

1121 N. REYNOLDS ROAD  
TOLEDO, OH 43615

RETAIL FOR SALE OR LEASE  
9,600 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$687,000
Lease Rate:	\$8.00/SF NNN
Space Available for Lease:	9,600 square feet
Building Size:	9,600 square feet
Number of Stories:	One
Year Constructed:	1961
Condition:	Fair
Closest Cross Street:	Dorr Street
Acreage:	0.572 acres
Land Dimensions:	125' x 255'
County:	Lucas
Zoning:	CR – Regional Commercial
Parking:	23 spaces
Curb Cuts:	Two
Street:	4 lane with center turn



\*all building specs per Lucas County Auditor

For more information, please contact:

**JOE FRANCIS**  
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**NICHOLAS COOPER**  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 1121 N. Reynolds Road, Toledo, OH 43615

## Retail For Sale or Lease

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### BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Vinyl tile
Ceiling Height:	9' to drop
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	Two
Sprinklers	No
Elevator:	No
Signage:	Facia & pylon

### Comments:

- 9,600 square foot retail space with demised storage.
- Newer EDPM roof in 2019.
- Truck delivery space in rear.
- Located near Reynolds/Dorr intersection.
- Good visibility with easy access.

### LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	CAM, insurance, RE taxes, utilities

### BUILDING INFORMATION

Current Tenant:	Family Dollar (Dark)
Occupancy Date:	Negotiable – current lease expires 12/31/26
Sign on Property:	Yes
Key Available:	Contact agents

### 2026 REAL ESTATE TAXES

Parcel Number:	20-17251
Assessor Number:	05511033
Total Taxes:	\$12,224.40

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,172	\$56,714
3 MILE	71,401	\$73,935
5 MILE	209,817	\$73,262

### TRAFFIC COUNTS (TWO-WAY)

REYNOLDS ROAD	19,512 (2025)
DORR STREET	19,020 (2025)

