



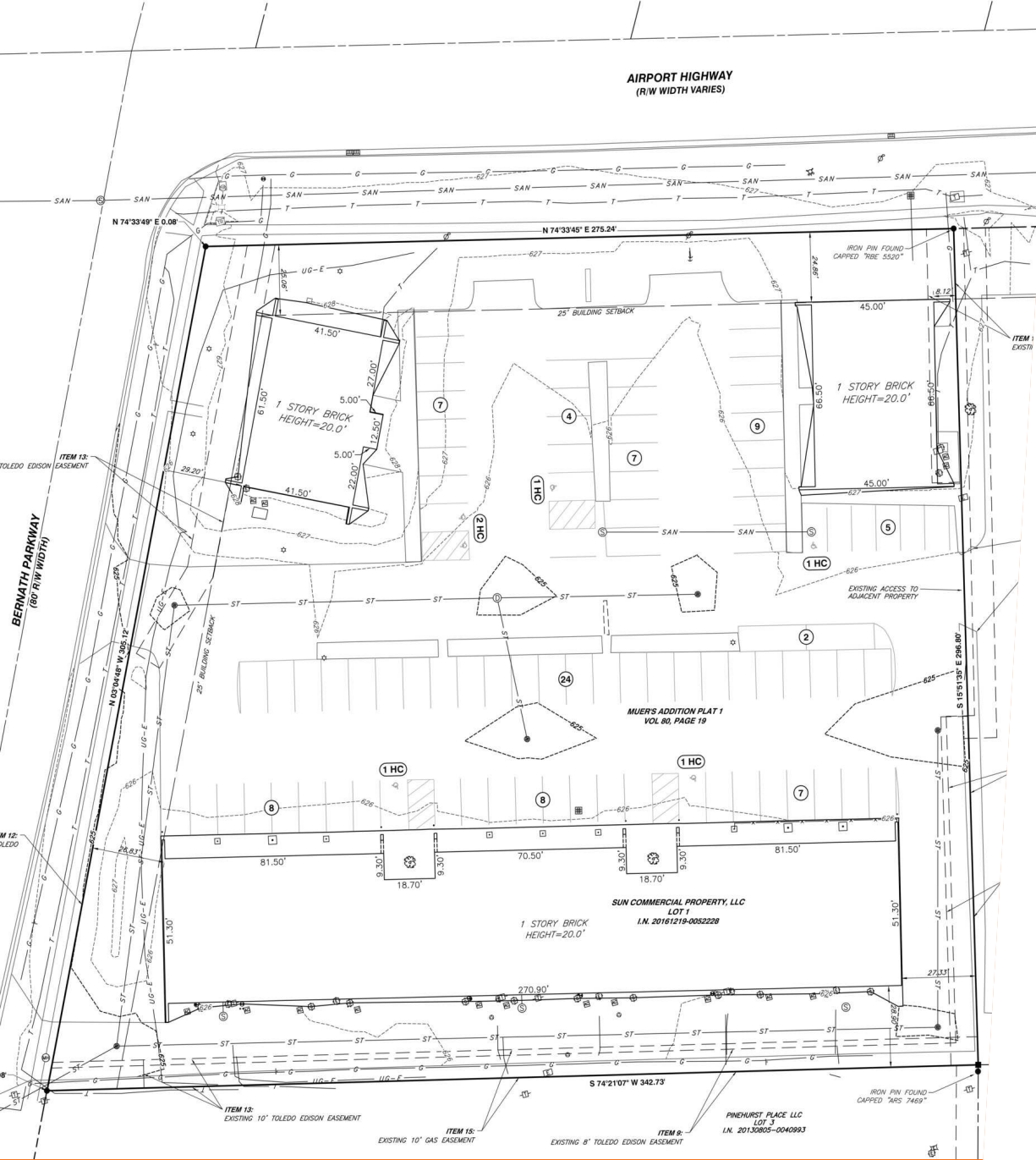
AVAILABLE FOR SALE | LAND | RETAIL REDEVELOPMENT

## 1401 BERNATH PARKWAY | TOLEDO, OH 43615

2.109 ACRES OF LAND FOR REDEVELOPMENT

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



1401 BERNATH PARKWAY

# Offering Summary

Sale Price:  
**\$2,100,000**

Lot Size:  
**2.109 Acres**

## Property Overview

- Convenient access via Bernath Pkwy curb cut entrances & signaled intersection on Airport Hwy
- Located in high traffic area with over 31,279 vehicles per day
- Property currently consists of (3) buildings - approx. 18,765 SF in total
- Zoned CN

Contact us for additional information!  
[rkgcommercial.com](http://rkgcommercial.com)





