

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



Stephanie Kuhlman





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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.			
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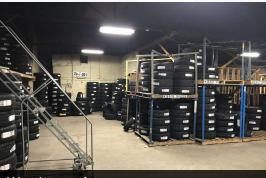
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Rear Parking Area



Warehouse Area



Office Area



5 Bay Service Shop



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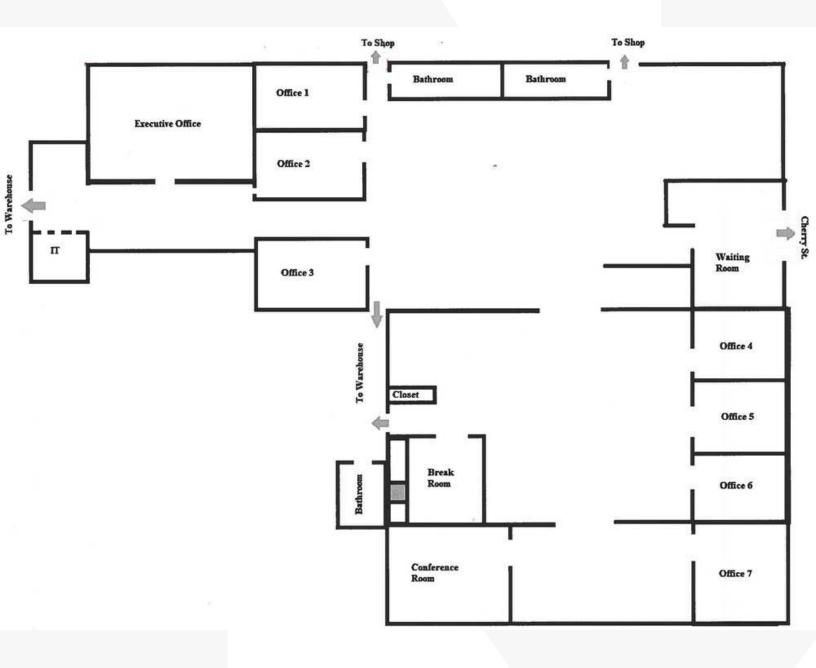


Office Conference Room

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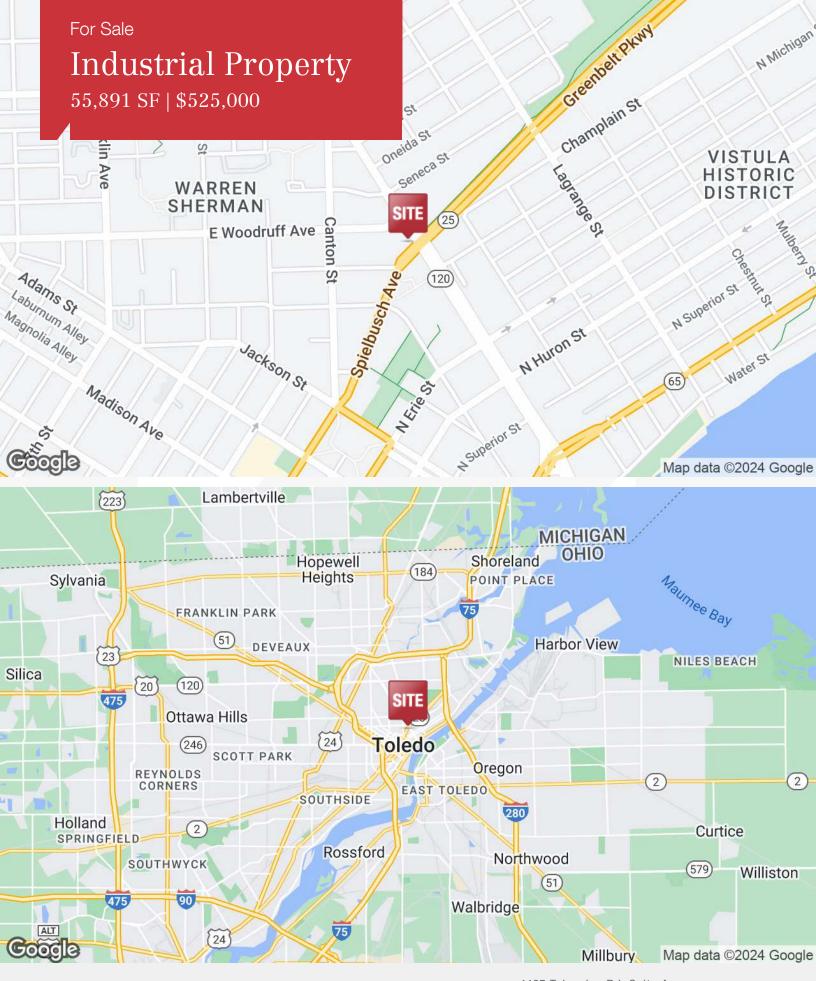






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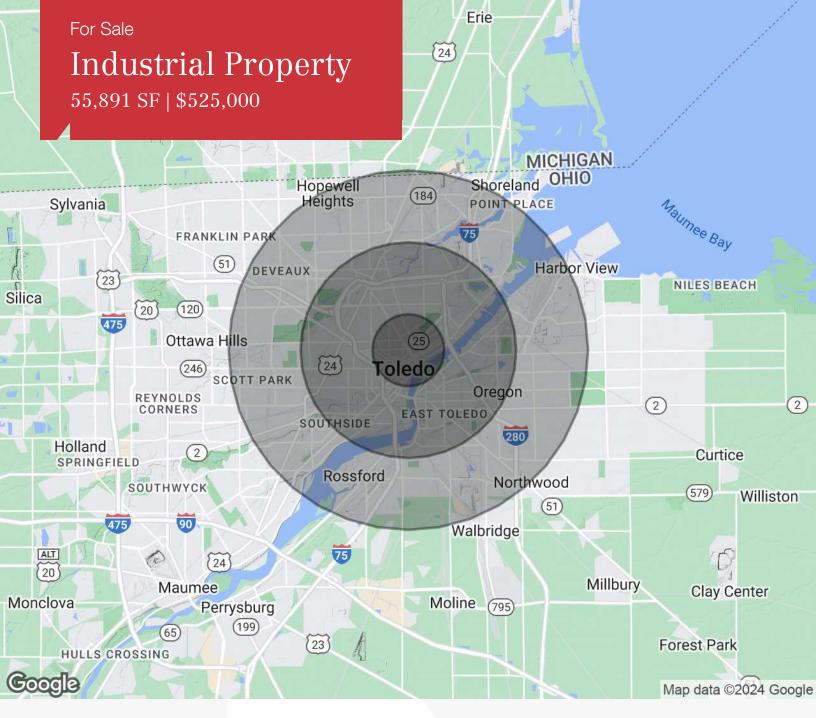


N/IHarmon Group

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You



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
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Households & Income	1 Mile	3 Miles	5 Miles
Households & IncomeTOTAL HOUSEHOLDS	6,046	3 Miles 42,574	5 Miles 93,276
TOTAL HOUSEHOLDS	6,046	42,574	93,276

* Demographic data derived from 2020 ACS - US Census



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