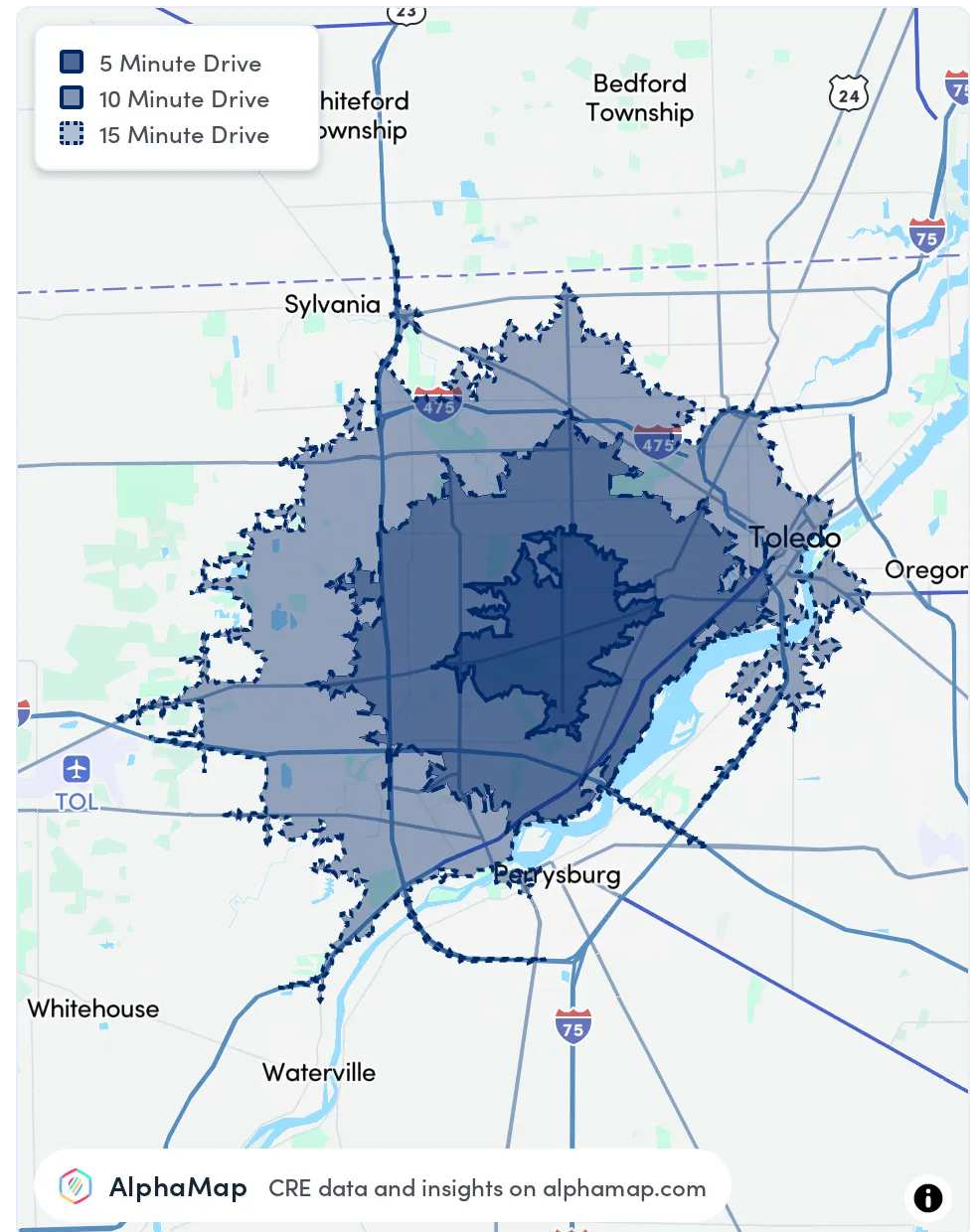


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	23,040	118,343	235,764
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	40	41	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	10,657	52,261	103,965
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$51,198	\$71,308	\$78,626
AVERAGE HOUSE VALUE	\$136,004	\$155,971	\$177,546
PER CAPITA INCOME	\$23,271	\$31,003	\$34,185

Map and demographics data derived from AlphaMap



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