



Key Bank Building

115 E. Airport Hwy
Swanton, Ohio 43558

Property Highlights

- True triple net (NNN) lease with renewals
- Key Bank has occupied the space since 1984
- 2% annual increases
- Kroger out parcel
- Visibility on Airport Highway
- 13,867 VPD 2023

Property Overview

Sale of the Key Bank building in highly traveled area of Swanton, Ohio. Over 13,000 vehicles pass by daily. Key Bank has occupied this space since 1984. This property is part of a portfolio sale that includes properties in Maumee, Ohio at 201-302 Conant St. and 318-320 Conant St. Certain portions can be purchased individually.

Offering Summary

Sale Price:	\$699,000
Building Size:	2,255 SF
Lot Size:	0.54 Acres

For More Information



Stephanie Kuhlman

O: 419 960 4410 x315
skuhlman@naitoledo.com



Becky Beck

O: 419 960 4410 x321
bbeck@naitoledo.com



Joshua D. Payzant

O: 419 960 4410 x323
jpayzant@naitoledo.com

Location Information

Building Name	Key Bank
Street Address	115 E. Airport Hwy
City, State, Zip	Swanton, OH 43558
County	Fulton
Market	Toledo
Sub-market	Swanton
Cross-Streets	S. Main St. and E. Airport Hwy
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 80/90 (Ohio Turnpike), Interstate 475, Airport Hwy
Nearest Airport	Toledo Express Airport

Building Information

Building Size	2,255 SF
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	12 ft
Number of Floors	1
Year Built	1984
Construction Status	Existing
Roof	flat, rubber membrane
Free Standing	Yes
Number of Buildings	1

Property Information

Property Type	Investment
Property Subtype	Office/Retail
Zoning	B3
Lot Size	0.54 Acres
APN #	28-055168-00.000
Traffic Count	13,867 (Airport Hwy)
Amenities	Drive-Thru window Kroger out parcel Ample parking in lot High visibility Security system Handicap accessible

Parking & Transportation

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	14

Utilities

Gas	Ohio Gas
Electric	Toledo Edison
Water & Sewer	Village of Swanton

Taxes

2024 tax year	\$4,488.54
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Tenant	LOCATION	DESCRIPTION	EXPENSES	RENT (mo.)	RENT/SQ. FT.	TERM	Renewal Options
Swanton Ohio							
Key Bank	118 East Airport Highway	Bank	N/N/N	\$4,900.68	\$ 30.95	07/01/2022-06/30/2025	
	Swanton, OH 43558	1,900 SF		\$5,243.73	\$ 33.12		07/01/2025-06/30/2028
				\$5,610.79	\$ 35.44		07/01/2028-06/30/2031

Key Bank Building Rent Roll

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Kroger Outlot Location



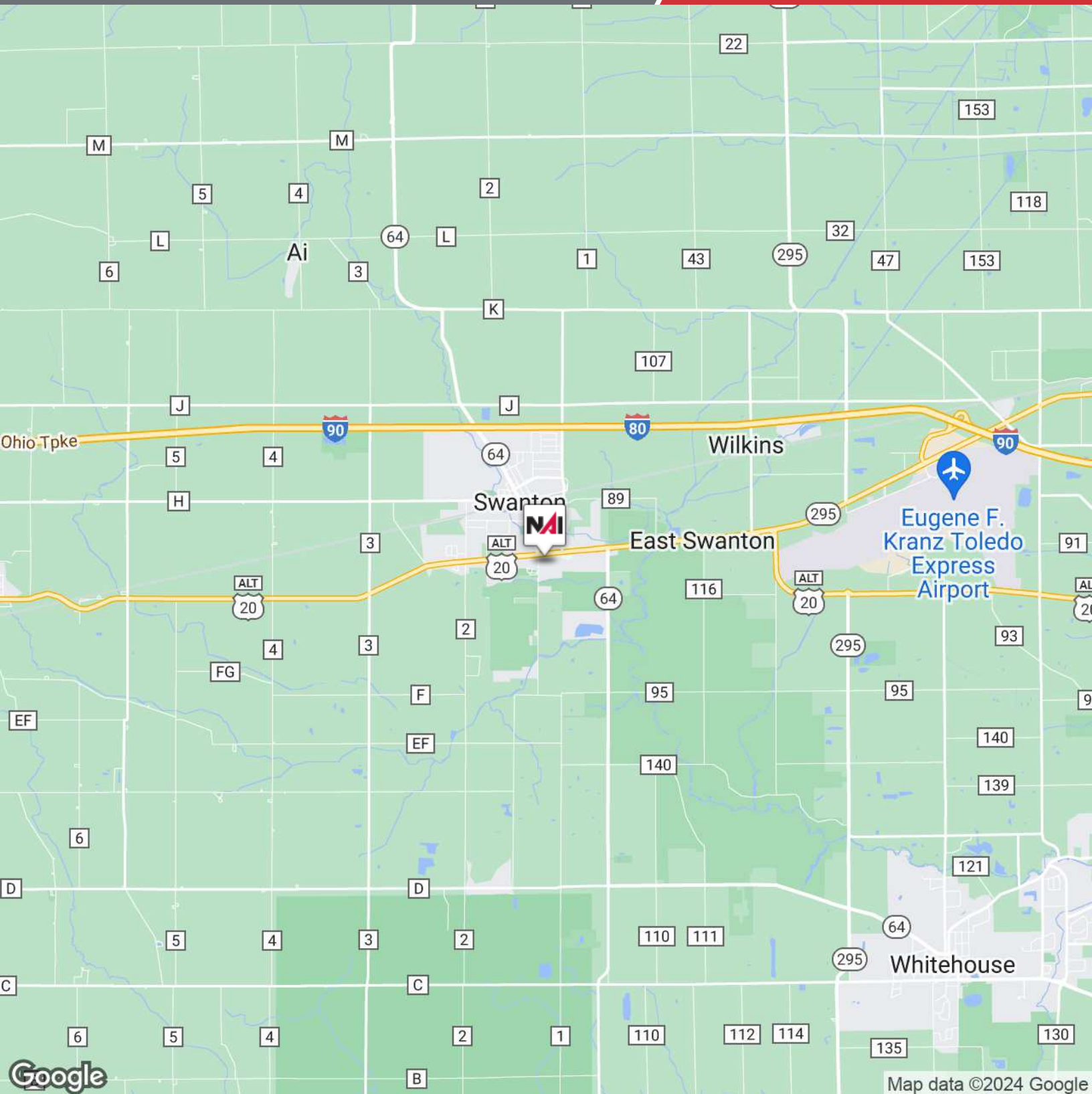
High Visibility from Airport Highway



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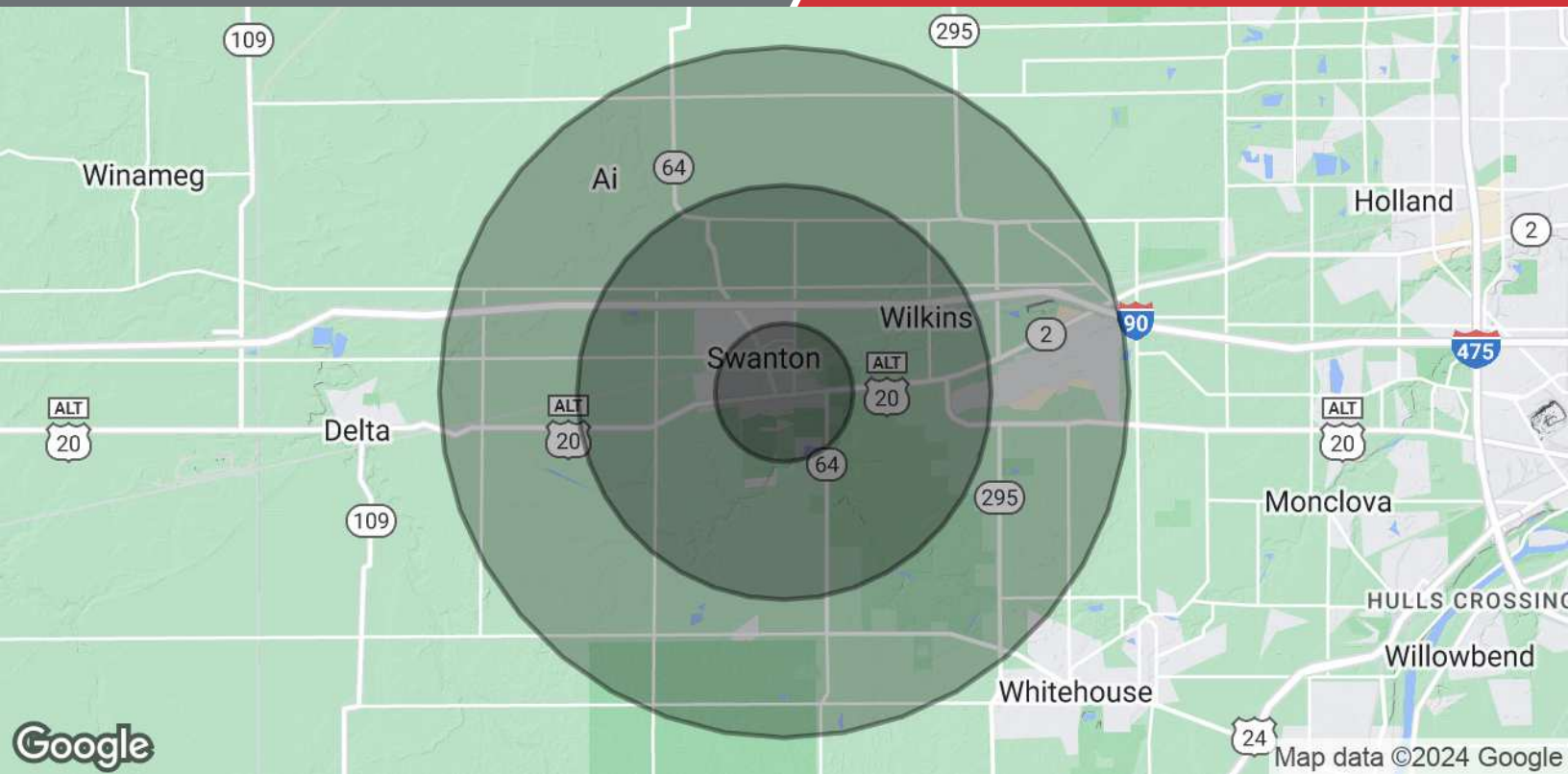
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4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



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Population	1 Mile	3 Miles	5 Miles
Total Population	1,450	7,360	13,963
Average Age	44.1	44.2	44.1
Average Age (Male)	37.9	40.2	41.7
Average Age (Female)	51.1	48.8	46.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	622	3,196	5,970
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$76,313	\$76,070	\$79,117
Average House Value	\$143,152	\$155,130	\$169,772

2020 American Community Survey (ACS)