

HEATHERDOWNS VILLAGE

2040 S. Byrne Road, Toledo, OH 43614

RK



Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	19,200 SF
Available SF:	Up to 5,010 SF
Lot Size:	1.283 Acres
Year Built:	1965
Renovated:	2017
Zoning:	CR
Market:	Toledo
Submarket:	South/Southwest
Traffic Count:	21,328

Property Overview

- 2,945 SF & 5,010 SF retail suites available
- Suite recently renovated - new mechanicals
- Full basement for additional storage included
- CVS immediately adjacent to the shopping center
- More than 75,000 people reside in a three-mile radius
- Direct frontage to 27,328 vehicles per day on S. Byrne Road and 18,023 vehicles per day on Heatherdowns Boulevard



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

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Lease Rate	\$12.00 SF/Yr
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Lease Details

Available SF	Up to 5,010 SF
Lease Rate	\$12.00 SF/yr
Lease Type	NNN

Building Information

Building Size	19,200 SF
Year Built	1965
Renovated	2017
Tenancy	Multiple
Center Type	Strip Center
Construction Status	Existing
Basement	Yes
Building Exterior	Stucco
Restrooms	1
Exterior Signage	Pylon and Facade
Delivery Area	Rear
Lighting	Fluorescent

Property Details

Zoning	CR
Acreage	1.283 Acres
Annual Real Estate Taxes	\$28,415.57
Annual Real Estate Taxes Per SF	\$1.48
Parcel / APN Numbers	02-71819, 21-82003
# Parking Spaces	68

Location Information

Building Name	Heatherdowns Village
City, State & Zip	Toledo, OH 43614
County	Lucas
Submarket	South/Southwest
Cross Streets	Heatherdowns
Signal Intersection	No
Traffic Count	24,106

Utilities

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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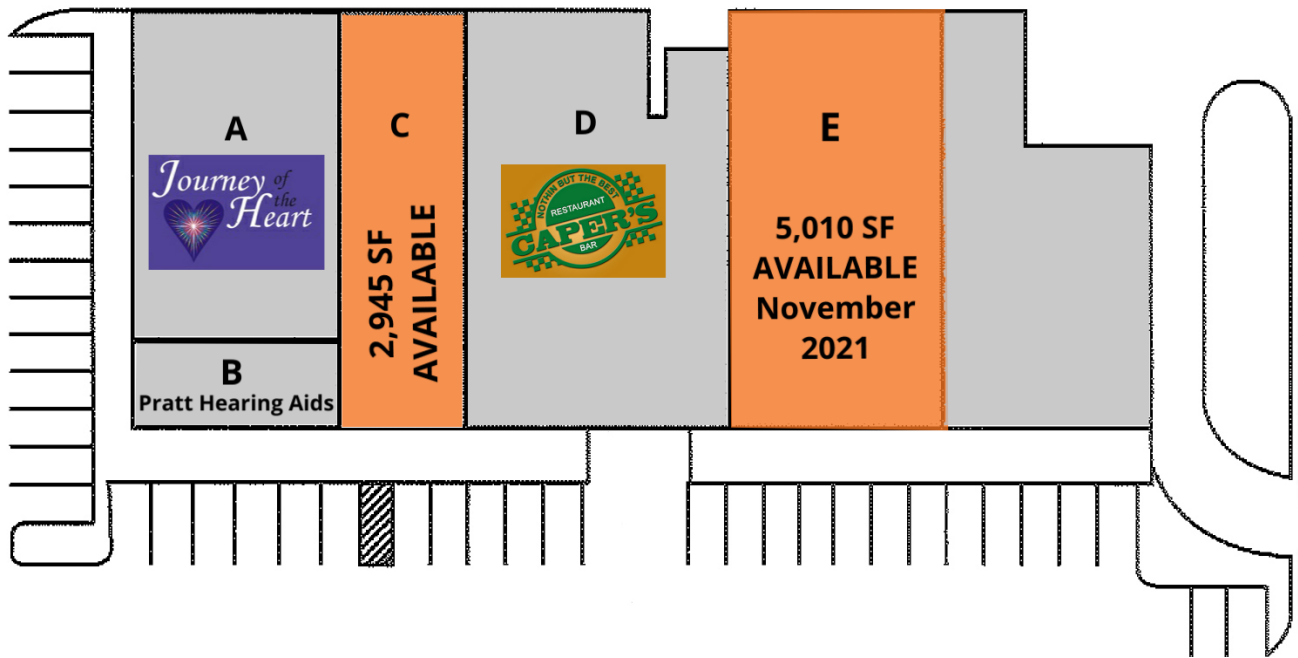
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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,945 - 5,010 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Suite C	Available	2,945 SF	NNN	\$12.00 SF/yr	Available now
Suite E	Available	5,010 SF	NNN	\$12.00 SF/yr	Available November 2021

