



5454 Airport Hwy

Toledo, Ohio 43615

Property Highlights

- Located on Airport Hwy with great visibility
- 31,525 cars per day 23'
- Lots of parking
- Two outdoor patios
- Open floor plan
- Negotiable lease rate

Property Overview

Office building for sale that has many private offices and a large open area bullpen. There is a centralized kitchenette that is open to the bullpen area. This location previously operated as a call center.

Offering Summary

Sale Price:	\$850,000
Lease Rate:	Negotiable
Available SF:	15,066 SF
Lot Size:	1.435 Acres

For More Information



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Sale Price	\$850,000
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Lease Rate	Negotiable
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Location Information

Street Address	5454 Airport Hwy
City, State, Zip	Toledo, OH 43615
County	Lucas
Market	Toledo
Cross-Streets	Airport Hwy and Greenridge
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Interstate 475/US 23
Nearest Airport	Toledo Express Airport/Detroit Metro Airport

Building Information

Building Size	15,066 SF
Building Class	B
Occupancy %	Vacant
Tenancy	Single
Number of Floors	1
Year Built	1984
Gross Leasable Area	15,066 SF
Roof	Gable roof system with asphalt shingle cover
Free Standing	Yes
Floor Coverings	carpet, tile, vinyl
Restrooms	4

Property Information

Property Type	Office
Zoning	10-CO
Lot Size	1.435 Acres
APN #	2031990
Traffic Count	31,525
Traffic Count Street	Airport Hwy Greenridge Dr. E
Power	Yes

