



1436 Reynolds Rd

IMPROVED PRICING



Retail Storefront

FOR SALE OR LEASE

VIDEO LINK

PROPERTY SUMMARY

1436 REYNOLDS RD

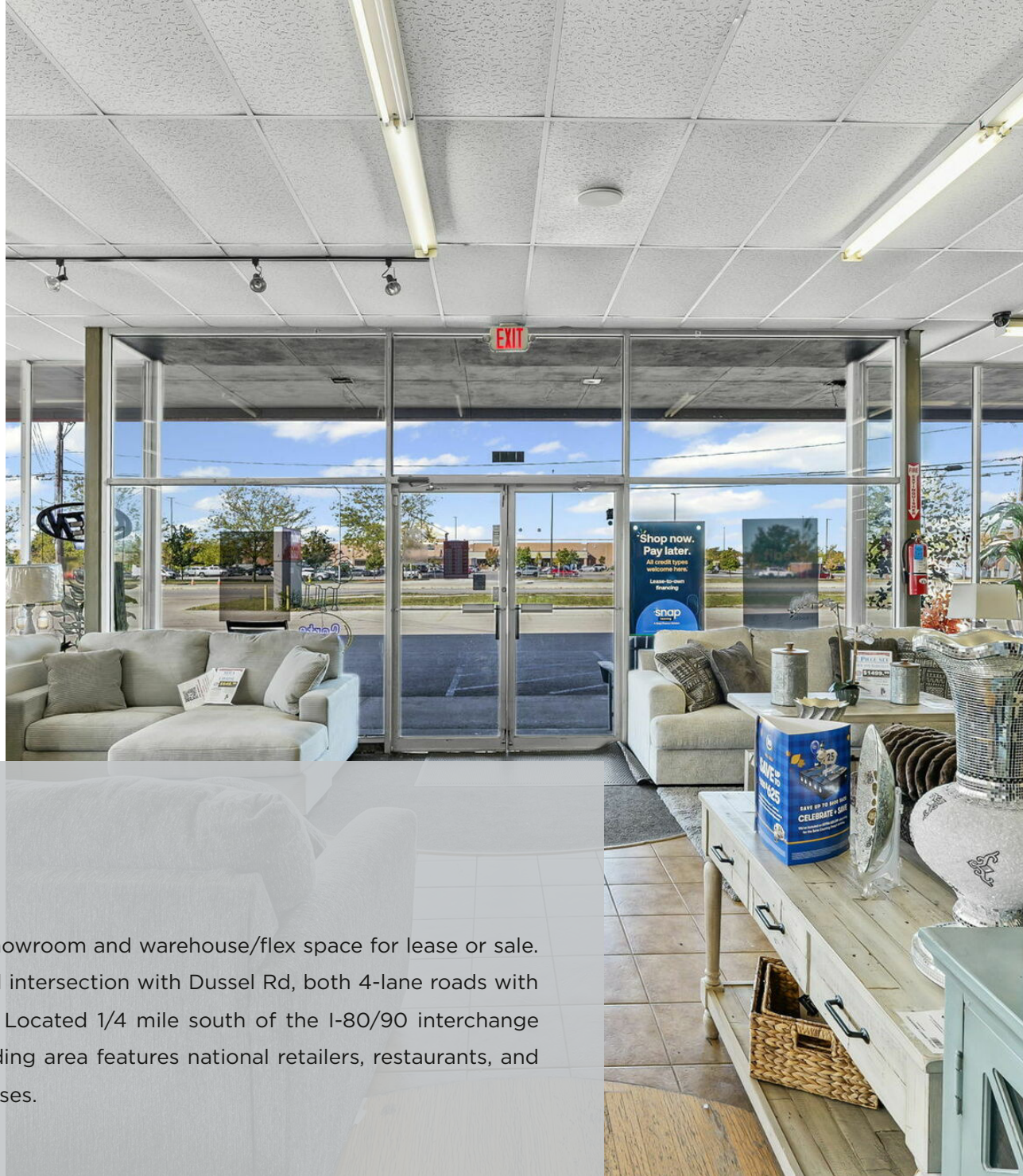
MAUMEE, OH 43537

OFFERING SUMMARY

SALE PRICE:	\$1,400,000
BUILDING SIZE:	17,594 SF
