

.6 ACRE OUTLOT

1707 Cherry Street, Toledo, OH 43620

RK



Offering Summary

Sale Price:	\$395,000
Lease Rate:	\$30,000.00 per year (NNN)
Lot Size:	0.6 Acres
Zoning:	CR
Market:	Toledo
Submarket:	CBD

Property Overview

- .6 acre with perpetual access easements to Sherman, Cherry & Bancroft curb cuts, and parking rights upon Seaway Marketplace's Lot 1.

Location Overview

- Located in Toledo, Ohio, near Mercy St. Vincent Medical Center

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkcommercial.com

Peter Shawaker Jr.

419.794.3968

pshawaker@rkcommercial.com

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

.6 ACRE OUTLOT

1707 Cherry Street, Toledo, OH 43620

RK

Sale Price	\$395,000
------------	------------------

Lease Rate	\$30,000.00 Per Year
------------	-----------------------------

Property Details

Primary Use	Land
Secondary Use	Retail
Acreage	0.6 Acres
Site Shape	Square
BTS Option	Yes

Location Information

Property Name	.6 Acre Outlot
City, State & Zip	Toledo, OH 43620
County	Lucas
Submarket	CBD
Cross Streets	E. Bancroft Street

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkcommercial.com

Peter Shawaker Jr.

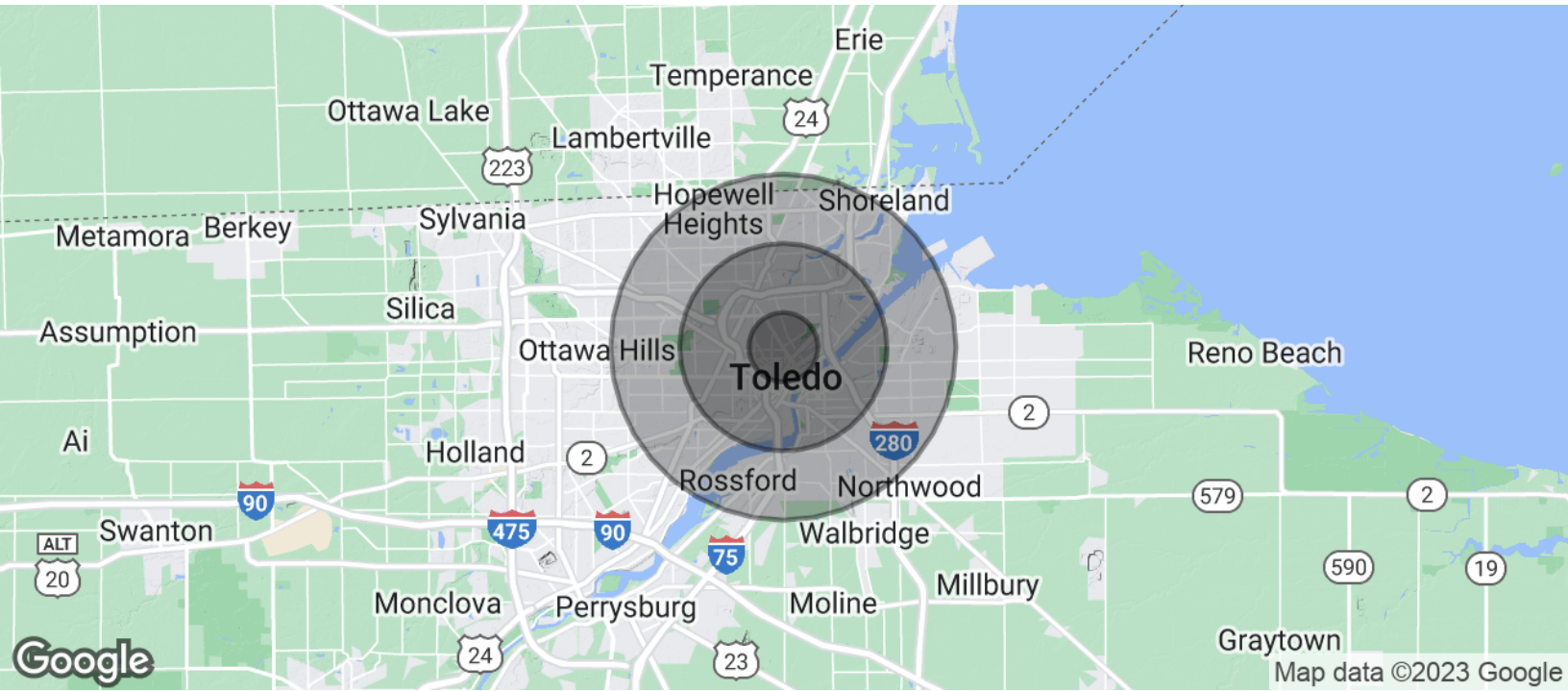
419.794.3968

pshawaker@rkcommercial.com

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

.6 ACRE OUTLOT

1707 Cherry Street, Toledo, OH 43620



Population

	1 Mile	3 Miles	5 Miles
Total Population	16,319	111,977	248,042
Average Age	33.1	32.2	33.2
Average Age (Male)	34.1	29.7	31.5
Average Age (Female)	33.7	34.1	34.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,824	44,131	97,970
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$24,863	\$31,760	\$41,010
Average House Value	\$89,622	\$89,661	\$103,709

* Demographic data derived from 2020 ACS - US Census

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkcgcommercial.com

Peter Shawaker Jr.

