



FOR SALE

Ohio Wellness Spa | 1241 Dixie Highway, Rossford, OH 43460

MIXED-USE PROPERTY

rkgcommercial.com

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



1241 DIXIE HIGHWAY

OFFERING SUMMARY

Sale Price:
\$475,000

Building Size:
3,216 SF

Lot Size:
1.11 Acres

Zoning:
C-1

Property Overview:

- Mixed-Use Property Great for Owner Occupant or Investment
- Excellent Residential Conversion Opportunity
- Large 1.11-Acre Parcel
- First Floor Currently Used as Spa Area with Multiple Private Rooms
- Second Floor Features a 2 Bed / 1 Bath Apartment
- Attached Garage (1,088 SF) with Automatic Doors and 9' Clear Height
- Privacy Fence Surrounding Property
- Full Kitchen with New Dishwasher, Oven, Stove, and Refrigerator

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

SALE PRICE \$475,000

LOCATION INFORMATION

STREET ADDRESS 1241 Dixie Highway
CITY, STATE, ZIP Rossford, OH, 43460
COUNTY Wood
MUNICIPALITY City of Rossford
CROSS STREETS Schreier
NEAREST HIGHWAY I-75
TRAFFIC COUNT 6,038 vpd

PROPERTY INFORMATION

PROPERTY TYPE Mixed-Use
ZONING C-1
LOT SIZE 1.11 Acres
APN # T68-300-760301016000
ANNUAL REAL ESTATE TAXES \$5,868.32
ANNUAL RE TAXES PER SF \$1.48

BUILDING INFORMATION

BUILDING SIZE 3,216 SF
CONDITION Good/Excellent
DELIVERY AREA Garage
EXTERIOR SIGNAGE Building
APARTMENT UNITS 2nd Floor - (1) 2 Bed/1 Bath



Ohio Wellness Spa

make the time sweet & chit-chat



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

Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkcommercial.com



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

Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkgcommercial.com



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

Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkcommercial.com

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 1241 Dixie Highway - 1 mi., 1241 Dixie Highway - 3 mi., 1241 Dixie Highway - 5 mi.

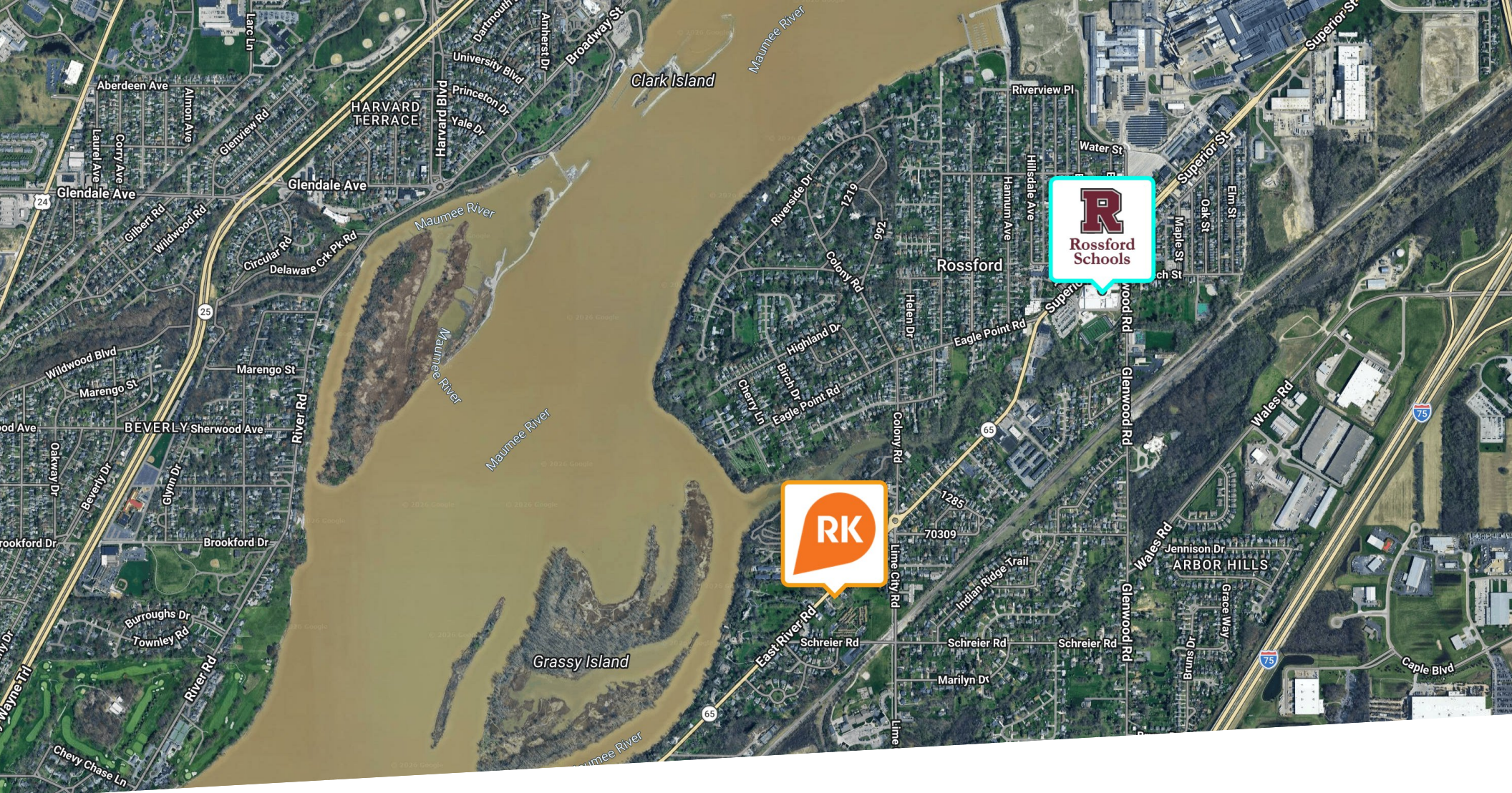
	1241 Dixie Highway - 1 mi.	1241 Dixie Highway - 3 mi.	1241 Dixie Highway - 5 mi.
Population			
2010 Census	5,436	54,953	175,927
2020 Census	5,466	52,048	165,693
2026 Estimate	5,399	50,754	161,906
2031 Projection	5,343	49,884	159,548
Population Growth			
Percent Change: 2010 to 2020	0.55	-5.29	-5.82
Percent Change: 2020 to 2026	-1.23	-2.49	-2.29
Percent Change: 2026 to 2031	-1.04	-1.71	-1.46
	1241 Dixie Highway - 1 mi.	1241 Dixie Highway - 3 mi.	1241 Dixie Highway - 5 mi.
Households			
2010 Census	2,208	22,468	72,202
2020 Census	2,348	22,382	71,503
2026 Estimate	2,356	22,124	71,143
2031 Projection	2,350	21,903	70,658
Household Growth			
Percent Change: 2010 to 2020	6.34	-0.38	-0.97
Percent Change: 2020 to 2026	0.34	-1.15	-0.50
Percent Change: 2026 to 2031	-0.26	-1.00	-0.68
	1241 Dixie Highway - 1 mi.	1241 Dixie Highway - 3 mi.	1241 Dixie Highway - 5 mi.
Family Households			
2010 Census	1,522	13,861	41,718
2020 Census	1,513	12,835	38,440
2026 Estimate	1,514	12,665	38,157
2031 Projection	1,509	12,527	37,846
Family Household Growth			
Percent Change: 2010 to 2020	-0.59	-7.40	-7.86
Percent Change: 2020 to 2026	0.07	-1.32	-0.74
Percent Change: 2026 to 2031	-0.33	-1.09	-0.81

Benchmark: USA

© 2026 Claritas, LLC. All rights reserved. Source: ©Claritas, LLC 2026. (<https://claritas.easpotlight.com/Spotlight/About/3/2026>)

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

Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkgcommercial.com



1241 DIXIE HIGHWAY

Location Benefits

- Excellent visibility and access
- Convenient access to I-75
- Located within 1 mile of Rossford High School
- Located Within the Rossford Exempted Village School District

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

Duke Wheeler, CRRP | Senior Vice President | 419.794.1121 | dwheeler@rkgcommercial.com

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



Christian Brown
Sales Associate



Duke Wheeler, CRRP
Senior Vice President

Christian Brown

Reichle Klein Group

One SeaGate, 26th Floor,
Toledo, OH 43604

Office: 419.794.1128

cbrown@rkgcommercial.com

Duke Wheeler, CRRP

Reichle Klein Group

One SeaGate, 26th Floor,
Toledo, OH 43604

Office: 419.794.1121

dwheeler@rkgcommercial.com

OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK