

For Sale

Prime Retail Property

3,000 SF | .402 AC | \$449,000



1520 S. Byrne Road

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Toledo, Ohio 43614

Property Highlights

- PRIME RETAIL SITE AT ONE OF TOLEDO'S BUSIEST INTERSECTIONS
- Automotive garage building (3,000 SF on .402 acres) includes service center counter, office, four bays - two with 15' ceiling
- Clean environmental status - NFA letter on file
- Great location, strong visibility, good access from Glendale & Byrne, total of 3 curb cuts
- Perfect for garage/car user, investor to lease or user/investor

OFFERING SUMMARY

Sale Price	\$449,000
Lot Size	0.402 Acres
Building Size	+/- 3,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,251	\$45,599
3 Miles	81,197	\$49,641
5 Miles	205,890	\$55,825

For more information



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GENERAL INFORMATION

Location: 1520 S. Byrne Rd.
Closest Intersection: Byrne Rd & Glendale
City, State: Toledo, Ohio
County: Lucas
Zip: 43614
Parcel Nos: 2040309

PROPERTY INFORMATION

Building SF: Approximately 3,000 SF
Building Dimensions: 81' x 29'
Land Size: .402 Acres
Land Dimensions: 140' Byrne Rd x 125' Glendale
Parking: 25 spaces
Zoning: CR - Regional Commercial
Current Use: Auto Repair Center
Traffic Counts: 16,778 VPD - Byrne Rd
12,347 VPD - Glendale Ave



BUILDING DETAILS

Year Built:	1958	Lighting:	Fluorescent
Type Construction:	Brick	Restrooms:	2
Heat Fuel/Type:	Gas Forced Air	Overhead Doors:	4, 2 Bays - 12', 2 Bays - 15'
Ceiling Height:	12'	No. of Floors:	One
Air Conditioning:	Office & Restrooms	Sprinklers:	Yes, office only, fire suppression
Roof:	Shingle, pitched	Security System:	Yes
Floor:	Concrete		

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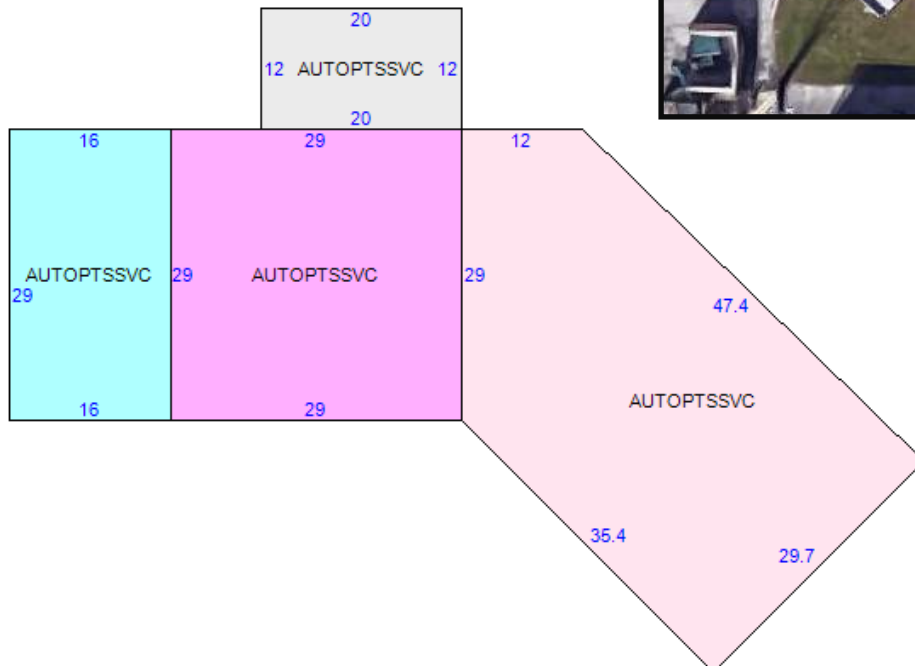
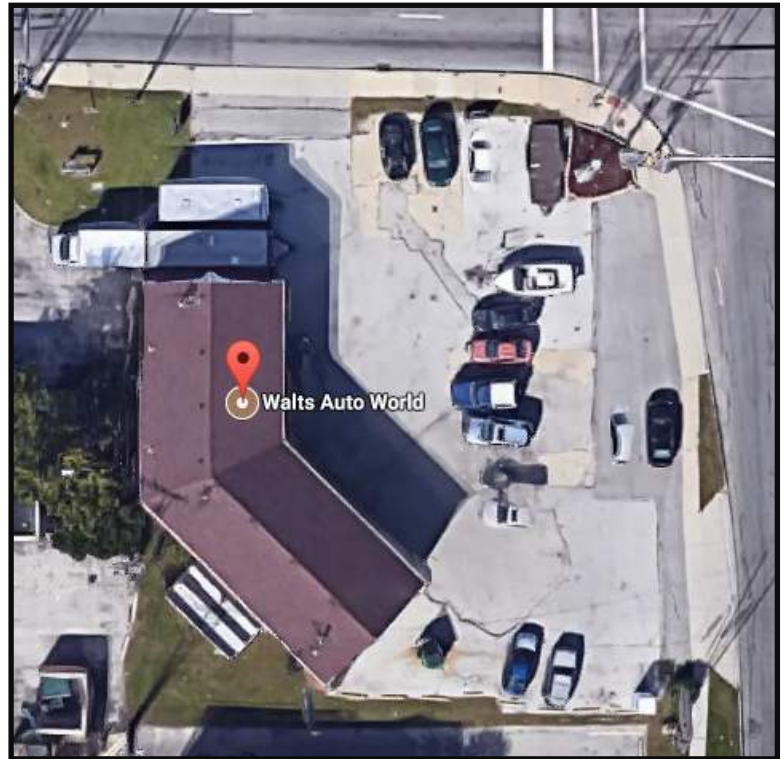
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REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2017
General Taxes:	\$6,984.04
Special Taxes:	\$ 635.59
Total Annual Taxes:	\$7,619.63

