

# AVAILABLE FOR SALE OR LEASE

33 S Byrne Rd, Toledo, OH 43615

S BYRNE RD

24,466 vpd

16,911 vpd

HILL AVE

7,600 SF RETAIL  
SHOWROOM

12,000 SF W/  
FENCED YARD  
FOR LEASE

## CONTACT US:

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**HANNA**  
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

## PROPERTY OVERVIEW

- +/- 36,350 SF retail/warehouse complex with 4 buildings on 4.55 acres
- Located near the signalized, hard corner intersection of S Byrne & Hill Avenue, averaging a combined 41,377 vehicles per day
- Great visibility with over 300' on S Byrne Rd
- Zoning: C-R Regional Commercial

## LEASING OPPORTUNITY

- +/- 12,200 SF warehouse with fenced yard
- 7,600 SF retail showroom fronting S Byrne Rd
- Additional storage available on site

### 2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,770	87,547	221,496
Households	3,134	38,045	98,626
Median HH Income	\$40,576	\$54,914	\$58,842
Average HH Income	\$53,053	\$73,372	\$79,135
Daytime Population	3,269	28,371	112,400

[View in Google Maps](#)



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MACRO AERIAL



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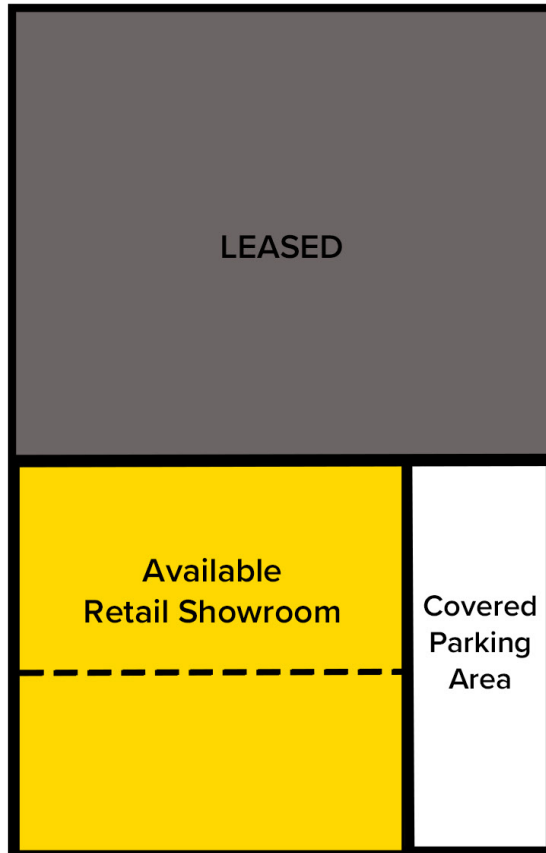


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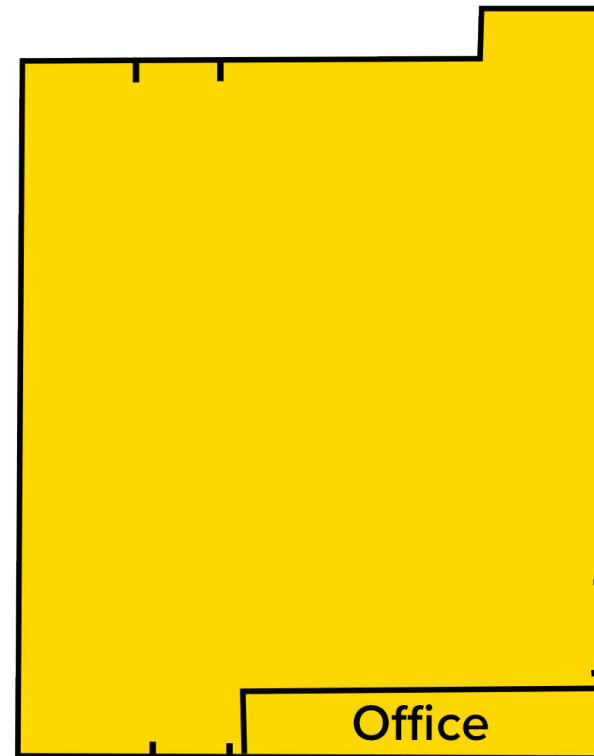
FLOOR PLAN

## Retail Opportunity



7,625 SF Retail Showroom  
(Includes 2nd Floor Area)

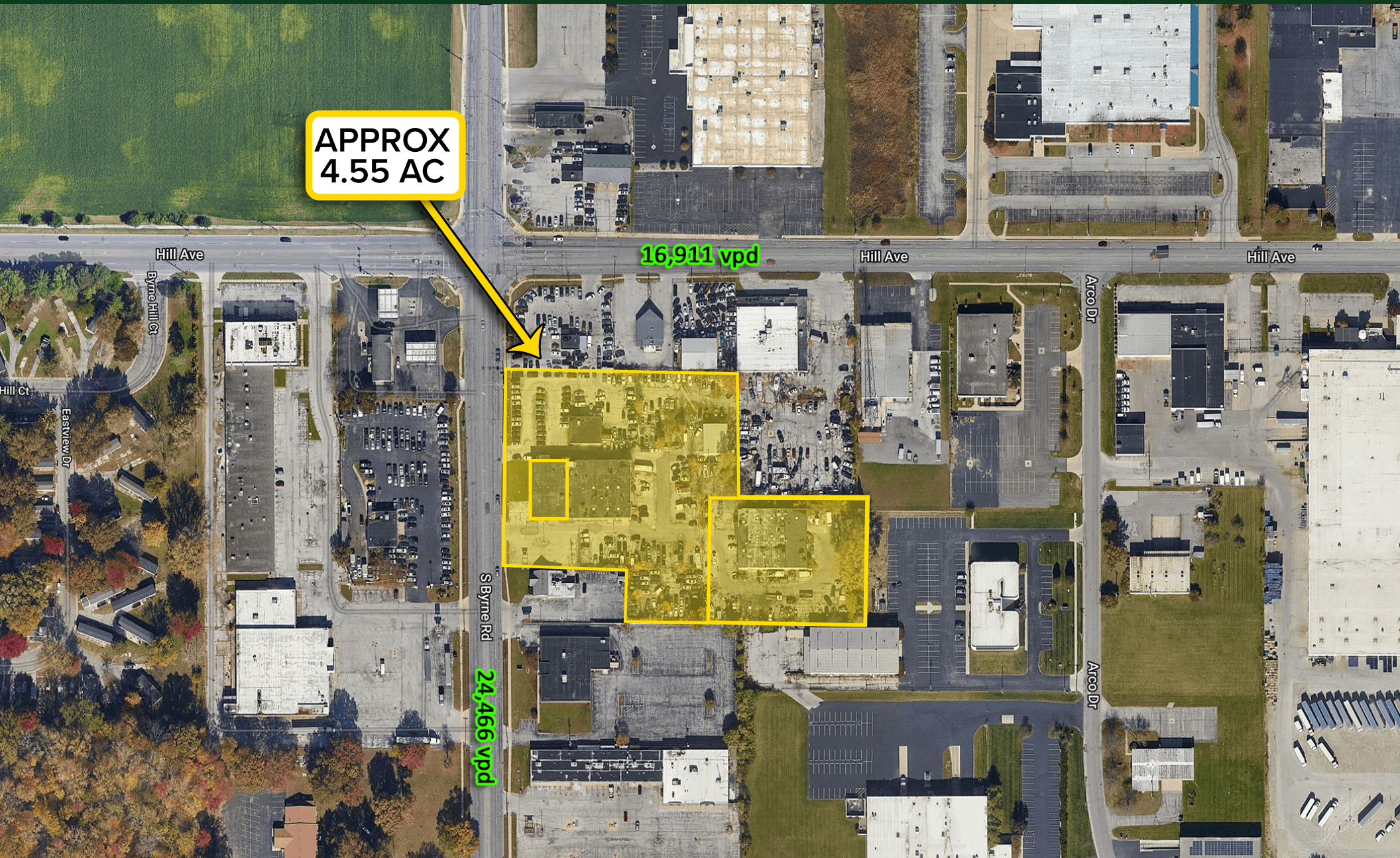
## Warehouse Opportunity



+/- 12,200 SF  
3 Overhead doors

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APPROX  
4.55 AC

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