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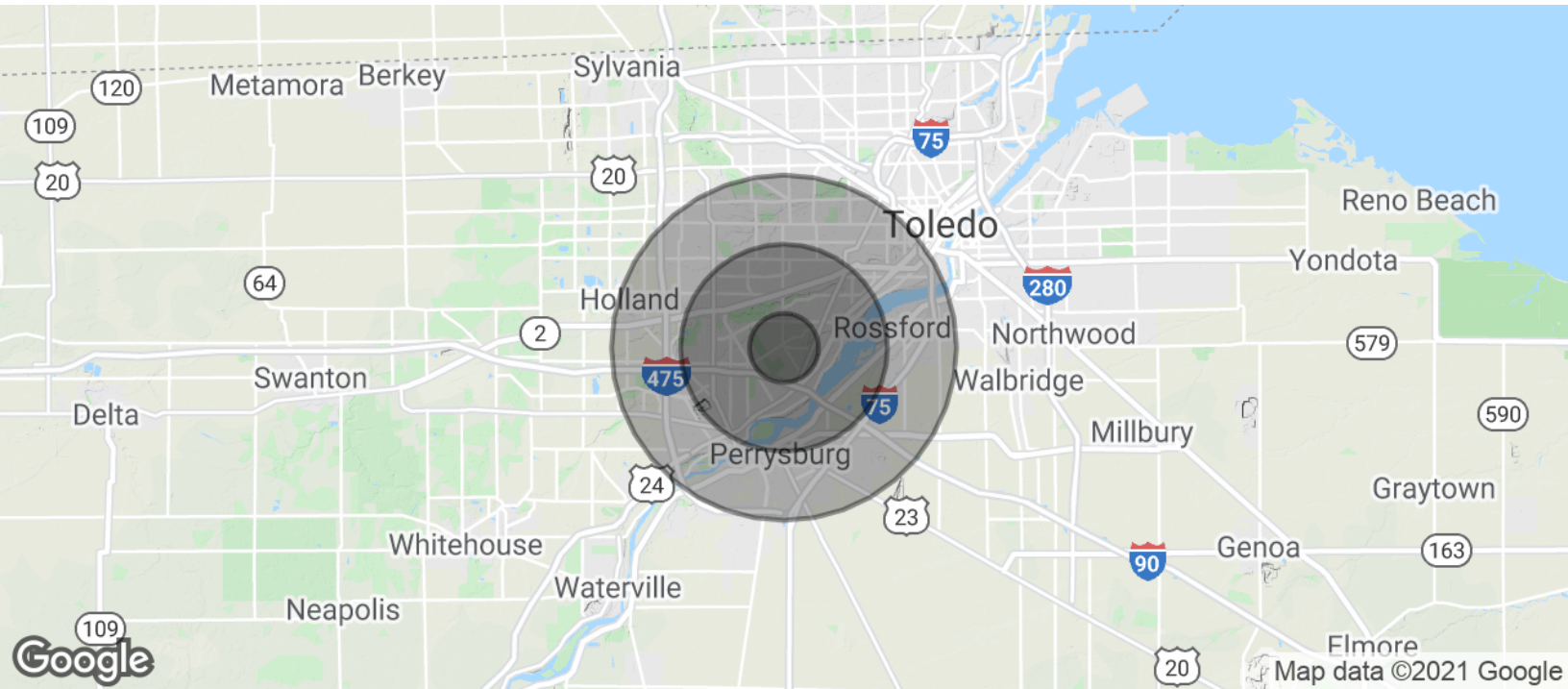
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,647	75,295	189,450
Average age	42.4	37.2	36.3
Average age (Male)	41.6	35.8	34.7
Average age (Female)	43.1	38.3	37.6
Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,630	32,879	78,805
# of persons per HH	2.3	2.3	2.4
Average HH income	\$56,711	\$53,767	\$57,446
Average house value	\$121,185	\$153,124	\$149,790

* Demographic data derived from 2010 US Census

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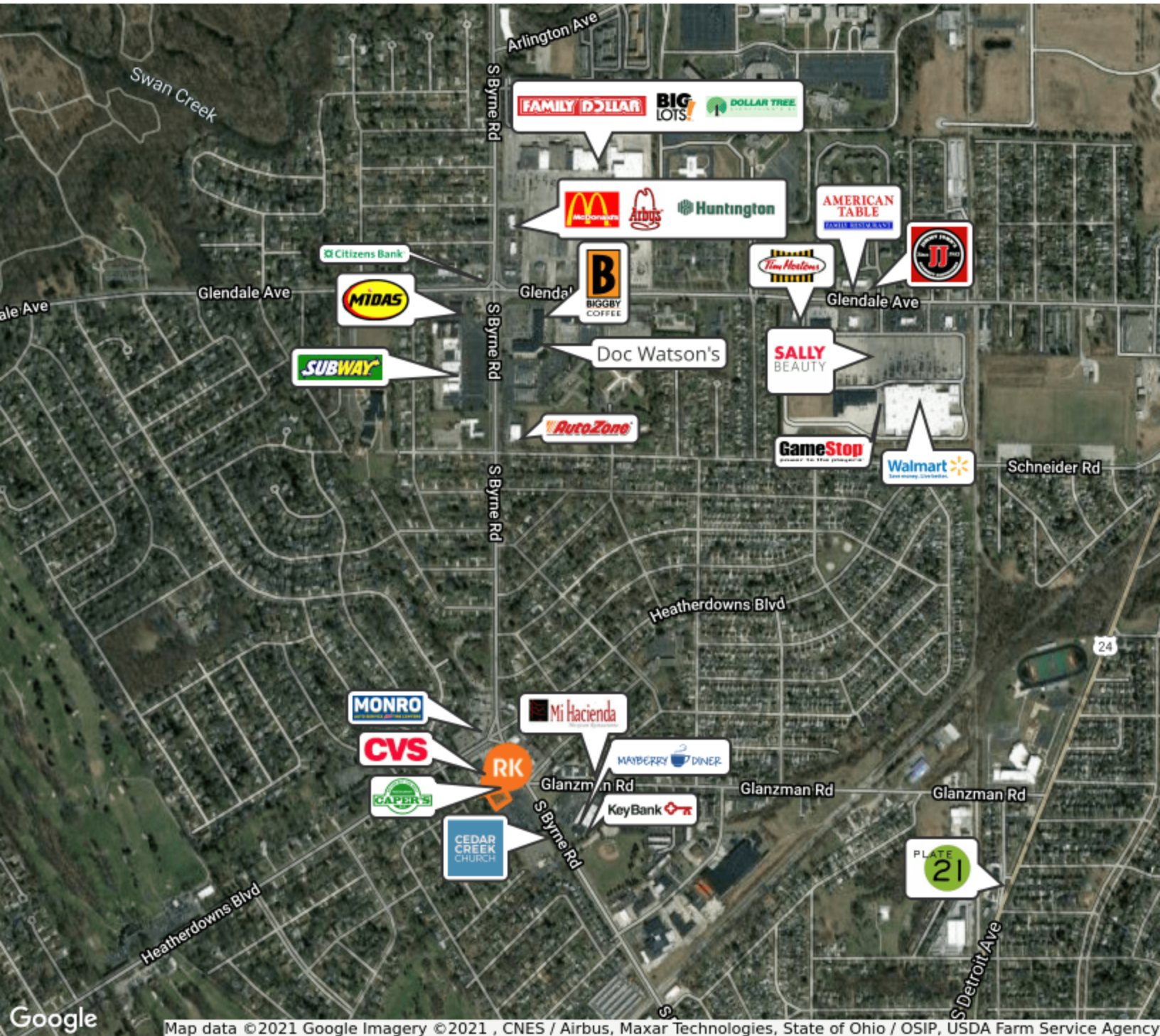
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