AVAILABLE SF:	17,594 SF
LOT SIZE:	1.55 Acres
PRICE / SF:	\$79.57

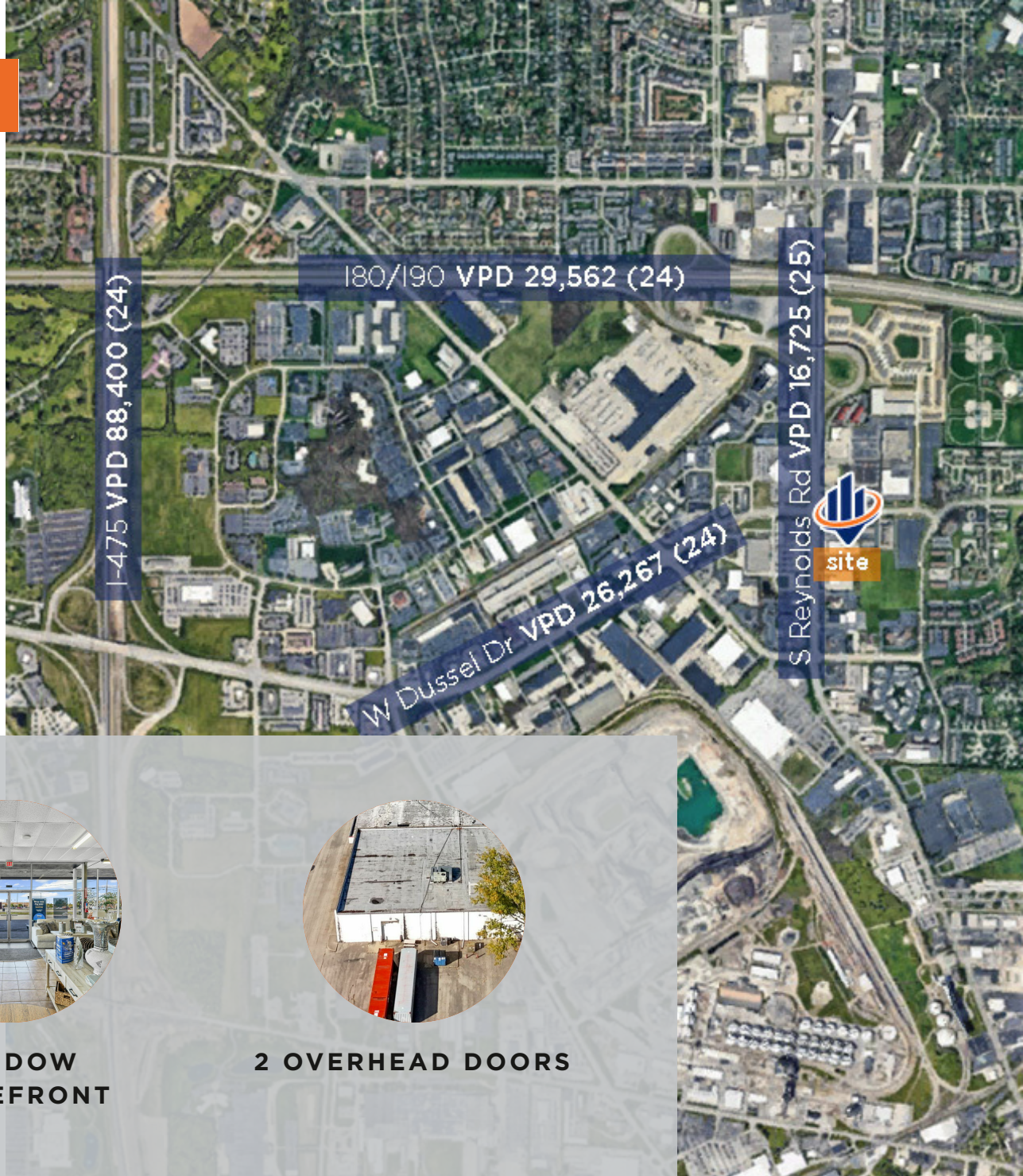
PROPERTY SUMMARY

Improved Pricing! 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

\$1,400,000