1401 BERNATH PARKWAY

## Property Details

Zoning  
CN

Submarket  
South/Southwest

County  
Lucas

Traffic Count  
31,279

Exterior Signage  
Pylon/Fascia

Annual Real Estate Taxes  
\$22,866.75

Annual Real Estate Taxes Per  
SF  
\$1.22

Parcel Nos.  
2660501

Signal Intersection  
Yes

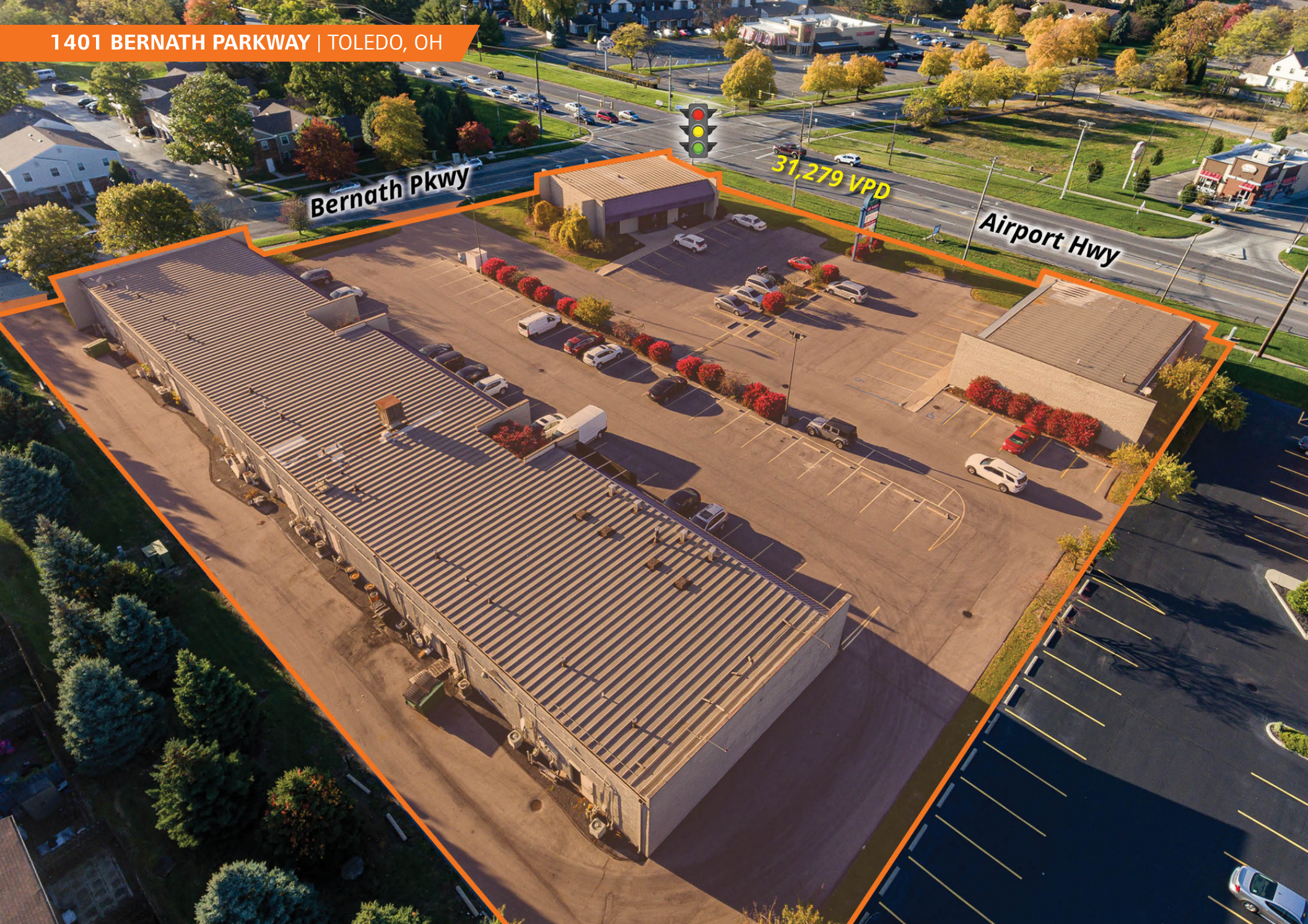
Curb Cut(S)  
Yes

Structure On Site  
Yes

Utilities  
Internet: Buckeye  
Broadband  
Power: First Energy  
Fuel: Columbia Gas  
Water: City of Toledo



