



FOR SALE

624 Adams Street, Toledo, OH 43604

4,600 SF MIXED-USE INVESTMENT PROPERTY

rkgcommercial.com

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



624 ADAMS STREET

OFFERING SUMMARY

Sale Price:
\$499,000

Building Size:
4,600 SF

Year Built/Renovated:
1892/2021

Lot Size:
0.058 Acre

Price/SF:
\$112.83

Cap Rate:
TBD

Property Overview:

- Fully leased mixed-use corner building in downtown Toledo
- Recently renovated (2019 / 2021)
- First-floor office / Second-floor residential
- Full basement
- Financials / rent-roll available upon qualified request
- On-street and surface lot parking nearby

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

624 Adams Street

LEASE RATE \$499,000

LOCATION INFORMATION

STREET ADDRESS 624 Adams Street
CITY, STATE, ZIP Toledo, OH, 43604
COUNTY Lucas
SUBMARKET CBD
CROSS STREETS N. Erie Street

PROPERTY INFORMATION

PROPERTY TYPE Mixed-use Investment
ZONING CO - Office Commercial
LOT SIZE 0.058 Acre
APN # 15-49067
ANNUAL REAL ESTATE TAXES \$6,392.35
ANNUAL RE TAXES PER SF \$1.38

BUILDING INFORMATION

BUILDING SIZE 4,600 SF
TENANCY Multiple
OF FLOORS 2
YEAR BUILT/RENOVATED 1892/2021
BUILDING CLASS B
CONSTRUCTION Brick
FLOOR COMPOSITION Hardwood
BASEMENT Full
CLIMATE CONTROLLED Yes
HEAT SYSTEM Gas-forced Air
SECURITY Yes
RESTROOMS (2) First floor, (2) Second floor
CONDITION Good

UTILITIES

INTERNET PROVIDER Various
POWER PROVIDER Toledo Edison
FUEL PROVIDER Columbia Gas
WATER PROVIDER City of Toledo

624 Adams Street





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Why Choose Evergreen Law?

At Evergreen Law, our mission is to provide comprehensive legal guidance in family law to families in Ohio and Michigan during times of transition and need. Our deeply rooted values serve to ground our clients with a strong foundation of understanding, trust, and unwavering support. Whether you're navigating issues related to divorce, separation, child custody, visitation rights, grandparent's rights, or adoption in Ohio and Michigan, we are here to help you face life's challenges with confidence.

Our services branch outwards, encompassing every aspect of family law in Michigan and Ohio, including child support, spousal support, and modifications of court orders. We aim to protect and empower the individuals and families we serve, helping them grow and thrive no matter their circumstances.

We will be your steadfast partner—offering dependable, adaptable legal services, including prenuptial and post-nuptial agreements, to guide you through every season of life.

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 624 Adams Street - 1 mi., 624 Adams Street - 3 mi., 624 Adams Street - 5 mi.

	624 Adams Street - 1 mi.	624 Adams Street - 3 mi.	624 Adams Street - 5 mi.
Population			
2010 Census	11,831	105,462	218,251
2020 Census	10,421	87,905	200,674
2026 Estimate	10,226	83,833	193,949
2031 Projection	10,107	81,449	189,689
Population Growth			
Percent Change: 2010 to 2020	-11.92	-16.65	-8.05
Percent Change: 2020 to 2026	-1.87	-4.63	-3.35
Percent Change: 2026 to 2031	-1.16	-2.84	-2.20

	624 Adams Street - 1 mi.	624 Adams Street - 3 mi.	624 Adams Street - 5 mi.
Households			
2010 Census	5,025	40,838	86,841
2020 Census	4,964	36,305	83,915
2026 Estimate	5,030	35,390	82,447
2031 Projection	5,037	34,736	81,233
Household Growth			
Percent Change: 2010 to 2020	-1.21	-11.10	-3.37
Percent Change: 2020 to 2026	1.33	-2.52	-1.75
Percent Change: 2026 to 2031	0.14	-1.85	-1.47

	624 Adams Street - 1 mi.	624 Adams Street - 3 mi.	624 Adams Street - 5 mi.
Family Households			
2010 Census	2,144	24,267	51,180
2020 Census	1,904	19,609	45,964
2026 Estimate	1,923	19,071	45,090
2031 Projection	1,916	18,699	44,395
Family Household Growth			
Percent Change: 2010 to 2020	-11.19	-19.20	-10.19
Percent Change: 2020 to 2026	1.00	-2.74	-1.90
Percent Change: 2026 to 2031	-0.36	-1.95	-1.54

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 624 Adams Street - 1 mi., 624 Adams Street - 3 mi., 624 Adams Street - 5 mi.