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

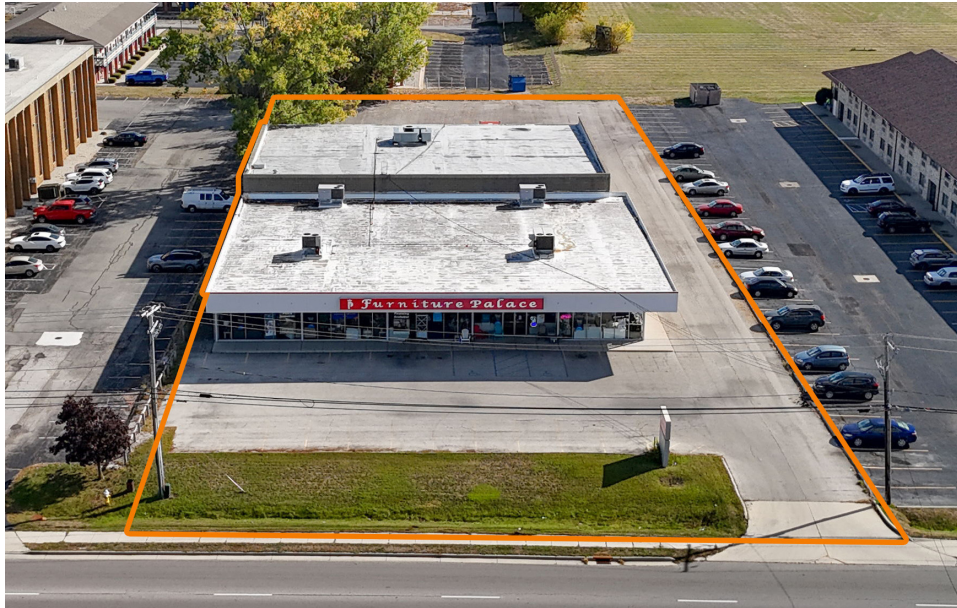
BUILDING INFORMATION

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

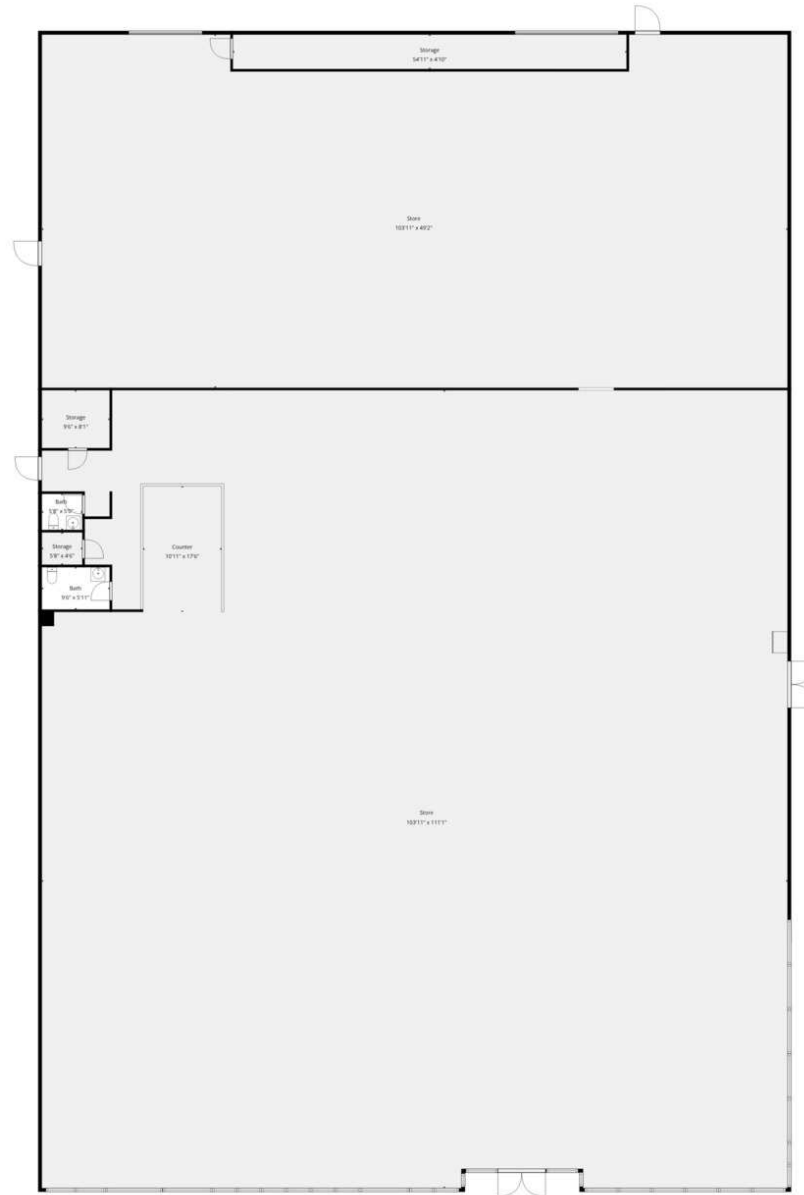
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLANS

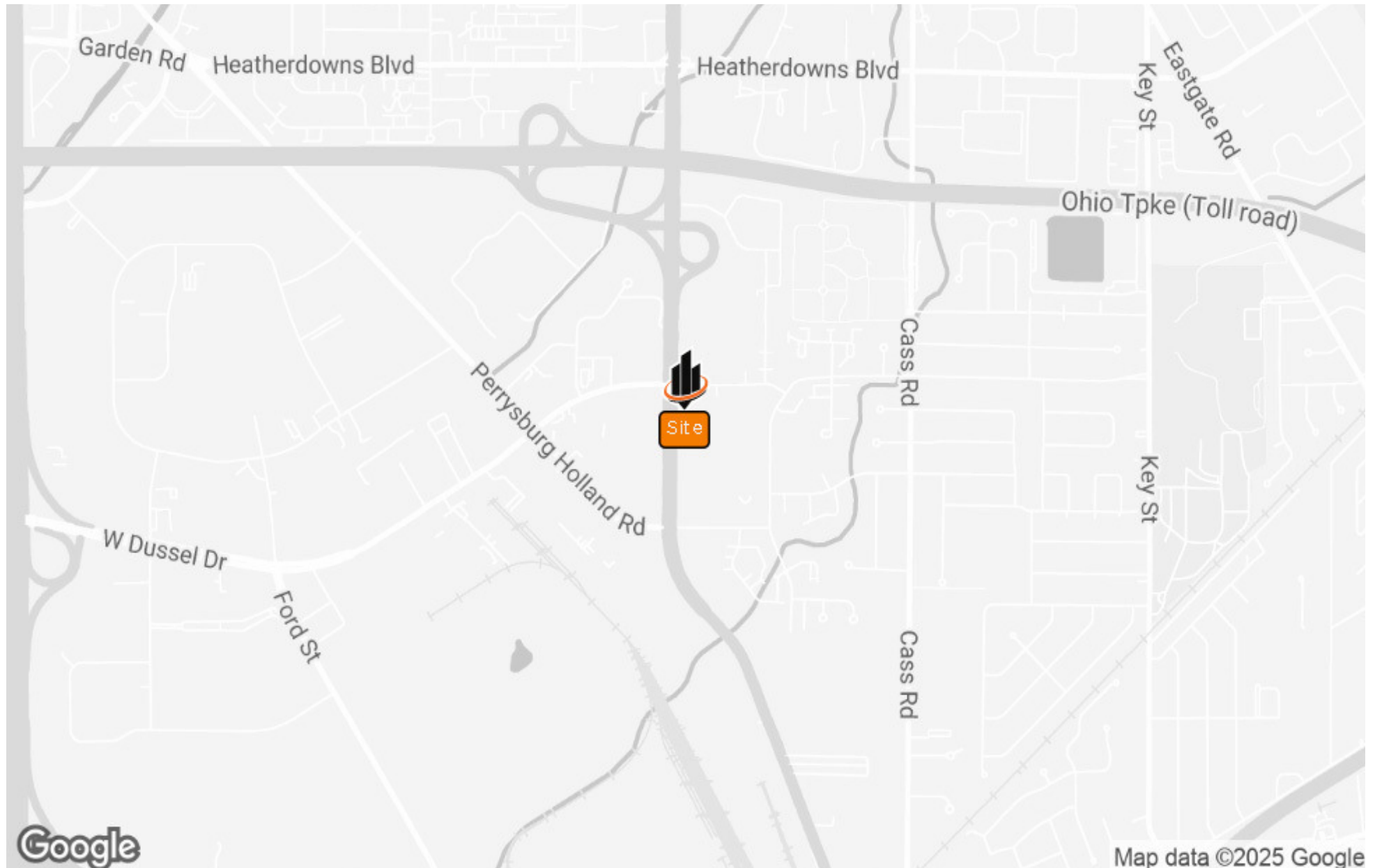


RETAILER MAP



Map data
© 2026
Google

LOCATION MAP

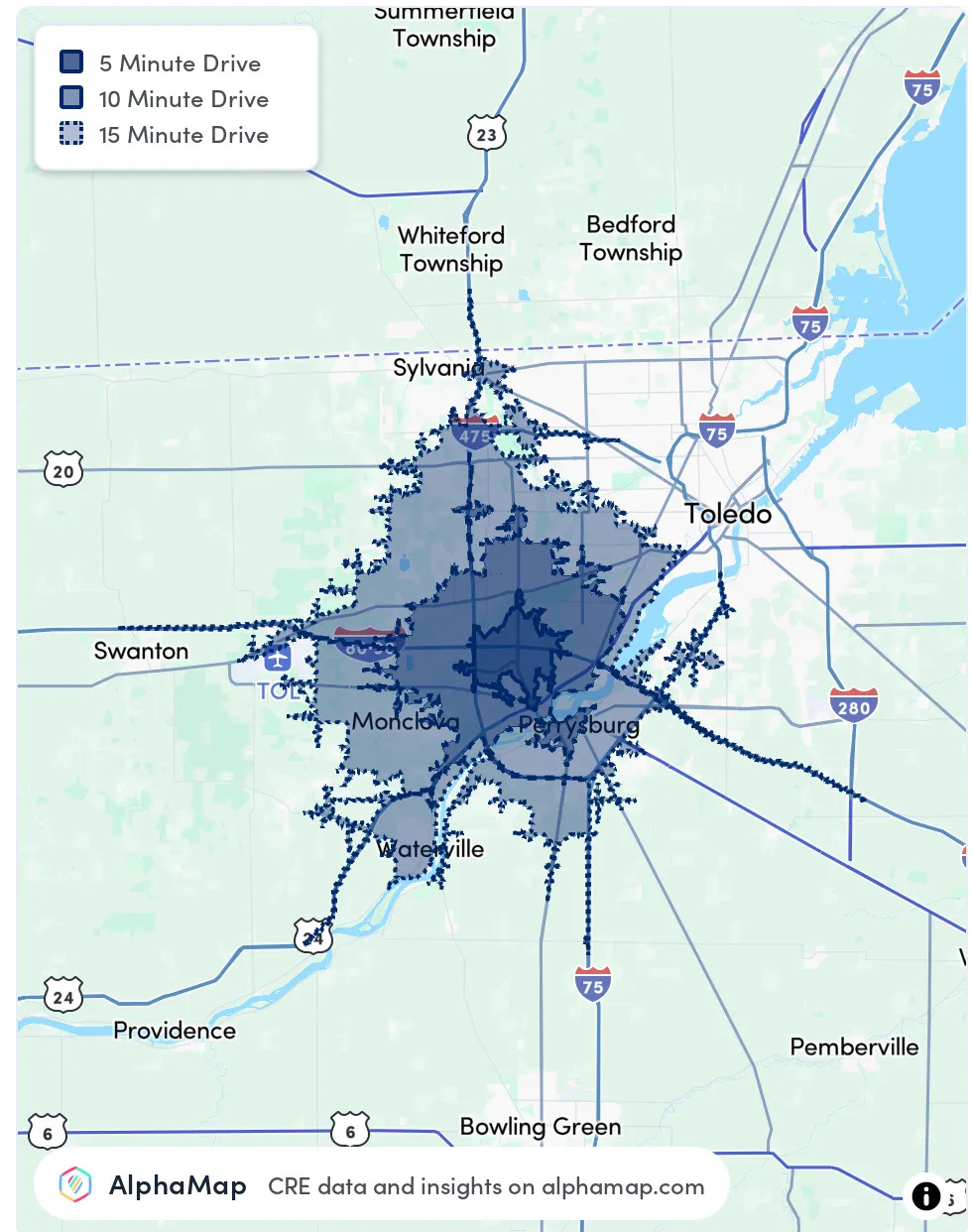


AREA ANALYTICS

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



IMPROVED PRICE



Collective Strength, Accelerated Growth

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SUITE 064
TOLEDO, OH 43064



SVN-ACRE.COM