



1120 W. ALEXIS ROAD TOLEDO, OH 43612



PAD SITE



LEWIS AVE 16,194 VPD



W ALEXIS RD 23,166 VPD



FOR MORE INFO: 216.755.1177
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 **PASSOV GROUP**
COMMERCIAL BROKERAGE

ALEXIS-LEWIS SHOPPING CENTER

PROPERTY HIGHLIGHTS

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- 188,500 square foot shopping center on 27.8 acres anchored by Lowe’s Home Improvement Store
- 1AC pad site after 4.5AC
- Redevelopment opportunities on 4.5 acres
- Signalized intersection with access on w. Alexis & Lewis
- Outstanding retail location with excellent visibility, demographics and traffic counts (approximately 57,500 vehicles pass site daily)
- Signalized access off West Alexis Road
- Area retail includes Home Depot, Target, Kroger, Ollie’s and TJ Maxx

PRICING Negotiable

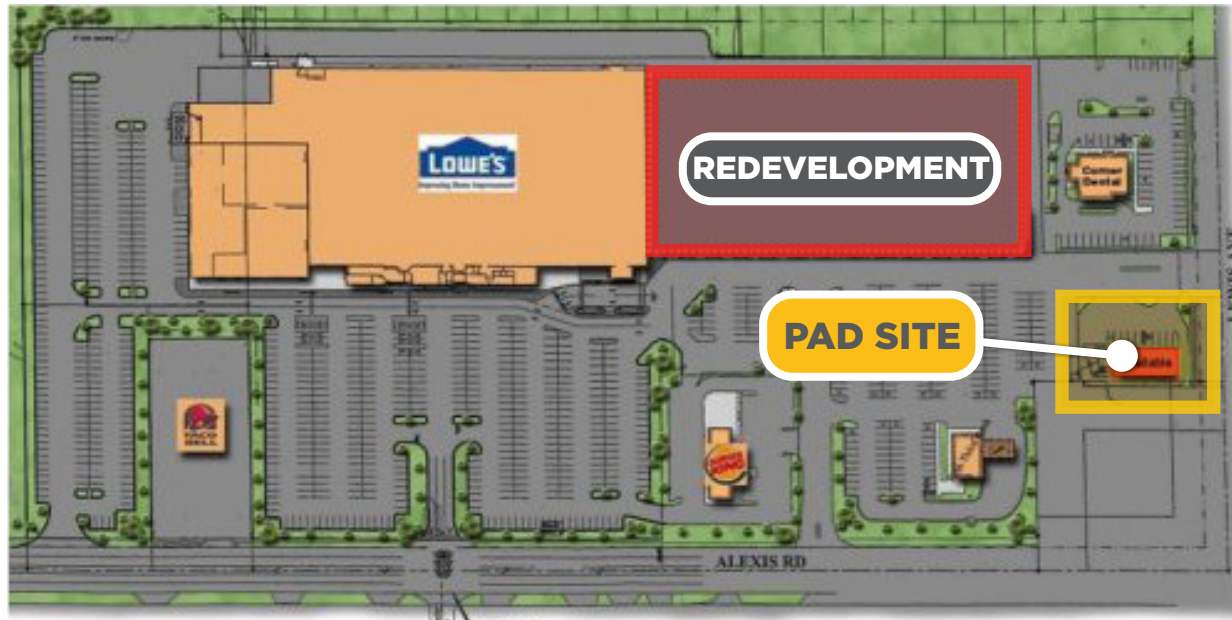
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	8,483	68,521	177,573
2029 Projection	8,188	66,239	172,733
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	311	1,898	5,570
2024 Estimated Total Employees	4,109	23,927	66,900
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$65,721	\$75,557	\$74,231
2024 Estimated Median Household Income	\$56,538	\$59,281	\$58,197