1401 BERNATH PARKWAY | TOLEDO, OH



Bernath Pkwy

31,279 VPD

Airport Hwy

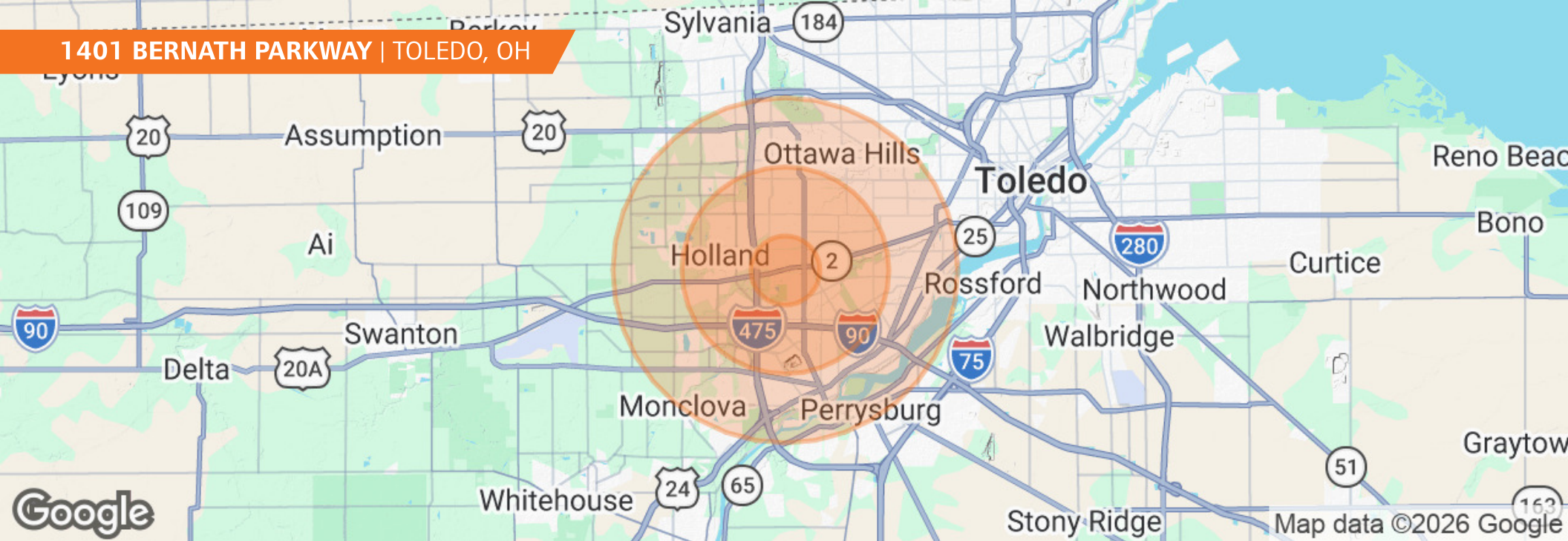
1401 BERNATH PARKWAY | TOLEDO, OH



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**1401 BERNATH PARKWAY | TOLEDO, OH**