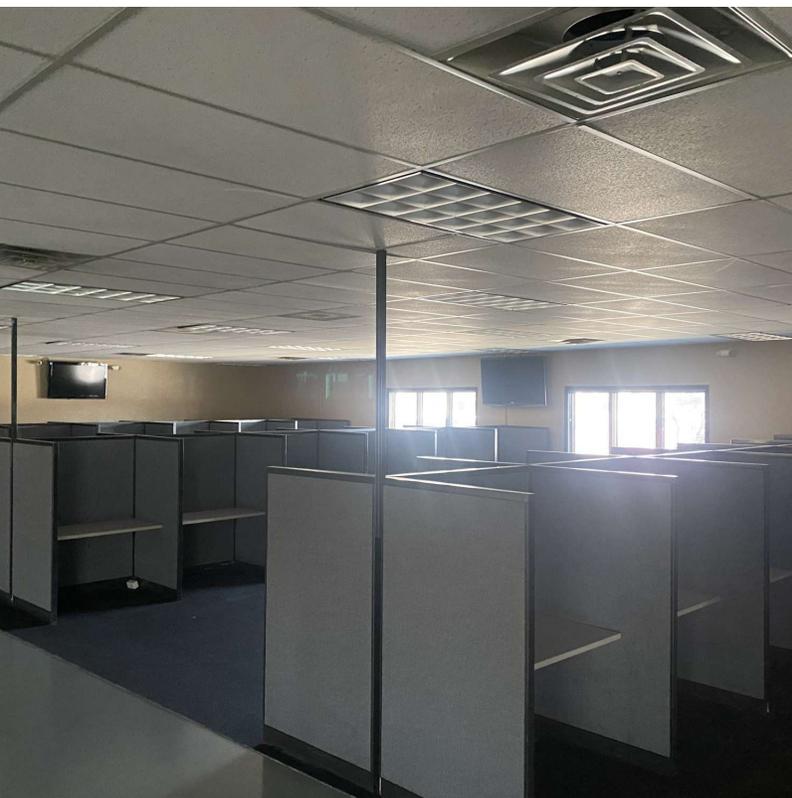
Parking & Transportation

Parking Type	Surface, shared II
Number of Parking Spaces	70

