



2.66 Acres
Commercial Land

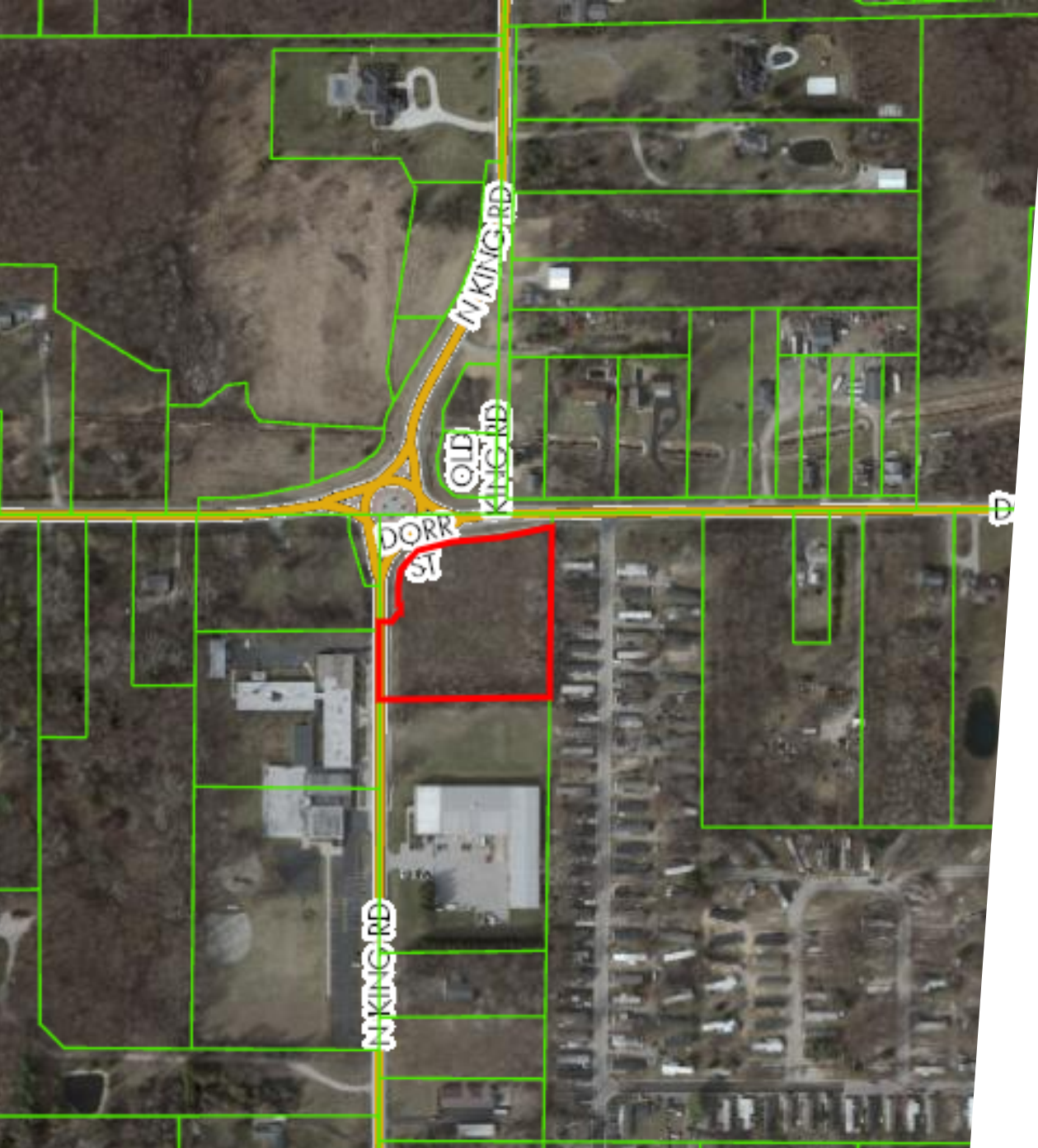
FOR SALE

7557 Dorr Street, Toledo, OH 43615

2.66 ACRE VACANT LAND - GENERAL COMMERCIAL

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



7557 DORR STREET

OFFERING SUMMARY

Sale Price:
\$475,000

Lot Size:
2.66 Acres

Zoning:
**General
Commercial**

Frontage:
**290' on Dorr;
310' on King**

Property Overview:

