



551 Dorr St

Toledo, Ohio 43604

Property Highlights

- Former Dollar General recently vacated
- Highly visible location
- Adjacent to McDonalds
- Zoned CR
- Great access to I-75
- Drive thru accessible
- Two curb cuts

Property Overview

Positioned in Toledo's urban corridor, this property offers a highly visible commercial opportunity. Situated just minutes from downtown Toledo and the University of Toledo campus, it benefits from strong daily traffic counts, excellent accessibility, and proximity to major arterial roads, including I-75 and I-475. The site is located within an established commercial and mixed-use zone, surrounded by retail businesses, service providers, and residential neighborhoods. This area is experiencing ongoing revitalization, making it an ideal investment for developers or business owners looking to capitalize on Toledo's economic growth.

Offering Summary

Sale Price:	\$1,449,000
Lease rate	Negotiable
Lease Type	NNN
Building Size:	10,424 SF
Lot Size:	0.9 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,814	41,556	91,209
Total Population	9,968	98,483	213,919
Average HH Income	\$40,747	\$48,879	\$62,808

For More Information



Joshua D. Payzant

O: 419 960 4410 x323

jpazant@naitoledo.com

Sale Price	\$1,449,000 Negotiable
Lease Price	

Location Information

Street Address	551 Dorr St
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Cross-Streets	Dorr St and Collingwood
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express Airport

Building Information

Building Size	10,424 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1996
Construction Status	Existing
Free Standing	Yes
Drive Thru	Yes

Property Information

Property Type	Yes
Property Subtype	Free Standing Building
Zoning	CR
Lot Size	0.9 Acres
APN #	1224402
Corner Property	Yes
Traffic Count	6,004/7,900
Traffic Count Street	Dorr St & Collingwood Blvd
Power	Yes

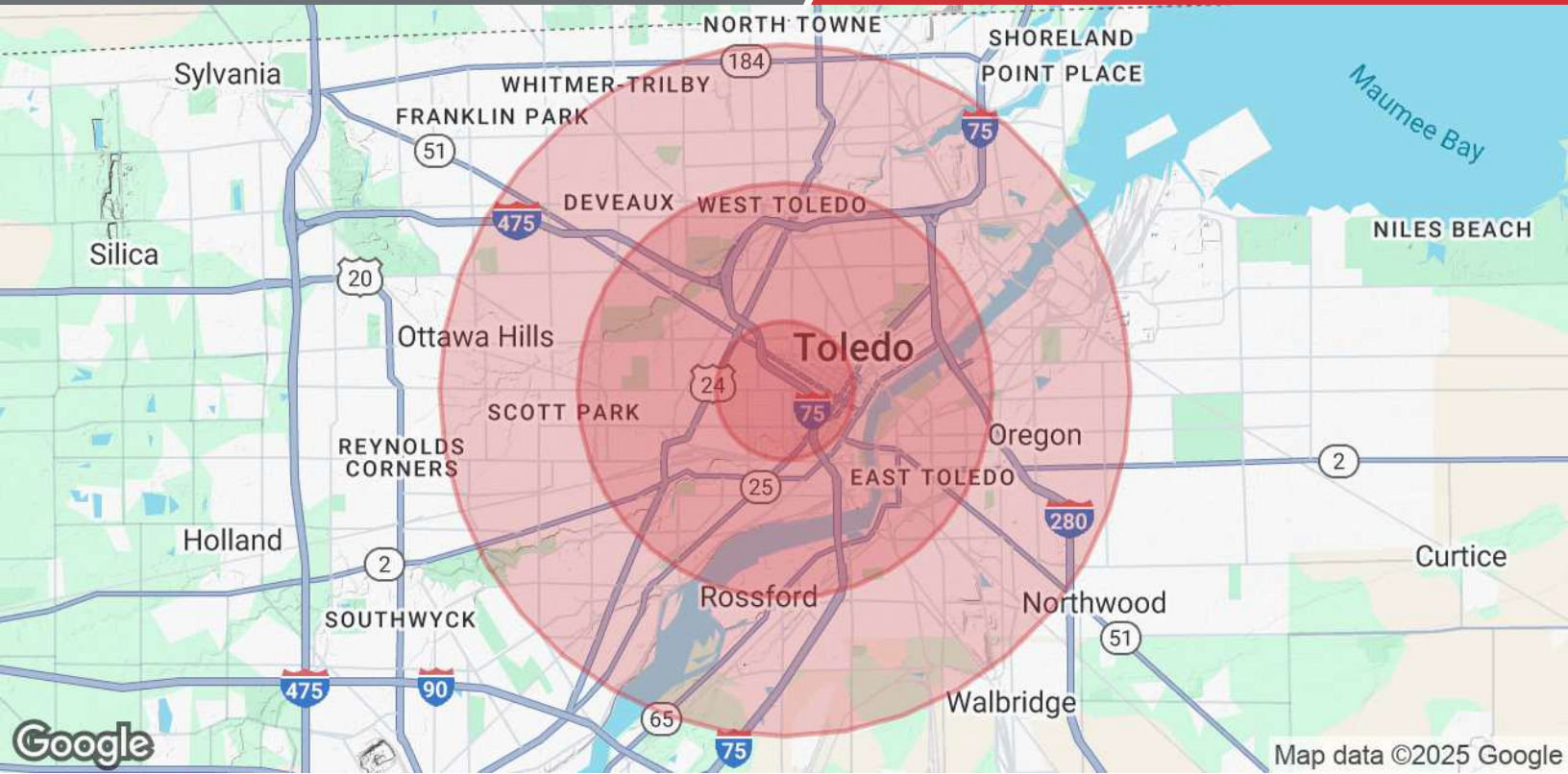
Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	50



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



Population	1 Mile	3 Miles	5 Miles
Total Population	9,968	98,483	213,919
Average Age	39	37	38
Average Age (Male)	39	36	37
Average Age (Female)	40	38	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,814	41,556	91,209
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$40,747	\$48,879	\$62,808
Average House Value	\$116,905	\$95,233	\$130,833

Demographics data derived from AlphaMap