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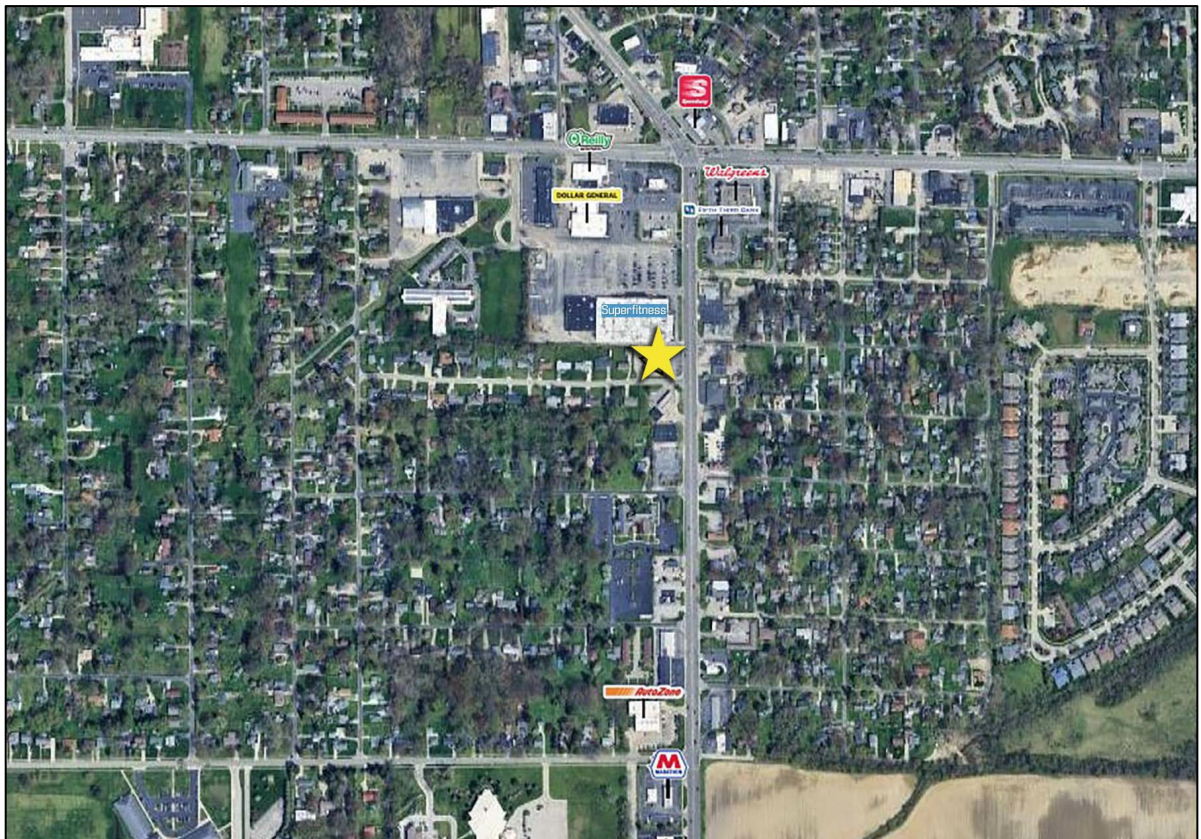
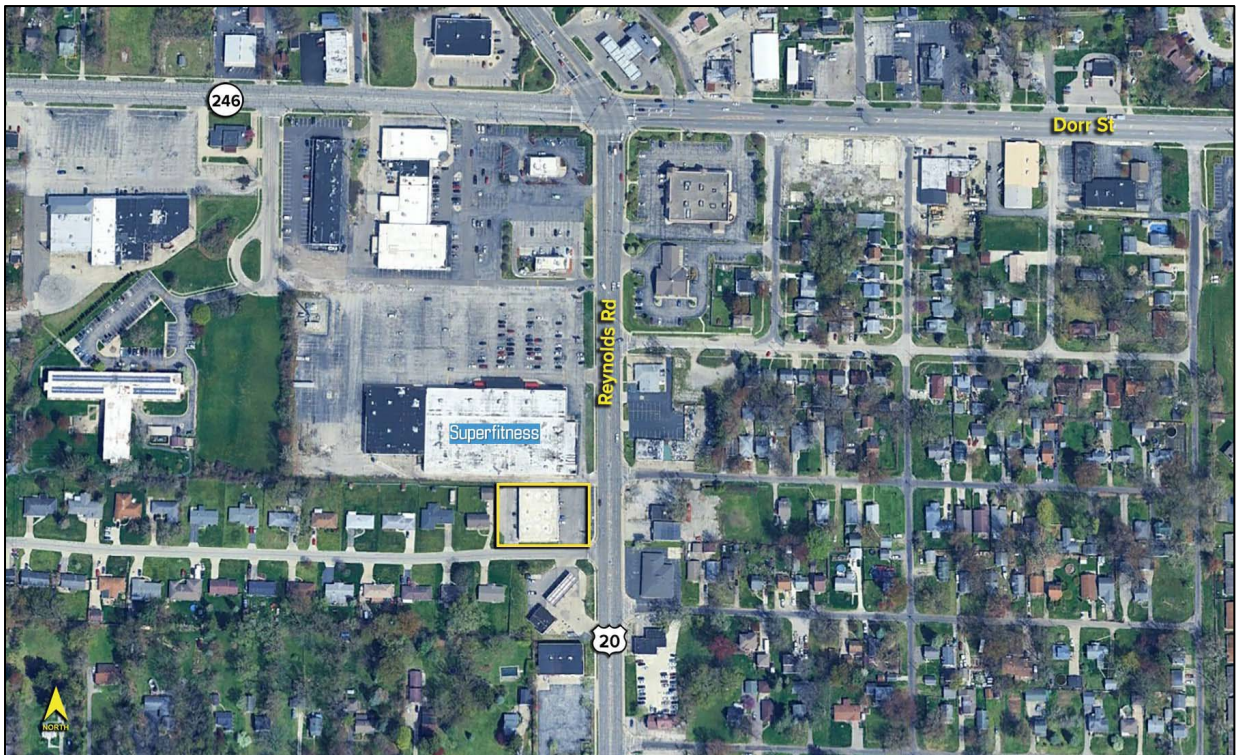
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