- 2.66-acre vacant land parcel
- Excellent development opportunity within established West Toledo corridor
- Zoned General Commercial
- Approximately 290' of frontage along Dorr Street
- Approximately 310' of frontage along King Road
- Utilities (water, septic, electric, and natural gas) located nearby
- 5,333 vpd (2025) on Dorr St and 6,464 vpd (2025) on King Rd

Contact us for additional information!
<https://www.rkgcommercial.com/>

SALE PRICE \$475,000

LOCATION INFORMATION

STREET ADDRESS 7557 Dorr Street
CITY, STATE, ZIP Toledo, OH, 43615
COUNTY Lucas
MUNICIPALITY Springfield Township
SUBMARKET West Toledo/Sylvania
CROSS STREETS King Road

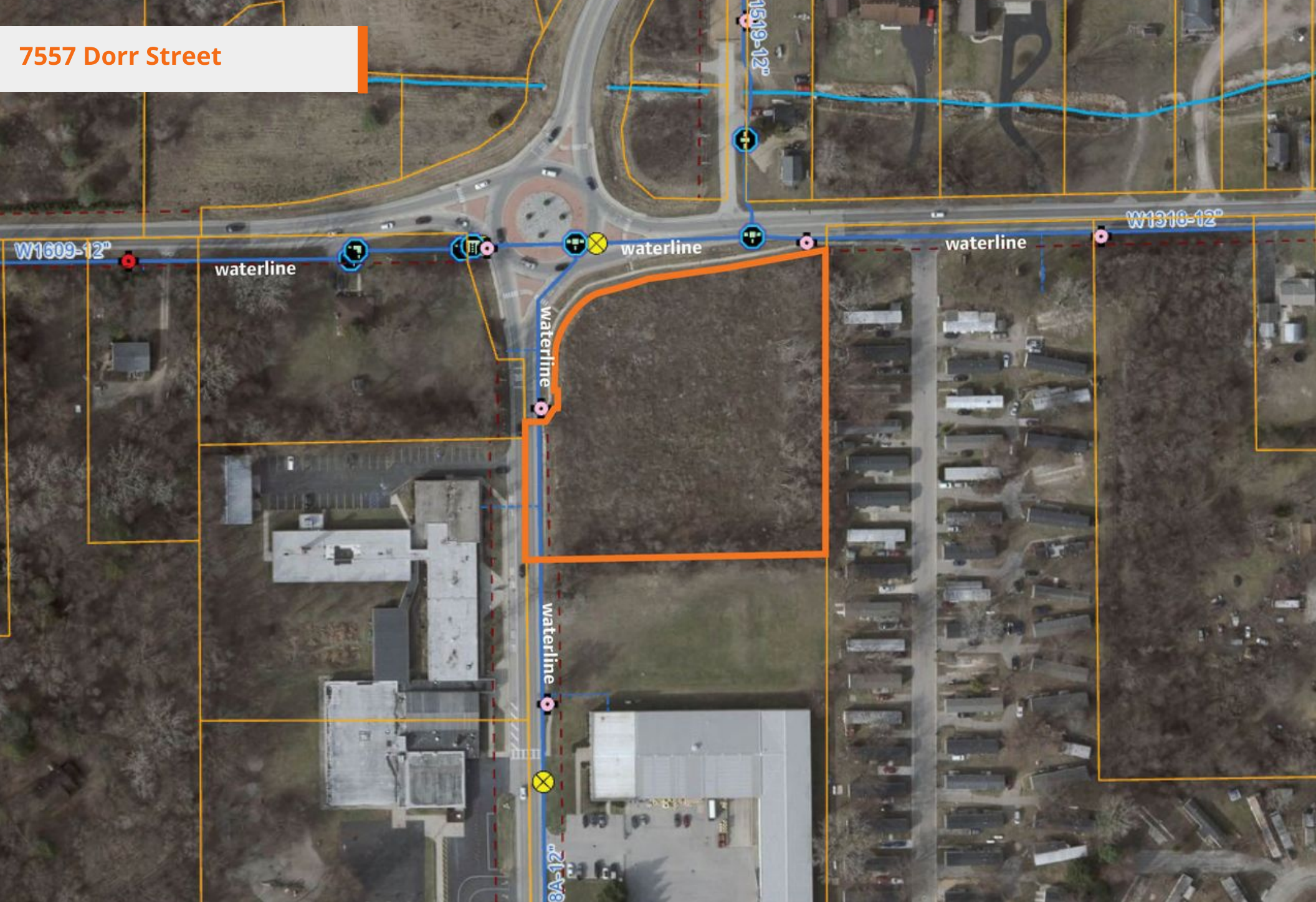
UTILITIES

POWER PROVIDER Toledo Edison
FUEL PROVIDER Columbia Gas
WATER PROVIDER City of Toledo
SEWER DESCRIPTION Septic

PROPERTY INFORMATION

PROPERTY TYPE Land
ZONING General Commercial
LOT SIZE 2.66 Acres
APN # 6546724
ANNUAL REAL ESTATE TAXES \$806.32
ACCESS Yes
TOPOGRAPHY Flat
STRUCTURE ON SITE No

7557 Dorr Street



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Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkgcommercial.com

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 7557 Dorr Street - 1 mi., 7557 Dorr Street - 3 mi., 7557 Dorr Street - 5 mi.

	7557 Dorr Street - 1 mi.	7557 Dorr Street - 3 mi.	7557 Dorr Street - 5 mi.
Population			
2010 Census	4,882	46,082	120,947
2020 Census	4,589	47,782	124,486
2026 Estimate	4,594	47,876	124,087
2031 Projection	4,574	47,734	123,385
Population Growth			
Percent Change: 2010 to 2020	-6.00	3.69	2.93
Percent Change: 2020 to 2026	0.11	0.20	-0.32