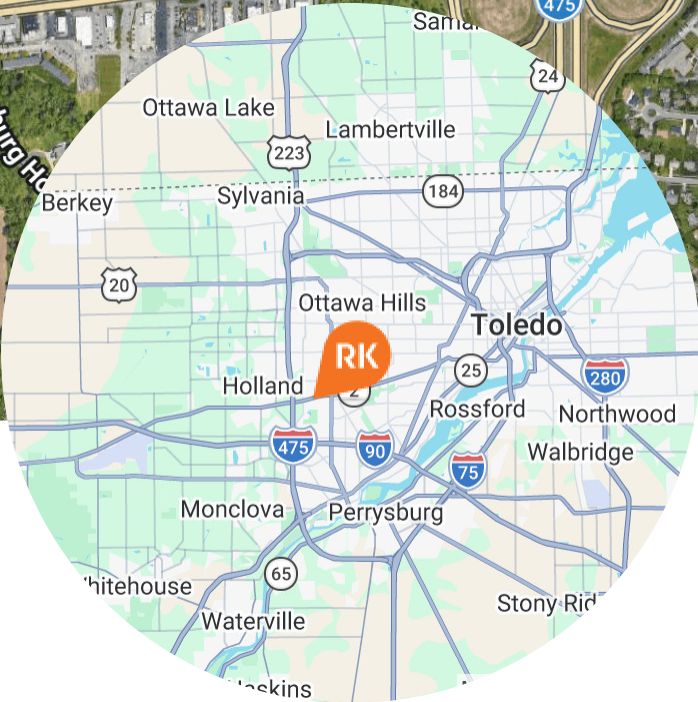
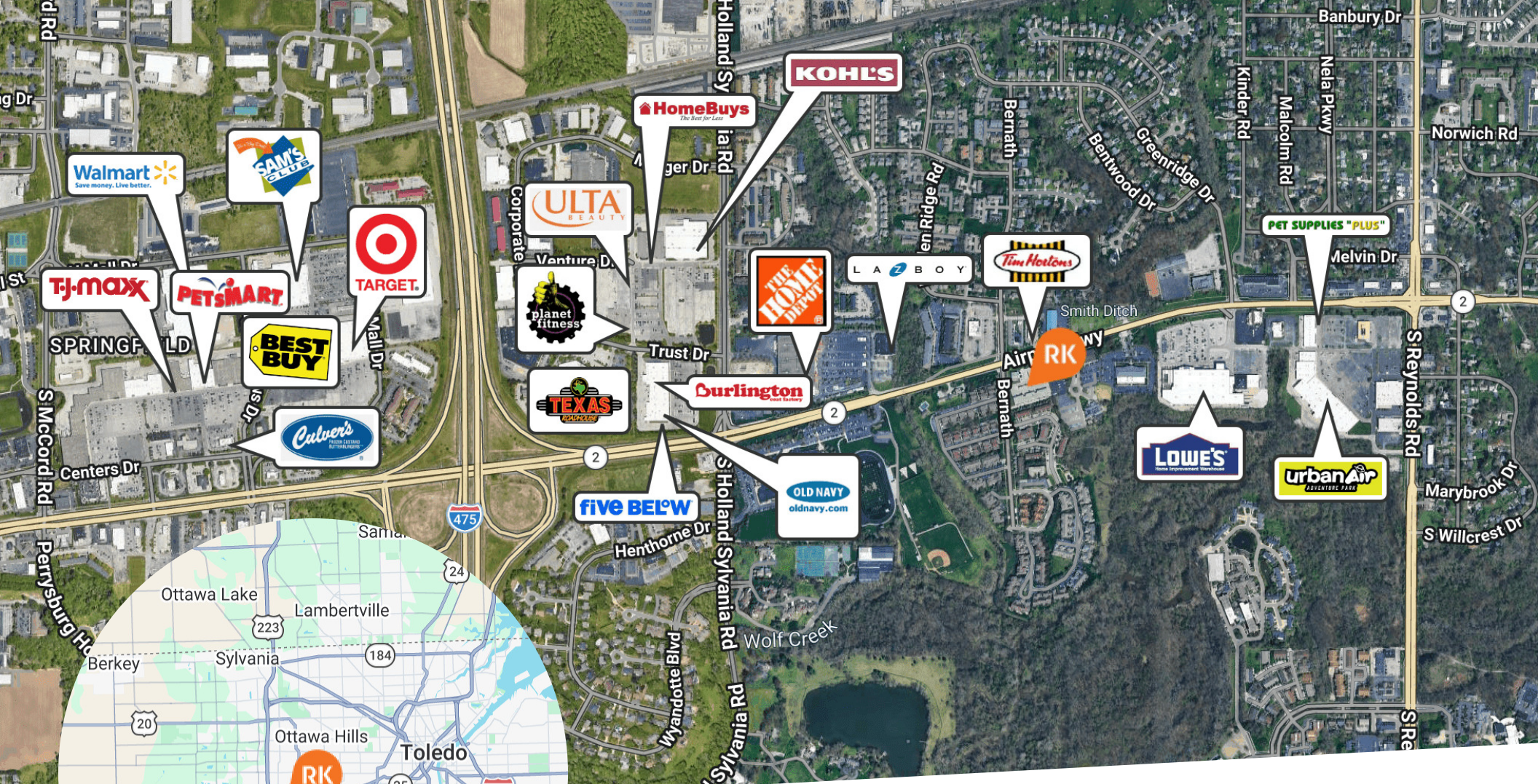
**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,074	69,565	171,377
Average Age	41	42	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,176	32,015	74,545
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$66,086	\$75,347	\$91,423
Average House Value	\$170,629	\$181,575	\$211,164

*Demographics data derived from AlphaMap*



1401 BERNATH PARKWAY

## Location Benefits

- Located on the south side of Airport Highway, just 0.7 miles east of US 23/I-475
- Signalized intersection
- 31,279 VPD on Airport Hwy
- Full-motion curb-cuts



# Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



***Ryan Miller***  
***Senior Vice President***



***Duke Wheeler, CRRP***  
***Senior Vice President***

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#### OUR PURPOSE

**To make real estate work for  
our clients and customers**

#### OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

RK