



ALEXIS PARK

PRICE: **\$2,650,000**
 SIZE: **27,703 SF**
 OCCUPANCY: **100%**
 NOI: **\$208,513**
 CAP RATE: **7.86%**

AVAILABLE FOR PURCHASE | RETAIL INVESTMENT PROPERTY

ALEXIS PARK | 920 W ALEXIS ROAD, TOLEDO, OH 43612

27,703 SF RETAIL PROPERTY

rkgcommercial.com

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



920 W ALEXIS ROAD

Offering Summary

Sale Price:
\$2,650,000

Building Size:
27,703 SF

Cap Rate:
7.86%

Price PSF:
\$95.65

NOI:
\$208,513.00

Year Built/Renovated:
1968/2021

Lot Size:
3.38 Acres

Property Overview

- 100% occupied, 4-tenant retail building anchored by Dollar Tree and Rainbow Shops available for Purchase.
- Roof replacement scheduled for Spring 2026
- Recent significant area development including Hibbett Sports, Auntie Ann's, Smoothie King, Cinnabon (2026), 7 Brew, Ross Dress for Less, Five Below, Michaels and Dairy Queen Grill & Chill (2024-2025).
- The property benefits from multiple access points and pylon signage on 2 major roadways.
- Major area retailers include Kroger, Target, Lowes and Home Depot.
- Major area employer includes GM Toledo Propulsion Systems, a 2.8M SF facility with 1,750 employees. GM has invested more than \$1B in the plant over the past 15 years. Also, Stellantis - Toledo Assembly Complex, a 3.6M SF facility with 5,200 employees. Stellantis recently announced a \$400M investment (creating 900 jobs), in the plant to create a brand new mid-sized truck.
- Traffic Count: 21,220 on Alexis Rd. (2024); 16,405 on Lewis Ave. (2024).
- 197,300 people, 79,525 households, average household income of \$48,619 within 5 miles.
- Financial data available upon qualified request.

Contact us for additional information!
rkgcommercial.com





920 W ALEXIS ROAD

Property Details

Zoning
CR - Regional Commercial

Submarket
North Toledo

County
Lucas

Tenant Responsible For
Prorata share of operating expenses

Of Floors
1

Tenancy
Multiple

Roof System
Flat - Rubber

Structural System
Block/Steel

Exterior Walls
Block

Climate Controlled
Yes

Heat System Description
Forced Air

Delivery Area
Side/Rear

Exterior Signage
Pylon (x2), Building Signage

Condition
Good

Annual Real Estate Taxes
\$24,110

Annual Real Estate Taxes Per SF
\$0.87





920 W ALEXIS ROAD

Property Details

Parcel Nos.
2330008

Cross Streets
Lewis Ave.

Signal Intersection
Yes

Nearest Highway
3 miles to I-75

Lot Frontage
310'

