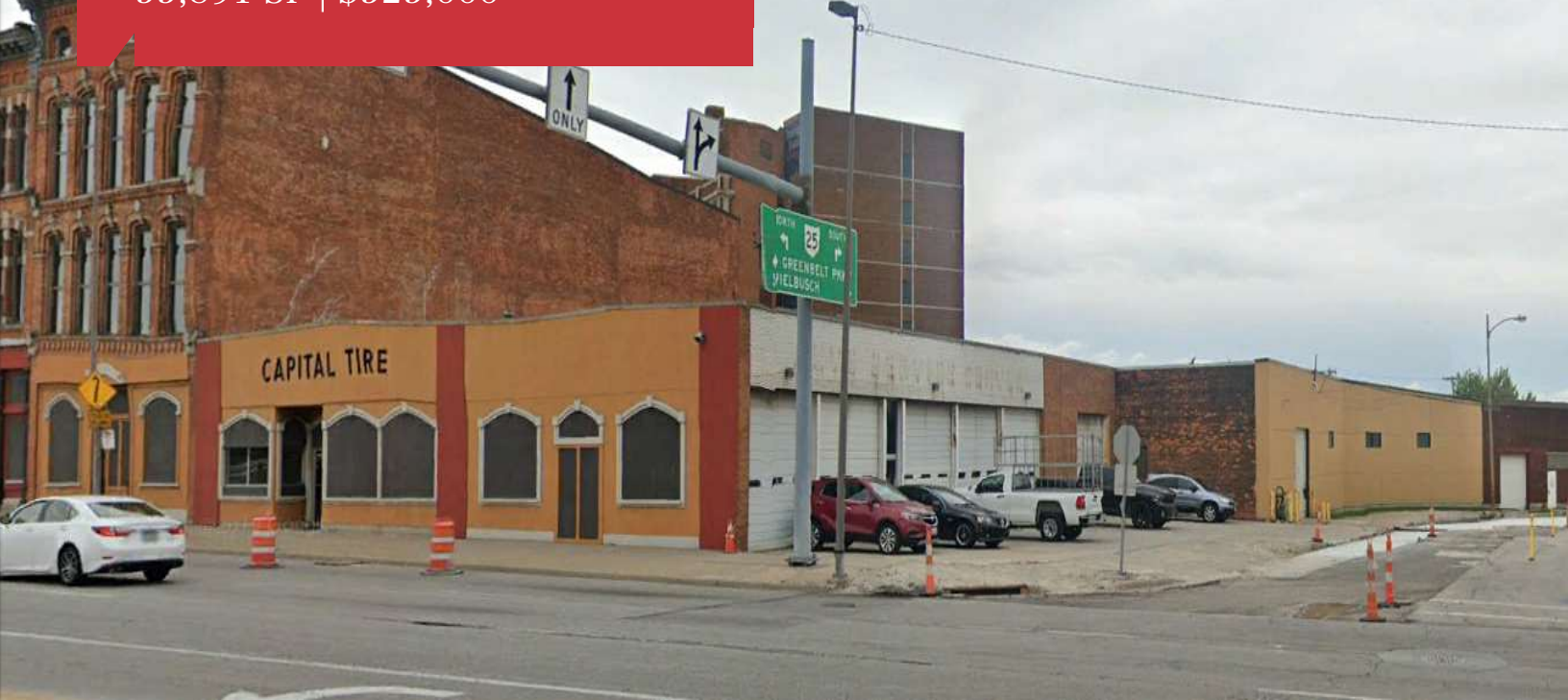


For Sale

Industrial Property

55,891 SF | \$525,000



The Capital Tire East Office Property

1001 Cherry Street - East Office Property
Toledo, Ohio 43608

Property Highlights

- Redevelopment site or partial redevelopment with service shop and 14,000 SF warehouse
- 1-mile access to I-280, I-75, I-475, and the Anthony Wayne Trail Route 25
- Excellent exposure on Cherry Street just west of Downtown Toledo
- City of Toledo CRA district
- City of Toledo Enterprise Zone
- Federal Opportunity Zone