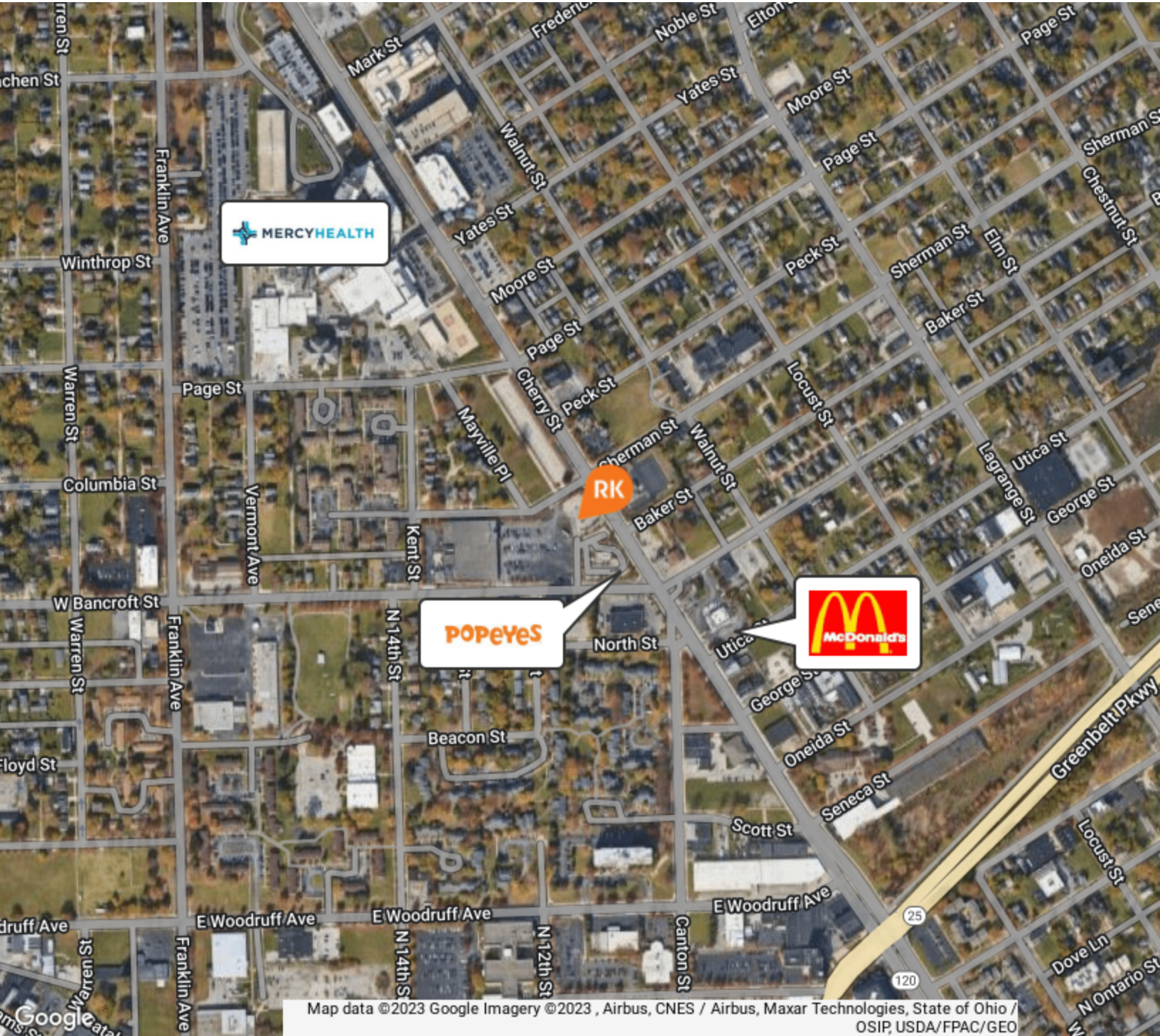
419.794.3968

pshawaker@rkcgcommercial.com

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

.6 ACRE OUTLOT

1707 Cherry Street, Toledo, OH 43620



Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, USDA/FPAC/Geo

Peter Shawaker, CCIM, SIOR
 419.794.3969
 pshawaker@rkcommercial.com

Peter Shawaker Jr.
 419.794.3968
 pjshawaker@rkcommercial.com

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



.6 ACRE OUTLOT

1707 Cherry Street, Toledo, OH 43620



Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com



Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.