Occupancy
100%

Curb Cuts
Three

of Units
4

Utilities

Internet: Buckeye

Power: First Energy

Fuel: Columbia Gas

Water: City of Toledo





Alexis Rd - 21,200 vpd

Lewis Ave - 16,406 vpd





PNC

ARCO
Built in 2024

SMOOTHIE KING Auntie Anne's CINNABON
Scheduled for 2026

920

930

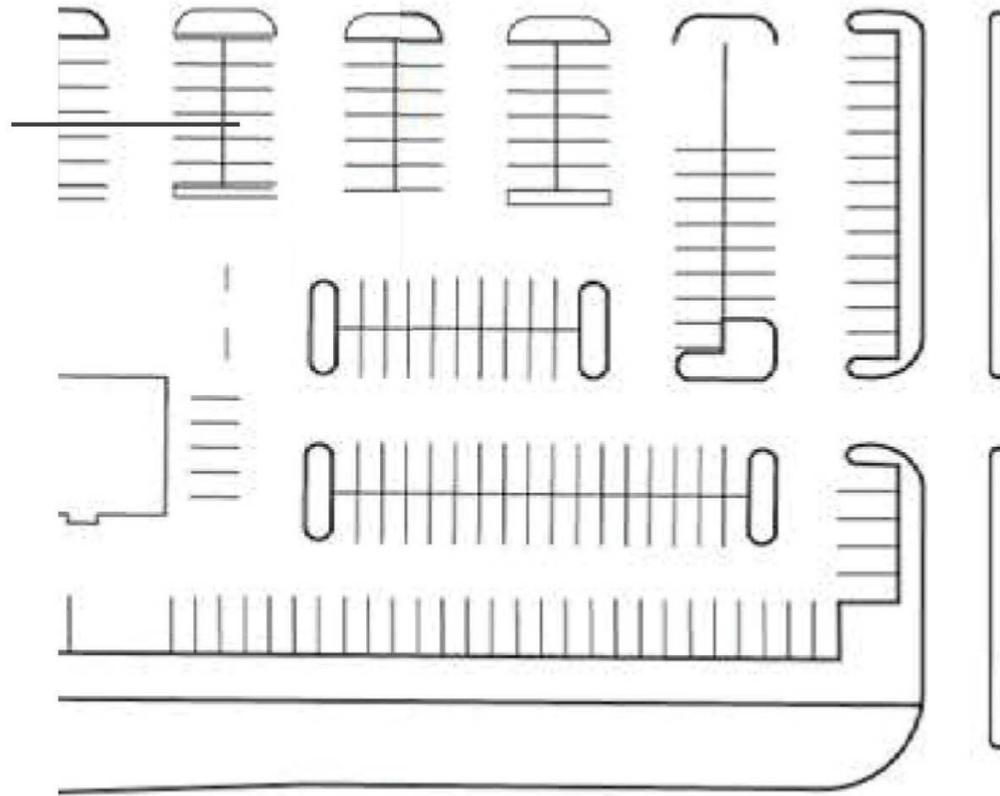
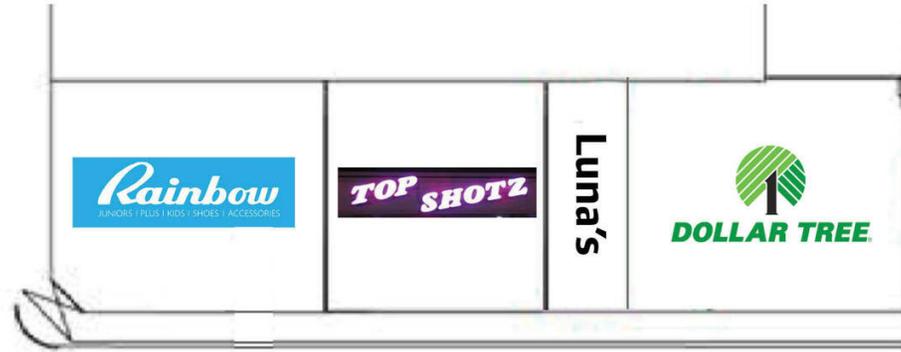
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W Alexis Rd

184

W Alexis Rd

184



Alexis Road

Alexis Park

920 W Alexis Rd. Toledo, Ohio 43612

Suite	SF	%	Tenant	Monthly Rent	Lease Terms	Options	Lease Type
Suite 6	8,500	35%	Rainbow Tenant Since: 1988	\$5,833.33	5/1/2025 - 1/31/2030	None	NNN
Suite 7	6,200	25%	Top Shotz Tenant Since: 2008	\$4,262.50	1/1/2026 - 12/31/2030	None	NNN
Suite 7-A	1,120	5%	Luna's Tenant Since: 2025	\$1,200.00	9/10/2025 - 9/9/2030	(Two) 5-year options. Base rent increases 10% each renewal	NNN
Suite 8	8,800	36%	Dollar Tree Tenant Since: 2005	\$6,233.33	2/1/2026 - 1/31/2031	(Three) 5-year options through 1/31/2046. Base rent increases 10% each renewal	NNN*
Parking Lot	N/A	0%	Green Recycling	\$500.00	5/1/2024 - 5/1/2026	None	Gross

TOTALS: 24,620 100% \$18,029.16

*Dollar Tree has fixed CAM and Insurance passthrough limits which increase by 4% annually. Taxes & Snow Removal charges are NNN and reconcilable

Annual Property Operating Data

Property Name Alexis Park
 Location 920 W. Alexis Rd. Toledo OH, 43612
 Type of Property Retail
 Size of Property 27,703 SF / 4 (SF/Units)
 Purpose of Analysis ProForma - 2026

Purchase Price _____

	\$/SF or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	\$216,350		
2 Less: Vacancy & Cr. Losses		(5 % of PRI)	<u>Building is now 100% occupied</u>
3 EFFECTIVE RENTAL INCOME			<u>\$205,533</u>
4 Plus: Other Income (Collectable)		\$ 77,683	<u>NNN + Administration</u>
5 GROSS OPERATING INCOME	<u>\$283,216</u>		<u>\$283,216</u> <u>Based On Current Rent Roll</u>
6 OPERATING EXPENSES:			
7 Real Estate Taxes		\$24,112	<u>2025 Actual</u>
8 Property Insurance		\$ 5,868	<u>2025 Policy Premium</u>
9 Off Site Management		\$10,818	<u>2026 Estimate (5% of PRI)</u>
10 Repairs and Maintenance		\$ 6,416	<u>2025 Actual</u>
11 Utilities:		\$ 7,535	<u>2025 Actual</u>
12 GAS	\$ - 0 -		<u>2025 Actual</u>
13 ELECTRIC	\$ 1,600		<u>2025 Actual (Exterior Lighting)</u>
14 WATER / SEWER	\$ 5,935		<u>2025 Actual</u>
15 Telephone			
16 Accounting and Legal	\$ 2,510	\$ 2,510	<u>2025 Actual</u>
17 Licenses/Permits			
18 Advertising			
19 Supplies			
20 Miscellaneous Contract Services		\$17,444	<u>2025 Actual</u>
21 Bank Charges	\$ 298		<u>2025 Actual</u>
22 Waste Removal	\$ - 0 -		<u>2025 Actual (Tenants maintain)</u>
23 Lawn	\$ 5,937		<u>2025 Actual</u>
24 Snow	\$ 8,809		<u>2025 Actual</u>
25 Parking Lot Cleaning	\$ 2,400		
26 TOTAL OPERATING EXPENSES			<u>\$ 74,703</u>
27 NET OPERATING INCOME			<u>\$208,513</u>