OFFERING SUMMARY

| | |
|---------------|------------|
| Sale Price | \$525,000 |
| Lot Size | 0.65 Acres |
| Building Size | 55,891 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile | 13,842 | \$21,808 |
| 3 Miles | 107,270 | \$30,503 |
| 5 Miles | 235,761 | \$40,770 |

For more information



Stephanie Kuhlman

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skuhlman@naiharmon.com



Property Details

| | |
|--------------------|--|
| PROPERTY NAME: | The Capital Tire East Office Property |
| PROPERTY ADDRESS: | 1001 Cherry Street - East Office Property Toledo, OH 43608 |
| PROPERTY TYPE: | Industrial |
| PARCEL NUMBERS: | 15-48757, 15-48754, 15-48751, 15-48741, 1630840 |
| LOT SIZE: | .65 Acres |
| BUILDING CLASS: | C |
| ZONING: | 10-IL Light Industrial in Downtown Toledo Overlay District |
| ANNUAL TAXES | \$19,600.00 |
| RAIL ACCESS: | No |
| SPRINKLERS: | |
| OVERHEAD DOORS: | 6 in shop area, 1 in warehouse |
| DOCK DOORS: | 1 in warehouse area |
| BUILDING FRONTAGE: | 199' |
| CROSS STREETS: | Cherry Street between Spielbusch and E Woodruff |
| YEAR BUILT: | 1873-1965 Buildings are not on the historical registry allowing greater ability to demolish, change or update |
| NUMBER OF STORIES: | 1 in shop, warehouse and office and 3 in older buildings |
| FOUNDATION: | Slab and basement |
| POWER: | 480 in Shop Area |
| HEAT: | Cambridge units in shop and warehouse, HVAC in Office area |
| ROOF: | Insulated standing seam, built up or rubber membrane - 10 and 12 years old |
| ELEVATORS: | 1 freight elevator in 3 story buildings |
| PARKING: | There is parking in front of the service shop and parking at the rear of the buildings on the Spielbusch side. Older buildings could be demolished to create more parking. |