Percent Change: 2026 to 2031	-0.43	-0.30	-0.57
	7557 Dorr Street - 1 mi.	7557 Dorr Street - 3 mi.	7557 Dorr Street - 5 mi.
Households			
2010 Census	2,011	18,920	50,789
2020 Census	1,891	20,231	52,880
2026 Estimate	1,949	20,513	53,355
2031 Projection	1,967	20,555	53,293
Household Growth			
Percent Change: 2010 to 2020	-5.97	6.93	4.12
Percent Change: 2020 to 2026	3.07	1.39	0.90
Percent Change: 2026 to 2031	0.92	0.20	-0.12
	7557 Dorr Street - 1 mi.	7557 Dorr Street - 3 mi.	7557 Dorr Street - 5 mi.
Family Households			
2010 Census	1,353	12,411	31,738
2020 Census	1,238	12,626	32,348
2026 Estimate	1,274	12,812	32,664
2031 Projection	1,280	12,839	32,633
Family Household Growth			
Percent Change: 2010 to 2020	-8.50	1.73	1.92
Percent Change: 2020 to 2026	2.91	1.47	0.98
Percent Change: 2026 to 2031	0.47	0.21	-0.10

Benchmark: USA

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7557 DORR STREET

Location Benefits

The property is located at the southeast corner of the Dorr Street and King Road roundabout in West Toledo, providing frontage and access along both corridors. The site offers strong visibility and convenient access in all directions. It also benefits from close proximity to I-475 and US-20, providing strong regional connectivity throughout the Toledo metropolitan area. Dorr Street Elementary is located directly across the street, with nearby residential neighborhoods, schools, and local commercial uses supporting consistent area activity.

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RK



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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK