



Property Overview

## PROPERTY HIGHLIGHTS

Prime south Toledo location, with great visibility  
 Accessible from both Reynolds Road & Hill Avenue  
 Signage on Reynolds Road

On TARTA service line  
 Constructed in 1977, the building has a total size of 25,000 SF

## AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	6,805	71,642	195,461
Average HH Income	\$39,387	\$42,986	\$46,357
Employees:	2,954	46,075	127,014

Traffic Counts: S. Reynolds Road - 24,870 VPD  
 Hill Avenue - 22,190 VPD

## TERMS & PRICING INFORMATION

Office	COST
Office/Showroom - 20,000 SF	\$9.50/SF NNN
Lot Size	2.15 AC, fenced
Utilities	Electric - Toledo Edison Gas - Columbia Gas Water/Sewer - City of Toledo Telephone - Verizon
Parking	70 + parking spaces in rear

## PROPERTY OVERVIEW

### CONTACT

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 419-601-1233  
 Rod.Bowe@rlgbuilds.com

### LOCATION

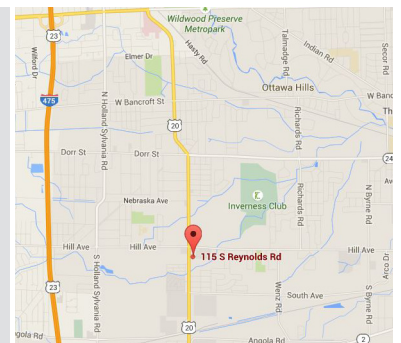
115 S. Reynolds Road.  
 Lucas County  
 Toledo, OH

### CURRENT/PAST TENANTS

Universal Marketing Group  
 Buckeye Cablesystem  
 Wolf Creek Co.

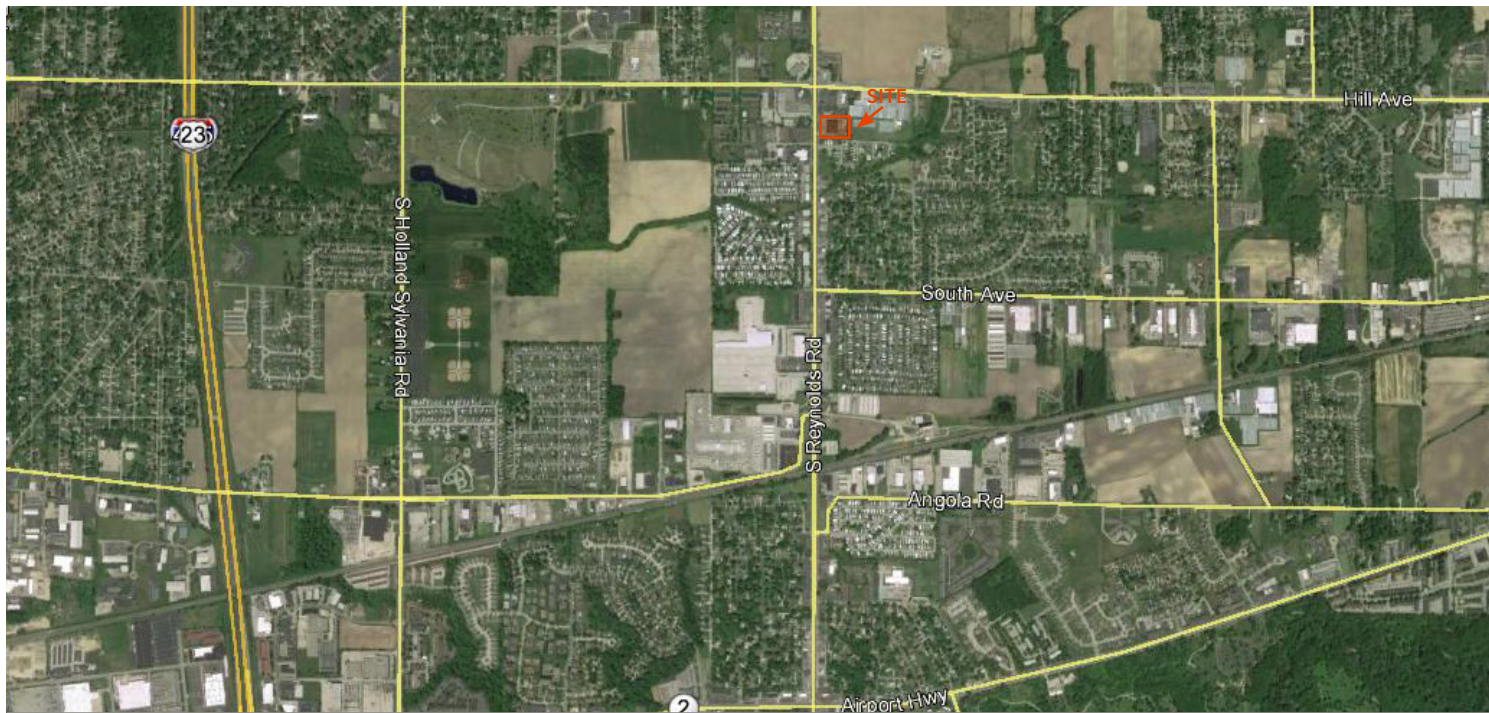
### ACCESS/EGRESS

2 Miles to I-475/US-23



# RLPG I

FOR LEASE



Neighbors Nearby