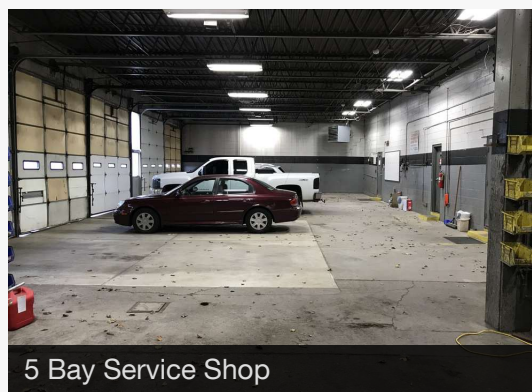
Additional Photos



Rear Parking Area



Warehouse Area



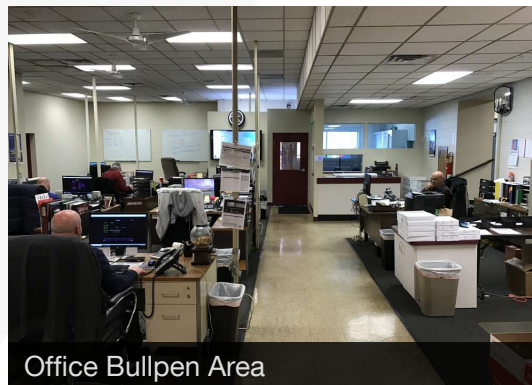
