



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



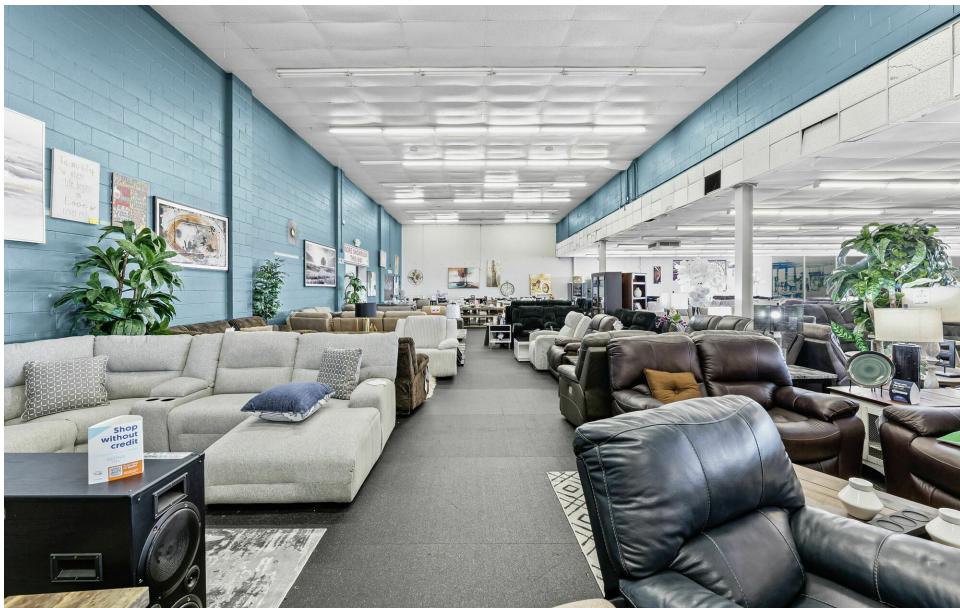
2 OVERHEAD DOORS



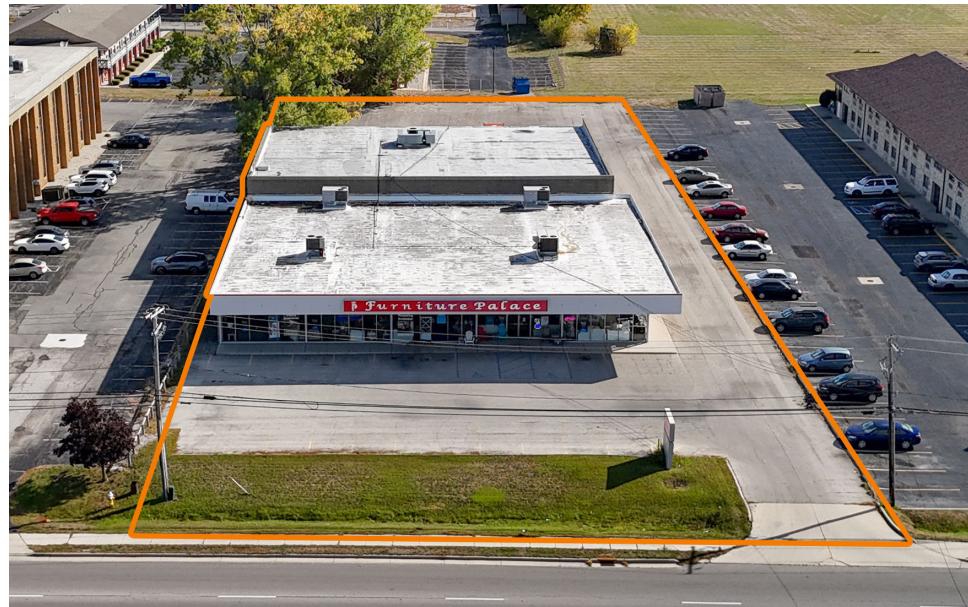
PROPERTY DETAILS

| | | |
|----------------------|------------------------|--|
| SALE PRICE | \$1,400,000 | 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 |

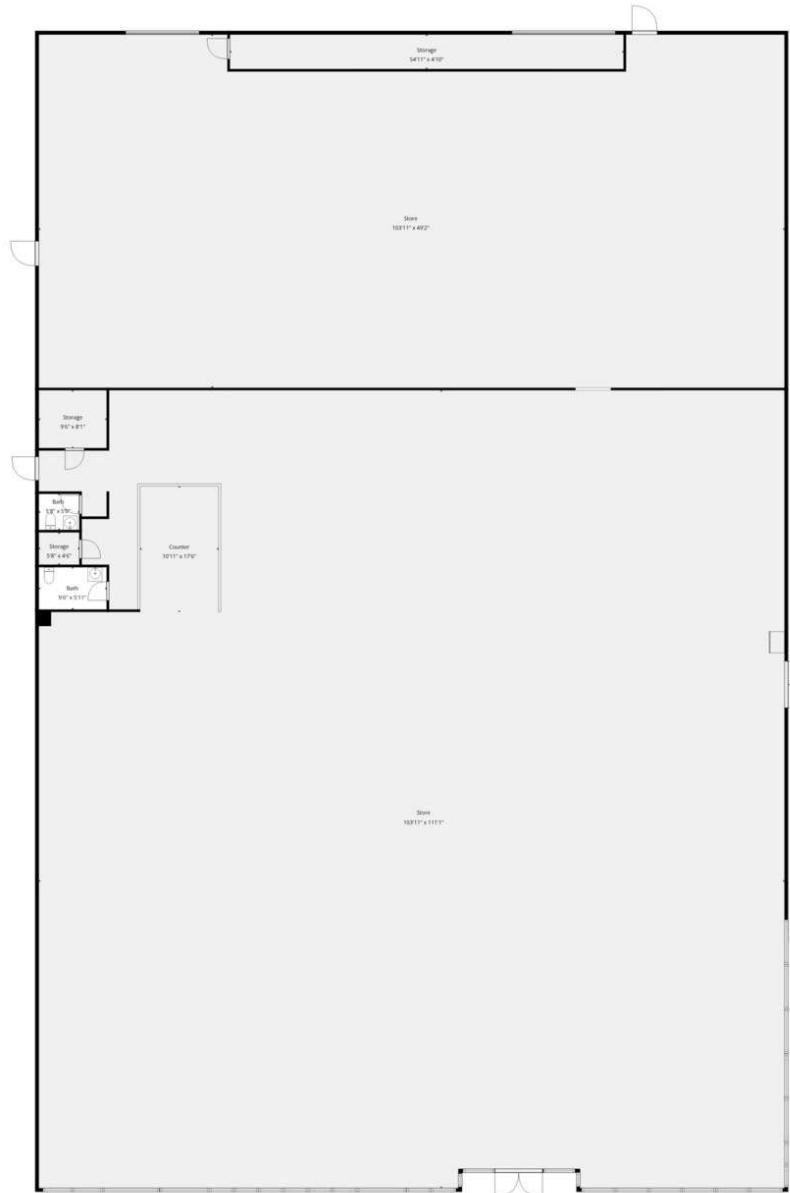
INTERIOR PHOTOS



EXTERIOR PHOTOS



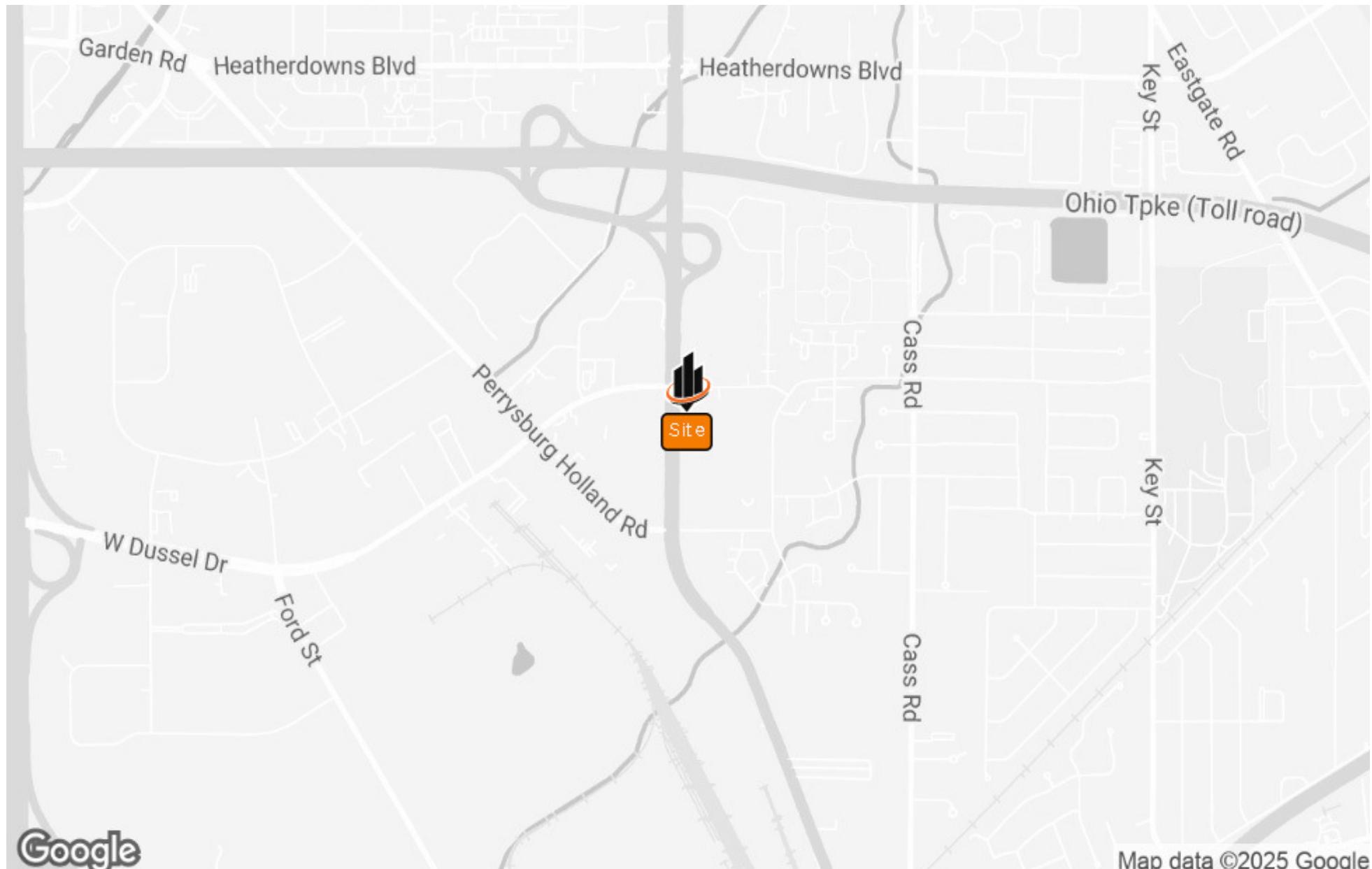
FLOOR PLANS



RETAILER MAP



LOCATION MAP

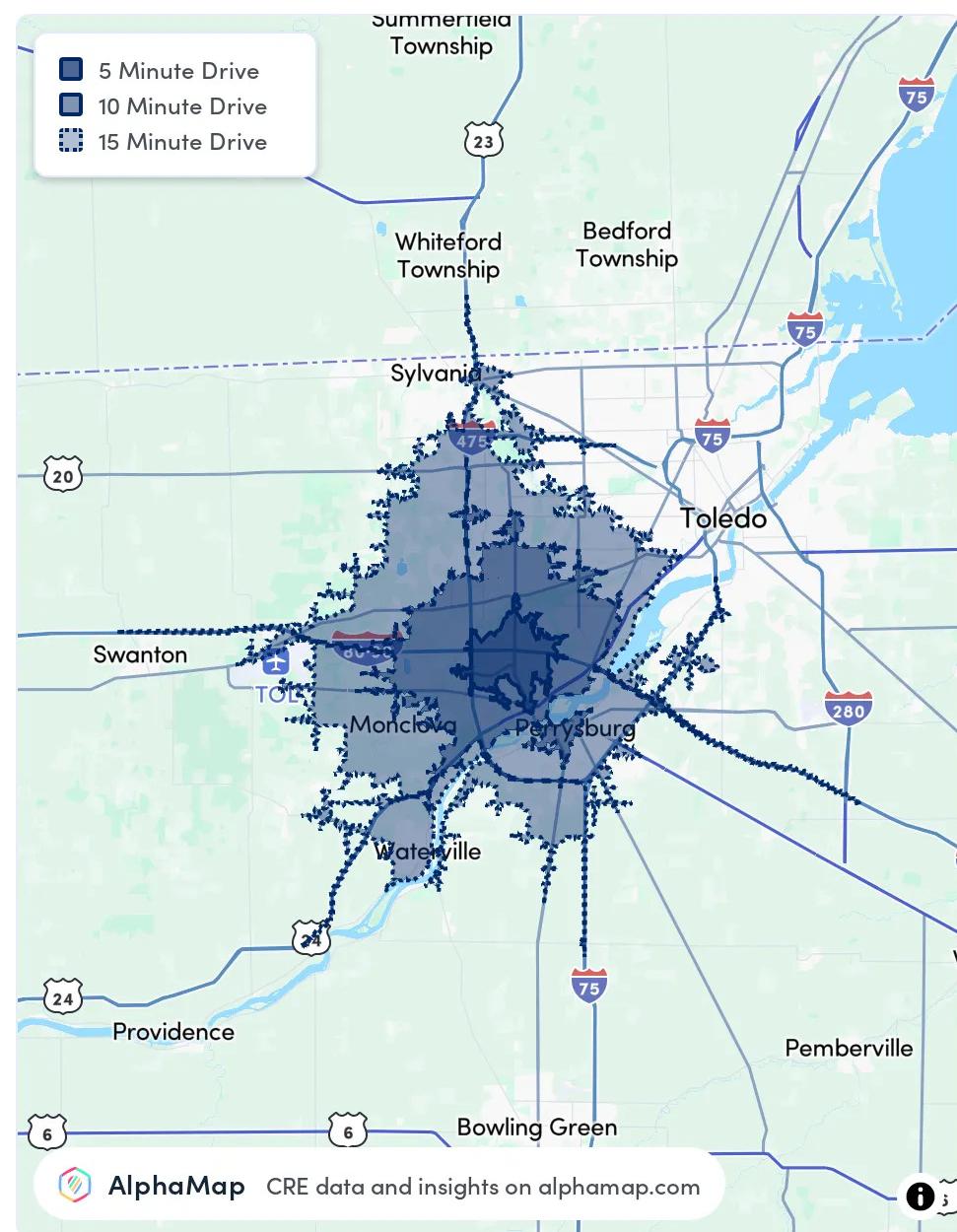


AREA ANALYTICS

| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-----------------------------|-----------|------------|------------|
| 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 PRICI



Collective Strength, Accelerated Growth

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