ALEXIS-LEWIS SHOPPING CENTER

SITE PLAN



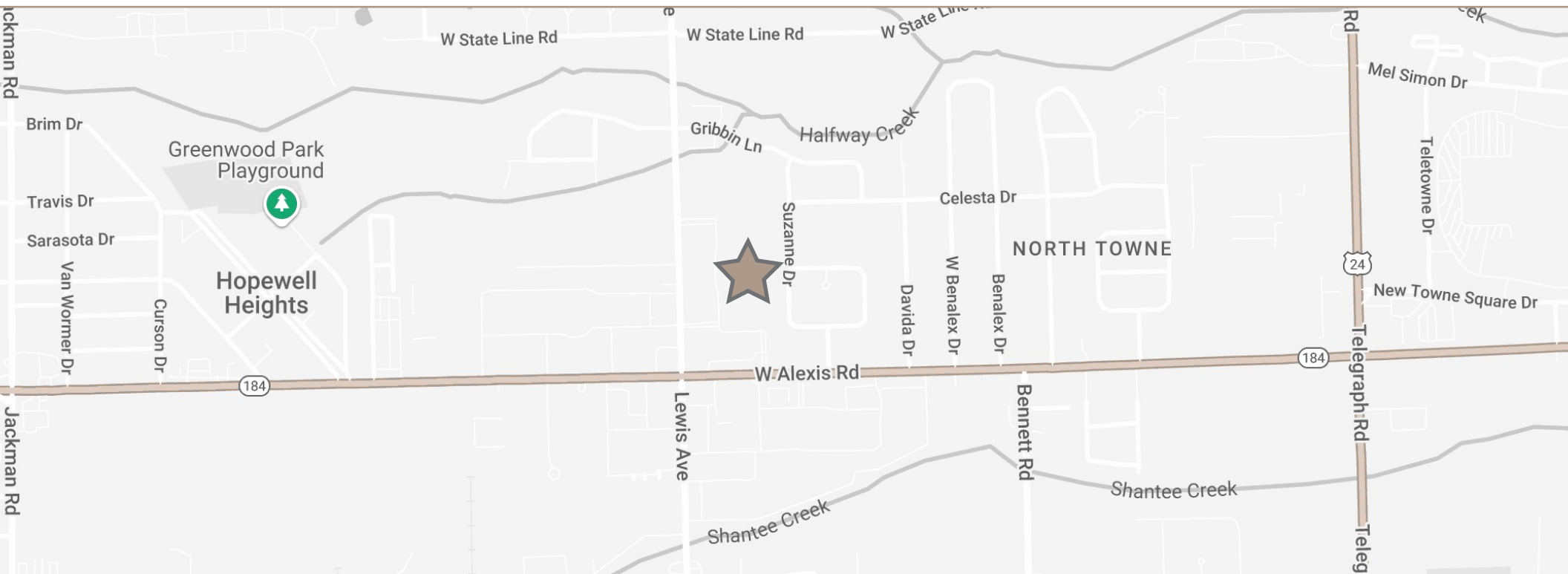
ALEXIS-LEWIS SHOPPING CENTER

TRADE AERIAL



ALEXIS-LEWIS SHOPPING CENTER

LOCATION OVERVIEW



Toledo, Ohio, is a dynamic city in the northwest corner of the state, strategically located on the western edge of Lake Erie and near the Michigan border. Known as the “Glass City” for its historic ties to the glass manufacturing industry, Toledo has evolved into a vibrant hub for business, education, and culture. With a population of over 270,000, it is the fourth-largest city in Ohio, offering a blend of urban amenities and small-town charm.

Toledo boasts a diverse economy driven by manufacturing, healthcare, education, and logistics. The city is home to major institutions like ProMedica, Owens Corning, and the University of Toledo, which contributes to a highly skilled workforce and research innovation. Its strategic location along major transportation routes, including Interstates 75 and 80/90 and proximity to the Port of Toledo, makes it an ideal site for logistics and distribution businesses.

The commercial real estate market in Toledo offers abundant opportunities, with competitive property prices and room for growth. Downtown Toledo has experienced significant revitalization, with mixed-use developments, office spaces, and retail properties attracting businesses and investors. Key areas like the Warehouse District and Uptown provide unique spaces for startups, restaurants, and creative industries, while industrial parks cater to manufacturing and logistics needs. Additionally, Toledo’s Opportunity Zones offer tax incentives to encourage investment in underdeveloped areas.

With a supportive business environment, affordable cost of living, and proximity to regional markets, Toledo is a compelling location for entrepreneurs and investors seeking growth and long-term potential in commercial real estate.



REDEVELOPMENT

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