5 Bay Service Shop



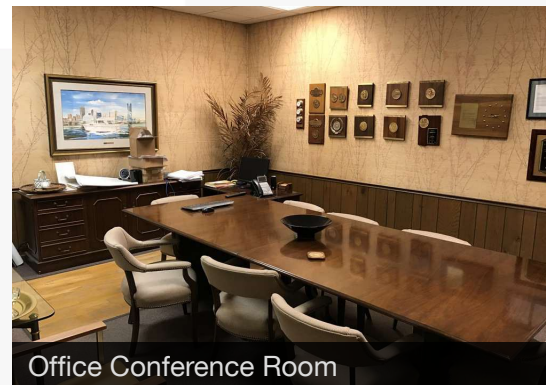
Building Layout



Office Area

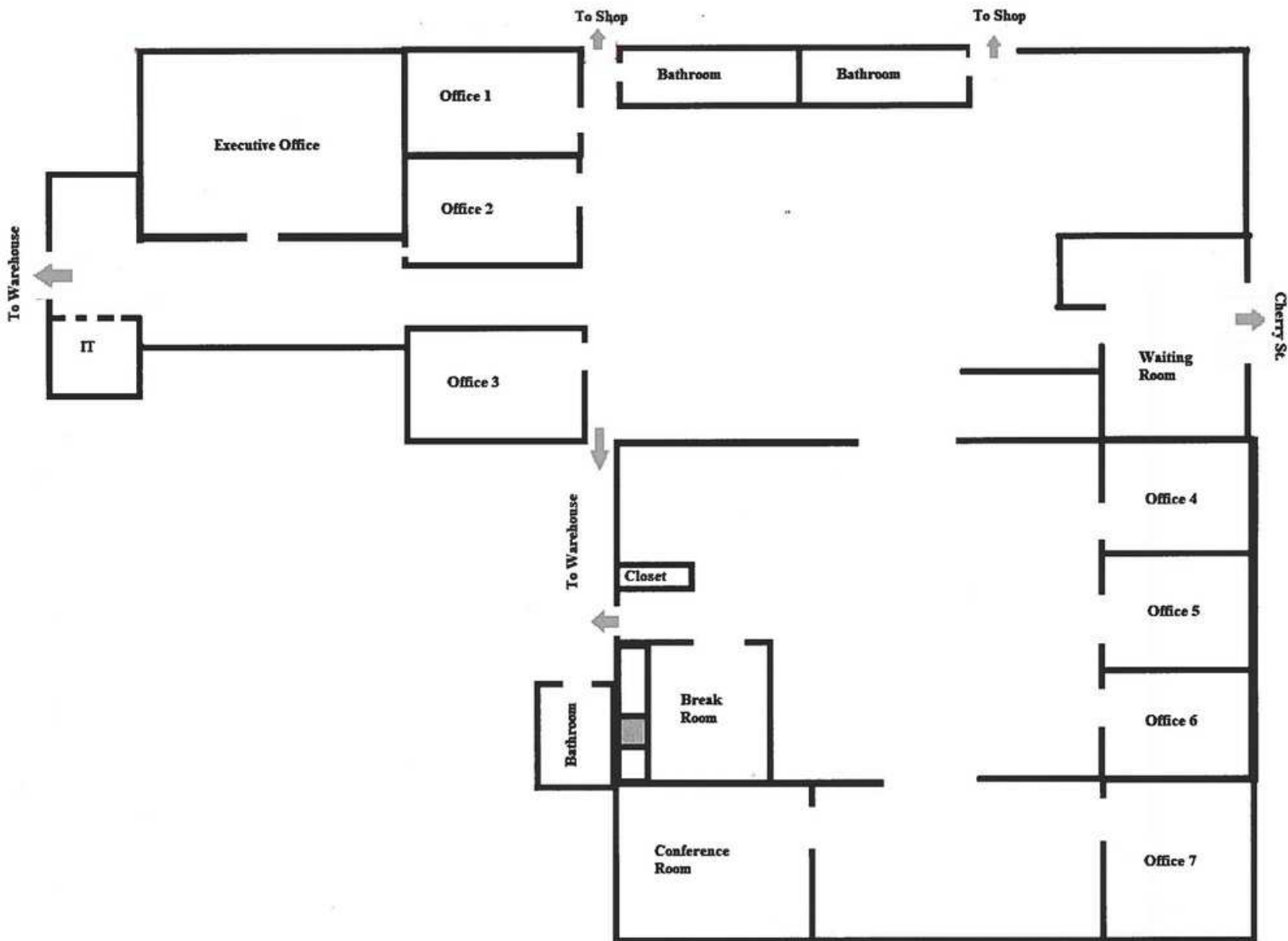


Office Bullpen Area



Office Conference Room

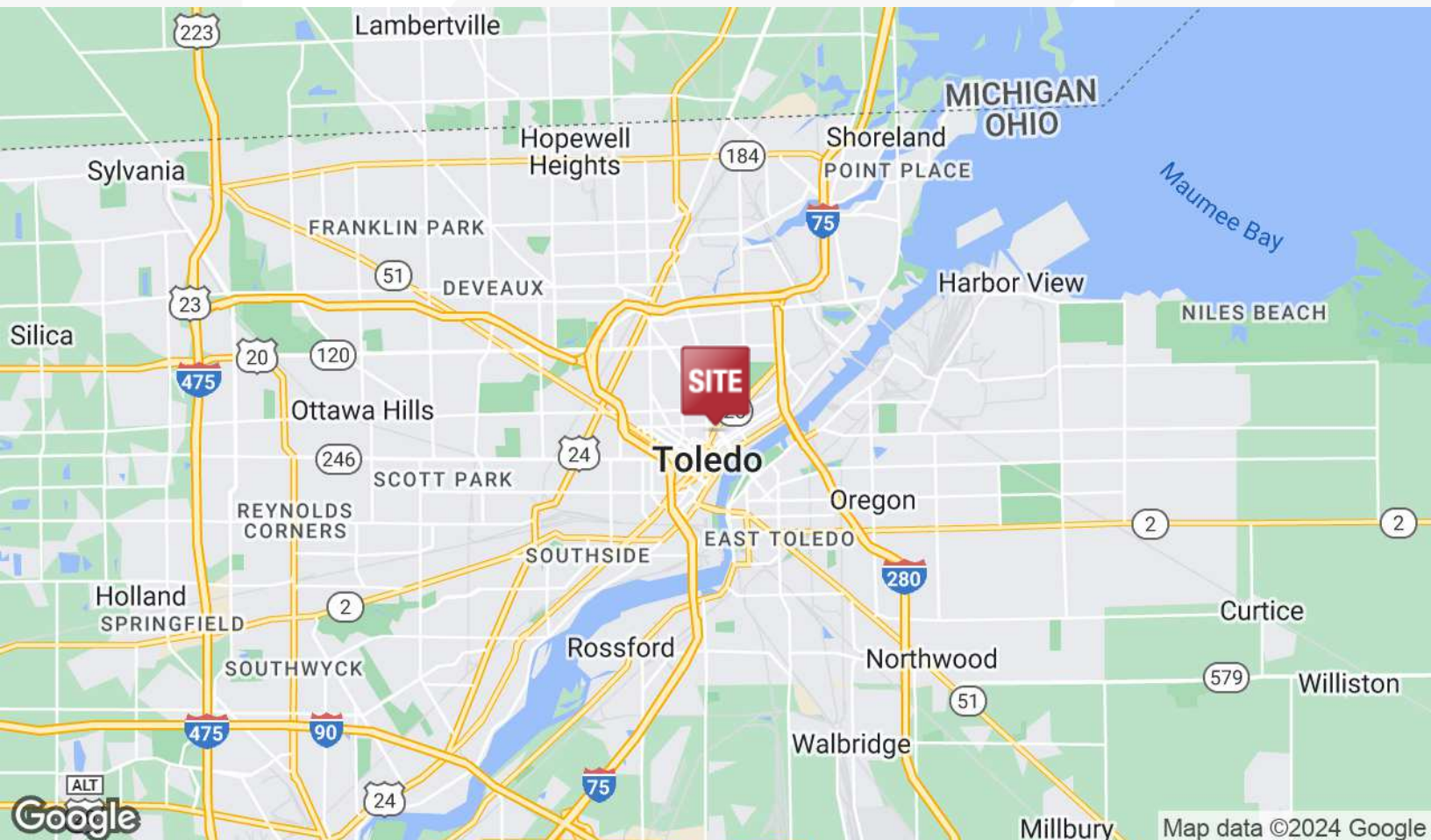
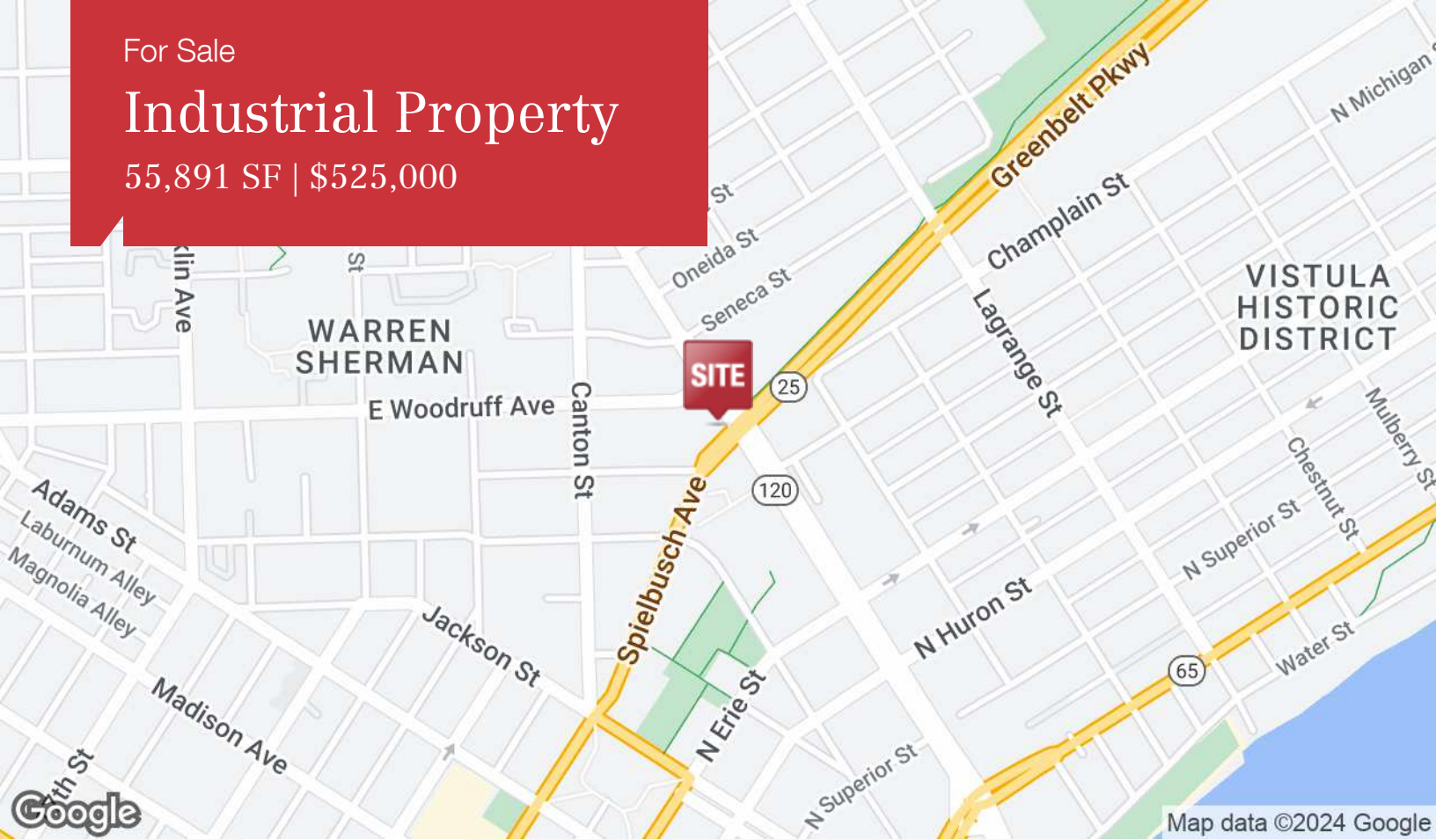
Office Layout



