



# 320 West Alexis Road

**IMPROVED PRICING**

## 320 West Alexis Road

**TOLEDO, OH 43612**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 320 WEST ALEXIS ROAD

TOLEDO, OH 43612

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1,500 per month (Gross)
<b>BUILDING SIZE:</b>	2,625 SF
<b>AVAILABLE SF:</b>	1,150 SF
<b>LOT SIZE:</b>	0.84 Acres

## PROPERTY SUMMARY

1,150 SF of space within 2,625 SF building available for lease. Situated just south of the Ohio/Michigan border in the North Towne area. Close proximity to national big box retailers, restaurants, retail and the Toledo Trade Center 1, the area's premier industrial/warehouse development. Formerly a self-serve car wash containing 3, 10x10 overhead doors, water access with 3 floor drains, and 3 lines for compressed air. Regional Commercial Zoning permits a variety of uses.



## PROPERTY HIGHLIGHTS

- New 2026: overhead doors, flooring, LED lights, exterior and interior painting
- Fenced-in storage area with 10 parking spots
- Monument signage opportunity
- 1 common restroom, shared with on-site owner
- VPD's: W Alexis Rd- 20,905 (25)



**MONUMENT SIGNAGE**



**3 OVERHEAD DOORS**



**LARGE OPEN SPACE**

# PROPERTY DETAILS

## LEASE RATE

**\$1,500 PER MONTH**

## LOCATION INFORMATION

### STREET ADDRESS

320 West Alexis Road

### CITY, STATE, ZIP

Toledo, OH 43612

### COUNTY

Lucas

## PROPERTY INFORMATION

### PROPERTY TYPE

Retail

### PROPERTY SUBTYPE

Free Standing Building

### ZONING

10-CR Regional Commercial

### LOT SIZE

0.84 Acres

### APN #

2201571

### LOT FRONTAGE

130 ft

### LOT DEPTH

239 ft

## BUILDING INFORMATION

### BUILDING SIZE

2,625 SF

### CEILING HEIGHT

13.5 ft

### YEAR BUILT

1979

### YEAR LAST RENOVATED

2026

### FRAMING

Steel

### ROOF

Steel With Fiber Coating

### FOUNDATION

Concrete

### OVERHEAD DOORS

3, 10x10

### FLOOR DRAINS

3

### COMPRESSED AIR

3 Lines

### WATER ACCESS

Yes

### POWER

3-Phase, 308 Volts

### HVAC

Yes

### RESTROOMS

1, Shared With Owner

### PARKING

10 Fenced-In Spots

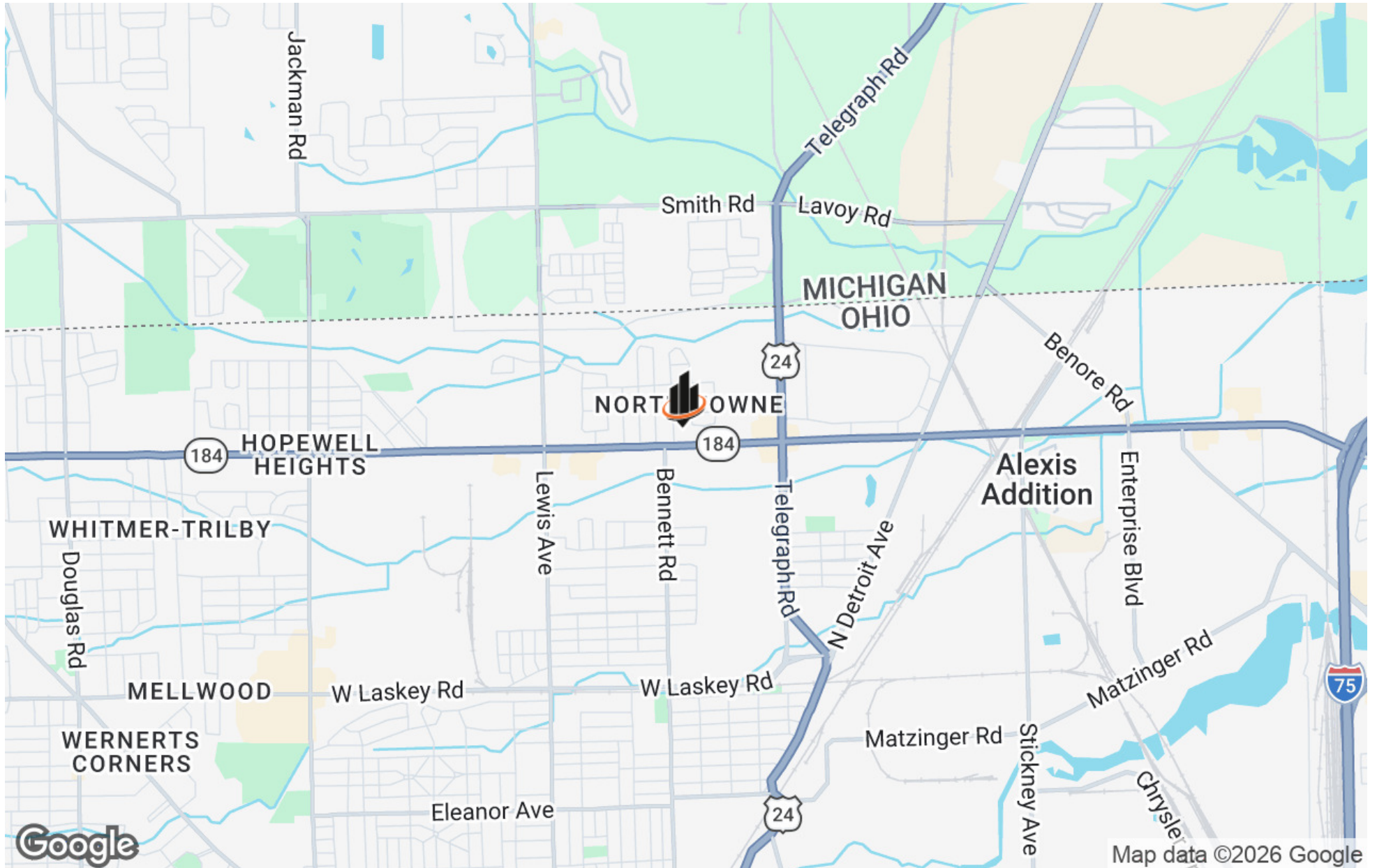
# ADDITIONAL PHOTOS



# RETAILER MAP



# LOCATION MAP



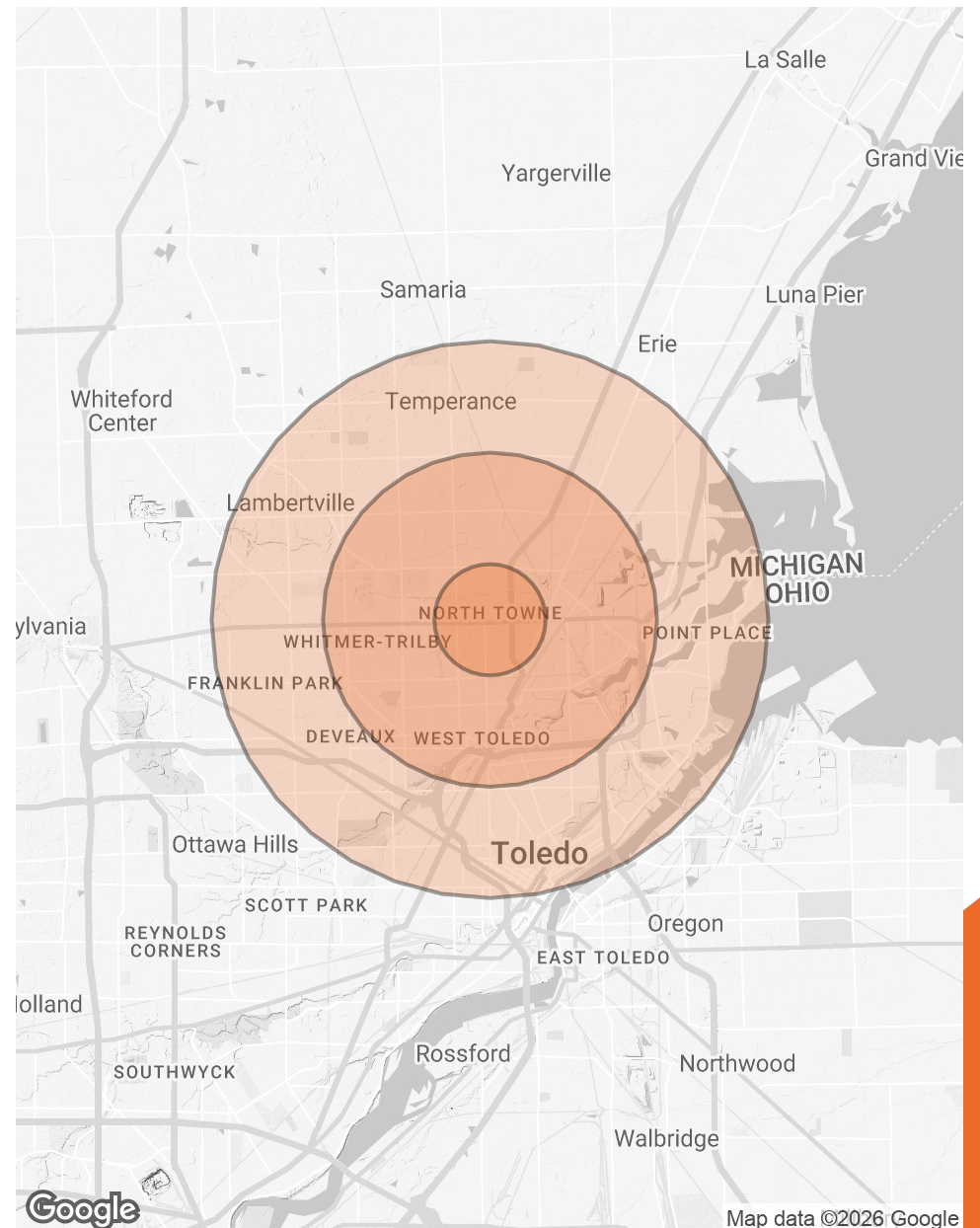
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,469	61,701	169,335
<b>AVERAGE AGE</b>	45.9	39.4	39.0
<b>AVERAGE AGE (MALE)</b>	45.1	36.5	37.2
<b>AVERAGE AGE (FEMALE)</b>	45.2	39.8	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,857	25,978	73,068
<b># OF PERSONS PER HH</b>	1.9	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$63,444	\$68,701	\$68,299
<b>AVERAGE HOUSE VALUE</b>	\$110,323	\$141,476	\$145,437

2023 American Community Survey (ACS)



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# Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,  
SUITE 064  
TOLEDO, OH 43064



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