Total Population: 10,226, 83,833, 193,949 | Total Households: 5,030, 35,390, 82,447

	624 Adams Street - 1 mi.		624 Adams Street - 3 mi.		624 Adams Street - 5 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	356	5.05	3,306	5.96	5,171	4.04
Some High School, No Diploma	1,212	17.19	7,922	14.27	12,436	9.72
High School Graduate (or GED)	2,593	36.78	20,904	37.66	44,709	34.95
Some College, No Degree	1,432	20.31	11,526	20.76	28,090	21.96
Associate's Degree	340	4.82	3,927	7.07	11,302	8.84
Bachelor's Degree	567	8.04	4,880	8.79	16,149	12.63
Master's Degree	433	6.14	2,506	4.51	7,598	5.94
Professional Degree	94	1.33	390	0.70	1,432	1.12
Doctorate Degree	22	0.31	154	0.28	1,026	0.80
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	263	35.88	2,358	36.05	3,241	27.85
High School Graduate	197	26.88	1,733	26.50	3,477	29.87
Some College or Associate's Degree	157	21.42	1,467	22.43	2,814	24.18
Bachelor's Degree or Higher	115	15.69	981	15.00	2,107	18.10
2026 Est. Households by HH Income						
Income < \$15,000	1,969	39.15	8,291	23.43	13,338	16.18
Income \$15,000 - \$24,999	936	18.61	4,900	13.85	8,690	10.54
Income \$25,000 - \$34,999	330	6.56	3,159	8.93	7,373	8.94
Income \$35,000 - \$49,999	559	11.11	5,135	14.51	11,826	14.34
Income \$50,000 - \$74,999	409	8.13	5,508	15.56	13,711	16.63
Income \$75,000 - \$99,999	303	6.02	3,111	8.79	9,136	11.08
Income \$100,000 - \$124,999	190	3.78	2,208	6.24	6,801	8.25
Income \$125,000 - \$149,999	117	2.33	1,414	4.00	4,611	5.59
Income \$150,000 - \$199,999	92	1.83	932	2.63	3,783	4.59
Income \$200,000 - \$249,999	47	0.93	308	0.87	1,495	1.81
Income \$250,000 - \$499,999	52	1.03	282	0.80	1,166	1.41
Income \$500,000+	28	0.56	139	0.39	517	0.63
2026 Est. Average Household Income	--	43,034.00	--	54,738.00	--	69,612.00
2026 Est. Median Household Income	--	20,205.18	--	38,881.24	--	49,995.18
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	43,075.50	--	46,524.90	--	59,293.41
Black or African American Alone	--	12,995.62	--	27,322.44	--	35,528.12
American Indian and Alaskan Native Alone	--	58,385.88	--	59,677.56	--	60,630.38
Asian Alone	--	56,003.27	--	60,354.90	--	48,898.72
Native Hawaiian and Other Pacific Islander Alone	--	6,375.00	--	30,461.17	--	18,169.87
Some Other Race Alone	--	29,614.26	--	41,992.76	--	48,732.92
Two or More Races	--	18,201.77	--	34,356.53	--	50,507.30
Hispanic or Latino	--	28,925.11	--	40,007.89	--	48,292.66
Not Hispanic or Latino	--	19,706.79	--	38,717.58	--	50,177.35
2026 Est. Families by Poverty Status						
Families at or Above Poverty	945	49.14	12,933	67.81	35,560	78.86
Families at or Above Poverty with children	459	23.87	5,459	28.63	15,192	33.69
Families Below Poverty	978	50.86	6,138	32.19	9,530	21.14
Families Below Poverty, with children	672	34.95	4,778	25.05	7,313	16.22

Benchmark: USA

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624 ADAMS STREET

LOCATION BENEFITS

- Located on the northeast corner of N. Erie Street and Adams Street, directly across the street from Lucas County Courthouse
- Adams Street Cafe, Ridge & River, Grindhrs coffee on the same block

Reichle | Klein Group

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RK



Ryan Miller
Senior Vice President

Ryan Miller

Reichle Klein Group

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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