



# 845 W Alexis Rd Toledo, OH 43612

TOLEDO, OH | RETAIL PROPERTY

FOR SALE | 22,809 SF

**\$1,795,000**



## PROPERTY DESCRIPTION

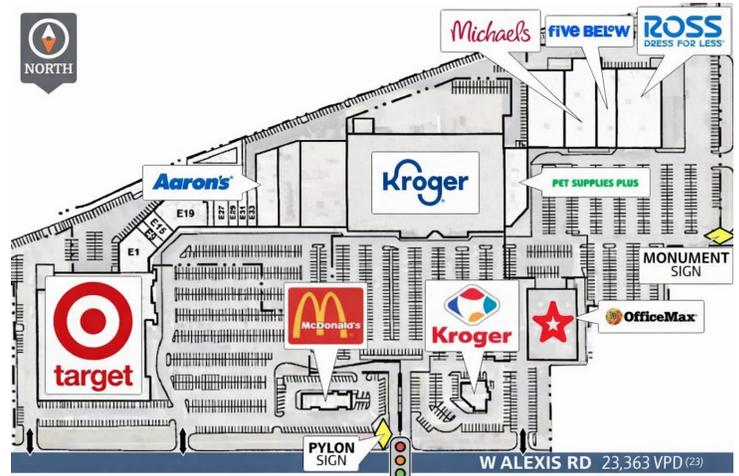
A free-standing retail building occupied by Office Depot. Located adjacent to North Towne Commons and situated in front of Ross/Michael's and Five Below.

## PROPERTY HIGHLIGHTS

- Prominent pylon sign.
- +24,000 traffic counts on W Alexis Road.
- Located within a very active retail corridor.

## OFFERING SUMMARY

Building Size:	22,809 SF
Lot Size:	1.60 Acres
Tax Rate:	\$2.10 PSF
Terms:	Call for Information



### JEFF ROSS

561.620.9200 x123  
jross@kinproperties.com

### DAVID ROTH

561.620.9200 x117  
droth@kinproperties.com

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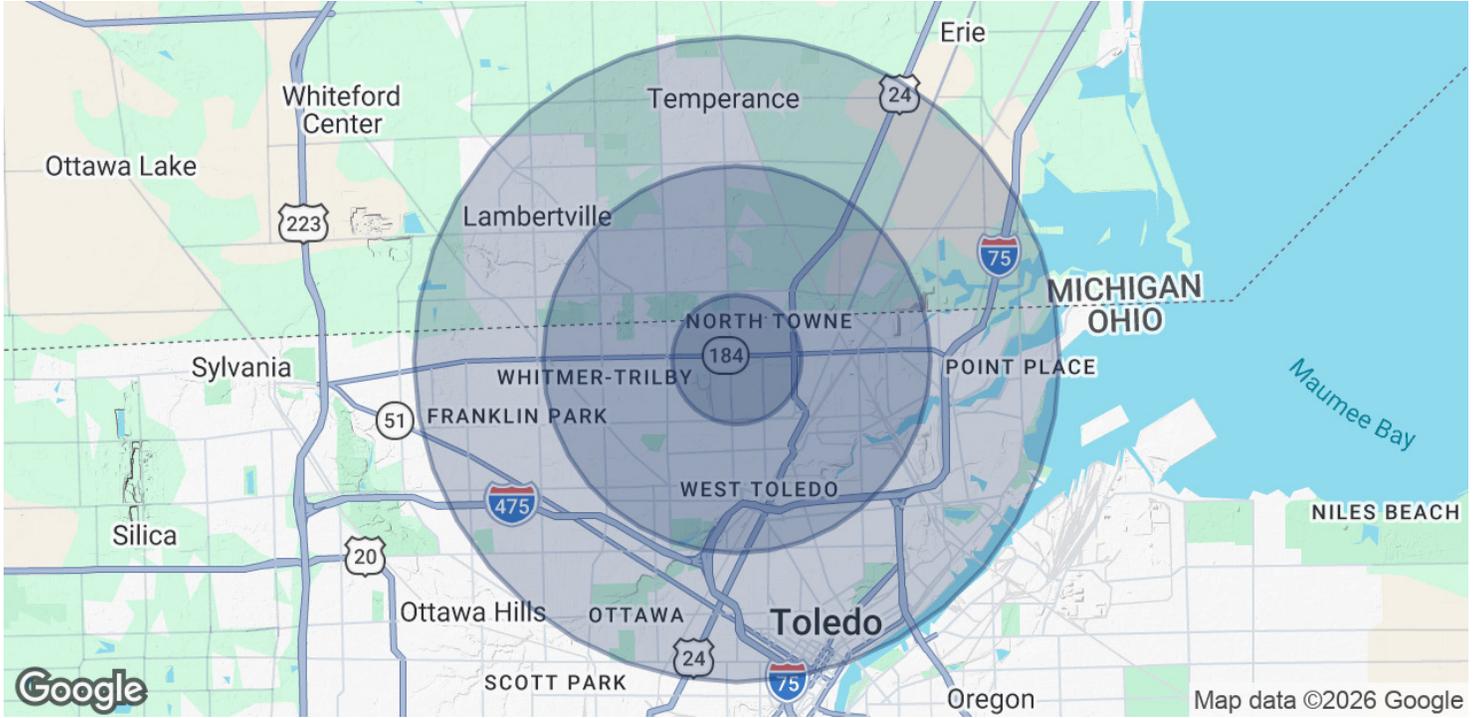
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,528	75,628	187,706
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,848	32,137	80,634
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$63,029	\$69,557	\$70,230
Average House Value	\$127,102	\$144,630	\$156,879

Demographics data derived from AlphaMap

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