UTILITIES

Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Electric:	Toledo Edison
Storm Sewer:	City of Toledo



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BUILDING CAN BE SPLIT INTO 2-3 SMALL UNITS



TWO BAY ADDITION 15' HIGH



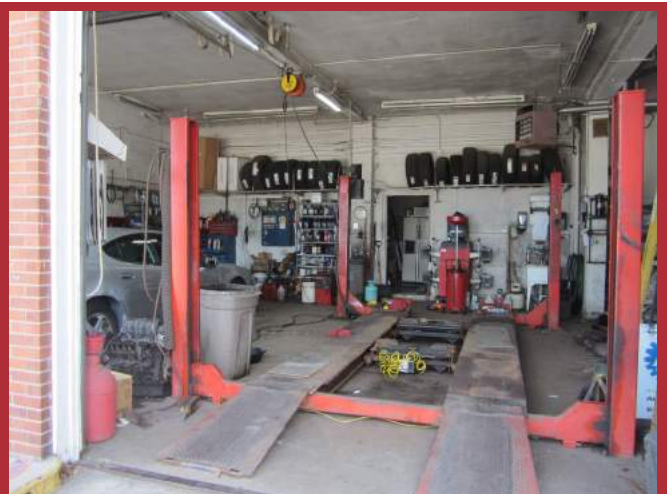
SERVICE COUNTER



CORNER SIGNAGE BYRNE/GLENDALE



OFFICE



LIFTS REMAIN

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DEMOGRAPHICS

		1.0 Miles:	3.0 Miles:		5.0 Miles:		
Population							
	2010 Total Population	10,206		80,047		192,506	
	2017 Total Population	10,123		78,350		189,308	
	2022 Total Population	10,066		77,503		187,910	
	2017-2022 Annual Rate	-0.11%		-0.22%		-0.15%	
Households							
	2010	4,741		34,974		82,049	
	2017	4,737		34,478		81,356	
	2022	4,720		34,202		80,961	
	2017-2022 Annual Rate	-0.07%		-0.16%		-0.10%	
Income- 2017							
	Median Household Income	\$42,420		\$43,585		\$43,758	
	Average Household Income	\$54,665		\$57,969		\$62,062	
	Per Capita Income	\$26,248		\$25,861		\$26,960	
	2017 Median HH Income	\$42,420		\$43,585		\$43,758	
	2022 Median HH Income	\$47,466		\$49,989		\$50,415	
	2017-2022 Annual Rate	2.27%		2.78%		2.87%	
Households by Income - 2017		Number	Percent	Number	Percent	Number	Percent
	< \$15,000	776	16.4%	5,619	16.3%	13,681	16.8%
	\$15,000 - \$24,999	648	13.7%	4,314	12.5%	10,398	12.8%
	\$25,000 - \$34,999	528	11.1%	4,027	11.7%	9,356	11.5%
	\$35,000 - \$49,999	722	15.2%	5,060	14.7%	11,034	13.6%
	\$50,000 - \$74,999	879	18.6%	6,376	18.5%	13,940	17.1%
	\$75,000 - \$99,999	560	11.8%	4,047	11.7%	9,048	11.1%
	\$100,000 - \$149,999	472	10.0%	3,492	10.1%	8,935	11.0%
	\$150,000 - \$199,999	92	1.9%	835	2.4%	2,456	3.0%
	\$200,000+	59	1.2%	709	2.1%	2,507	3.1%
Race and Ethnicity - 2017		Number	Percent	Number	Percent	Number	Percent
	White Alone	6,698	66.2%	52,163	66.6%	124,665	65.9%
	Black Alone	2,547	25.2%	19,734	25.2%	49,330	26.1%
	American Indian Alone	29	0.3%	230	0.3%	604	0.3%
	Asian Alone	360	3.6%	1,560	2.0%	4,129	2.2%
	Pacific Islander Alone	3	0.0%	19	0.0%	71	0.0%
	Some Other Race Alone	165	1.6%	1,638	2.1%	3,717	2.0%
	Two or More Races	320	3.2%	3,006	3.8%	6,792	3.6%
	Hispanic Origin (Any Race)	581	5.7%	5,063	6.5%	11,808	6.2%