For Sale

Industrial Property

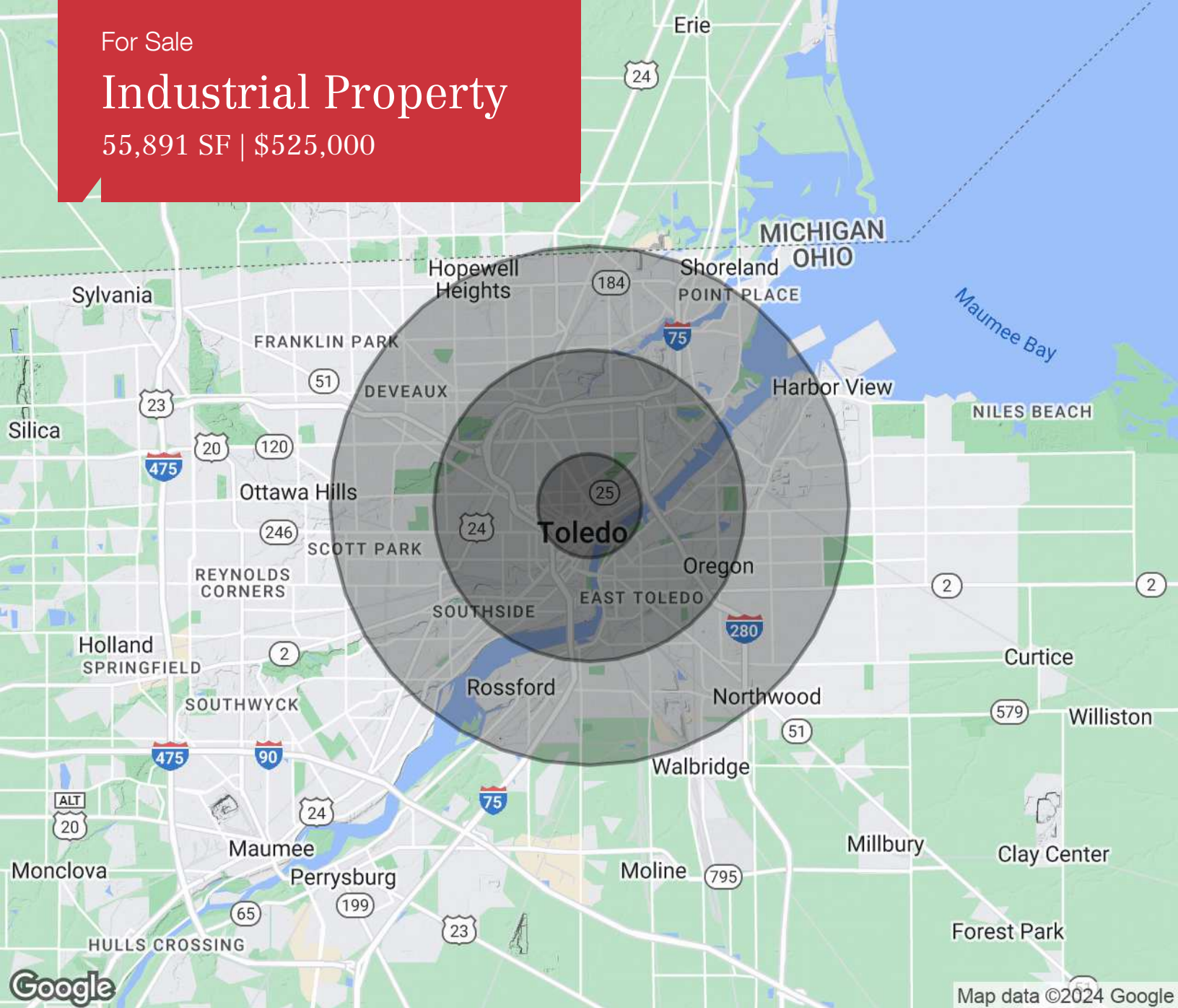
55,891 SF | \$525,000



For Sale

Industrial Property

55,891 SF | \$525,000



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 13,842 | 107,270 | 235,761 |
| MEDIAN AGE | 31.4 | 32.3 | 33.5 |
| MEDIAN AGE (MALE) | 31.5 | 29.9 | 31.7 |
| MEDIAN AGE (FEMALE) | 32.8 | 34.3 | 35.1 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|-----------|
| TOTAL HOUSEHOLDS | 6,046 | 42,574 | 93,276 |
| # OF PERSONS PER HH | 2.3 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$21,808 | \$30,503 | \$40,770 |
| AVERAGE HOUSE VALUE | \$88,253 | \$89,653 | \$104,210 |

* Demographic data derived from 2020 ACS - US Census