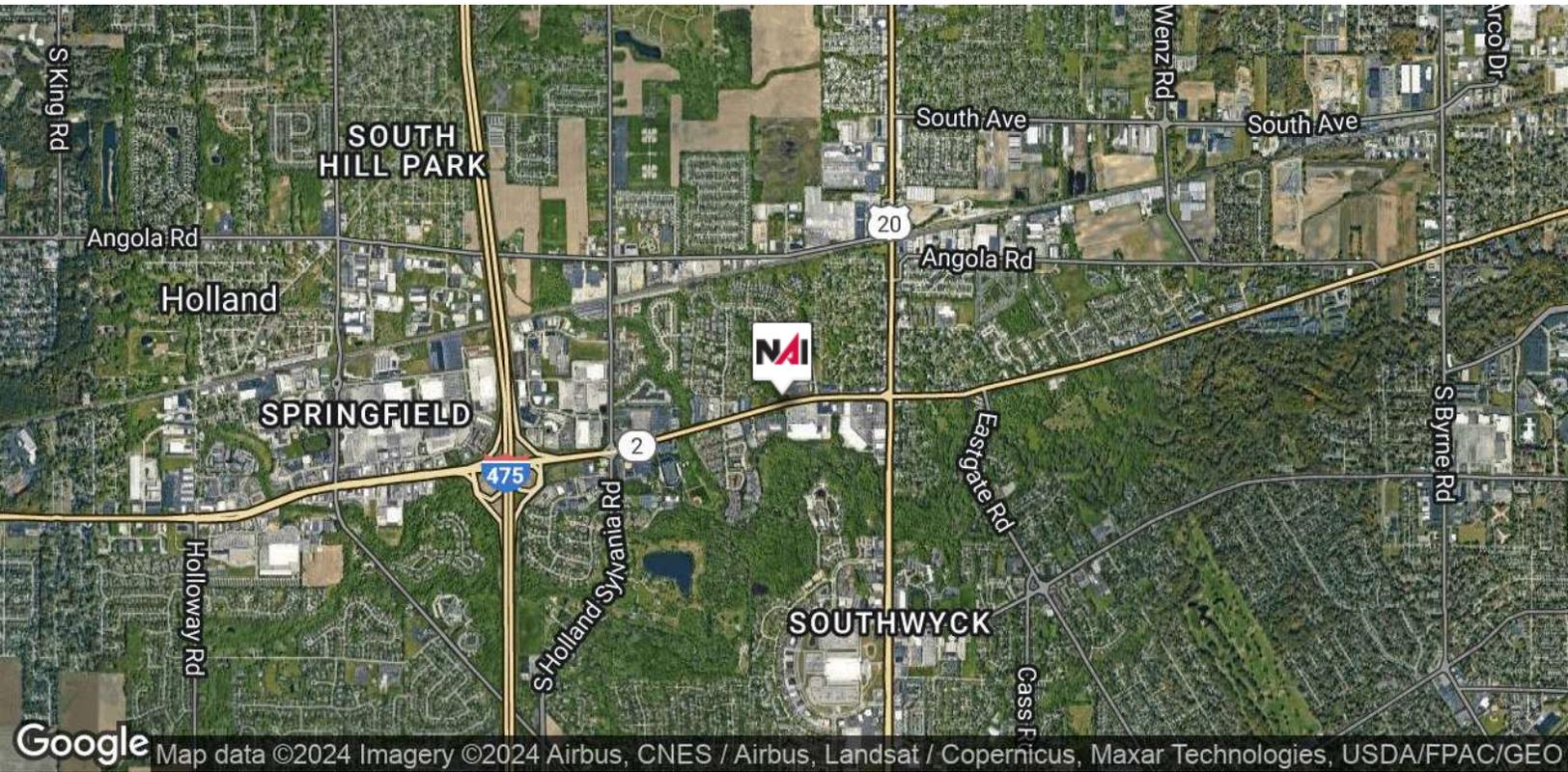
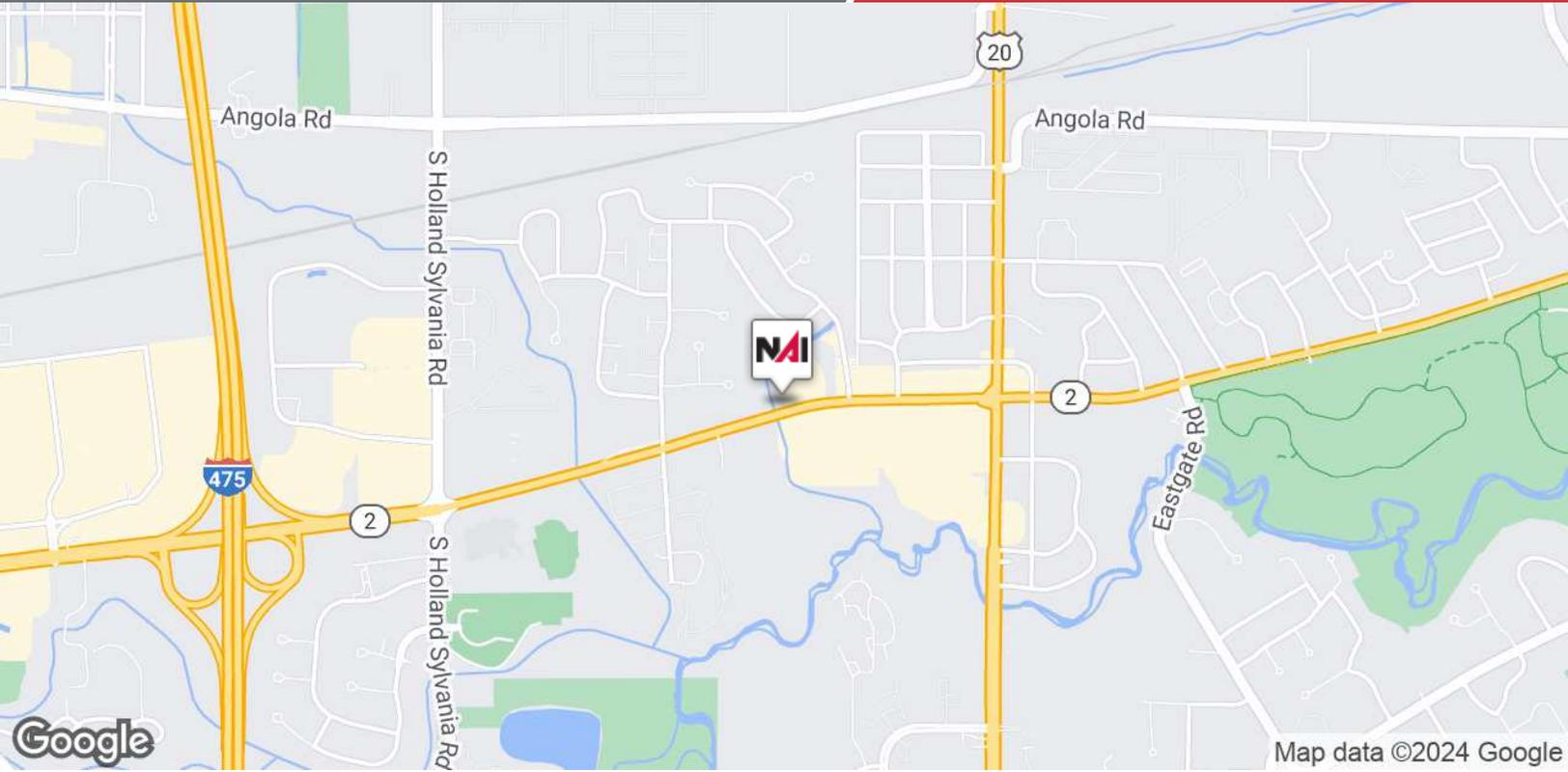
Utilities & Amenities

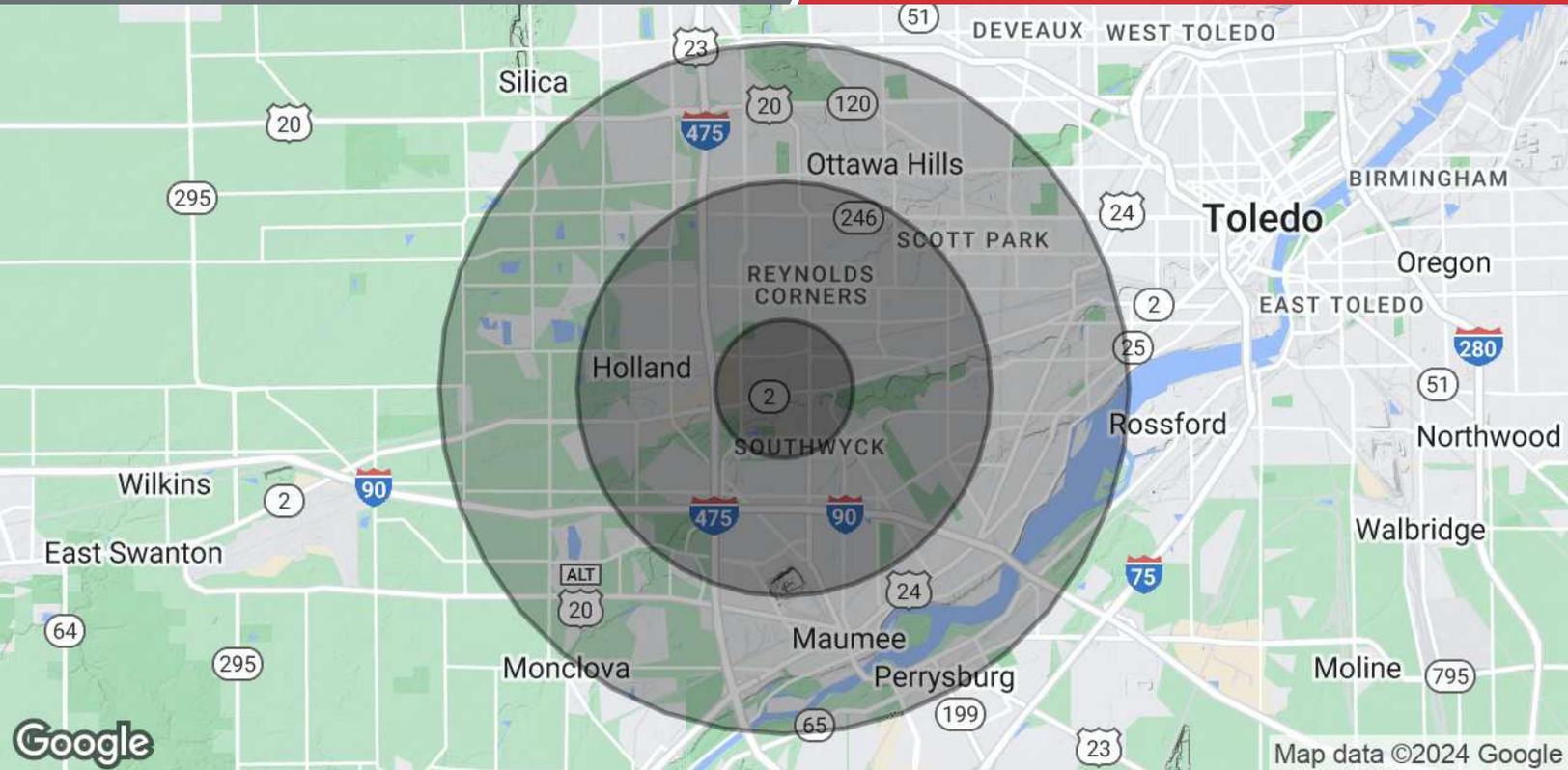
Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes











Population	1 Mile	3 Miles	5 Miles
Total Population	8,446	70,563	165,025
Average Age	39.6	40.1	40.4
Average Age (Male)	38.5	38.1	38.9
Average Age (Female)	40.4	42.4	41.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,142	34,526	76,533
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$48,215	\$56,354	\$69,418
Average House Value	\$89,754	\$110,206	\$132,549

2020 American Community Survey (ACS)