2026 investment analysis. All expenses are based on 2025 actuals unless noted otherwise.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared by: Ryan Miller



Rainbow Shops

Rainbow Shops is a major fashion retailer that offers affordable clothing, shoes, and accessories for women, juniors, plus sizes, and children, with over 1,000 locations in the U.S. and its territories. Founded in 1935, it operates in the broadly popular-priced segment of the market, competing with other fast-fashion retailers, and emphasizes its physical stores while maintaining a presence online.



Top Shotz

Top Shotz has been a Toledo staple for almost 20 years and remains one of the few billiard orientated facilities in the area! They are known as a fun place to shoot pool, dance and dine! Top Shotz opened at this location in 2008 and has been going strong ever since.



Luna's Internet Café

Luna's Internet Café is a sweepstakes style venue. At such venues, customers purchase a usable phone card that comes with bonus, "sweepstakes" points. Customers can play the "sweepstakes" points on casino-style games on computers, or run the points through a computer for an automatic result. If customers win, they get a cash prize. The sweepstakes points are pre-determined.



Dollar Tree

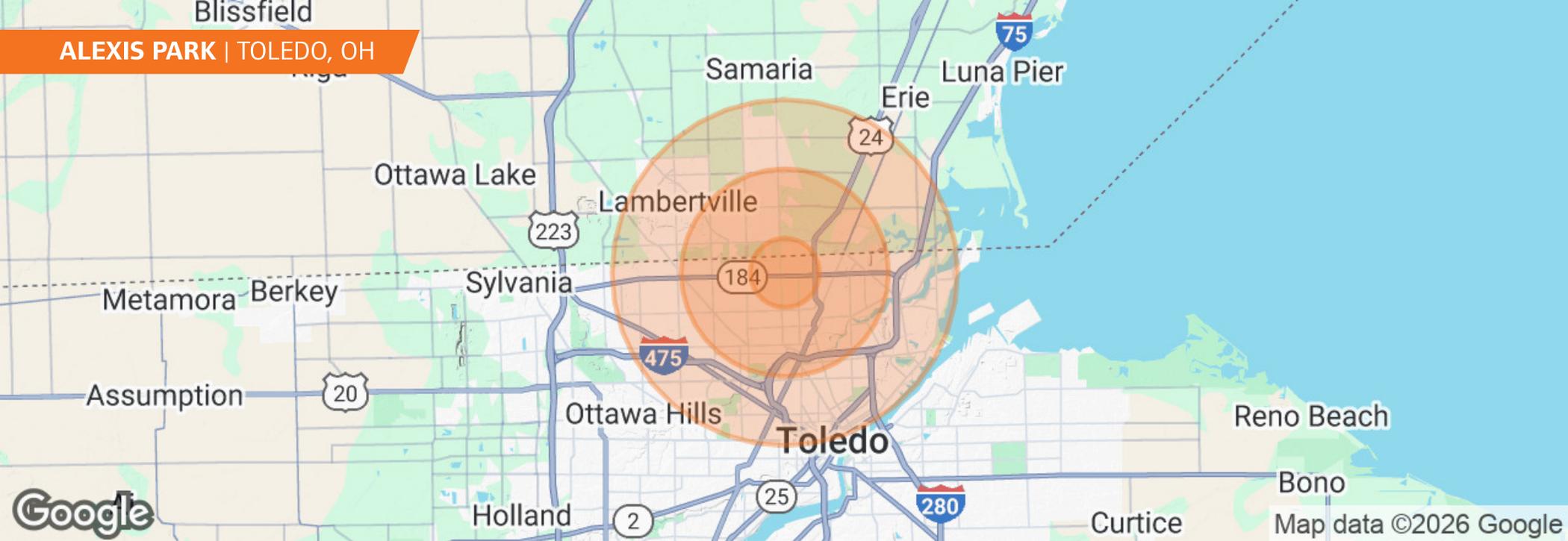
With over 9,000 stores, Dollar Tree is an appealing investment opportunity for net lease investors, offering stability and growth potential in the thriving discount retail sector. As a leader in the value-oriented retail space, Dollar Tree serves a broad customer base by providing essential goods at competitive prices, a model that performs exceptionally well across various economic cycles. Its focus on affordability and convenience makes it a resilient tenant, particularly during periods of economic uncertainty when demand for discount retail increases.



Green Recycling

Green Recycling makes Recycling your clothing, shoes and toys convenient 24/7. We provide strategic donation and collection solutions for cities, communities, shopping centers, retailers, churches, schools, and many many more.

ALEXIS PARK | TOLEDO, OH



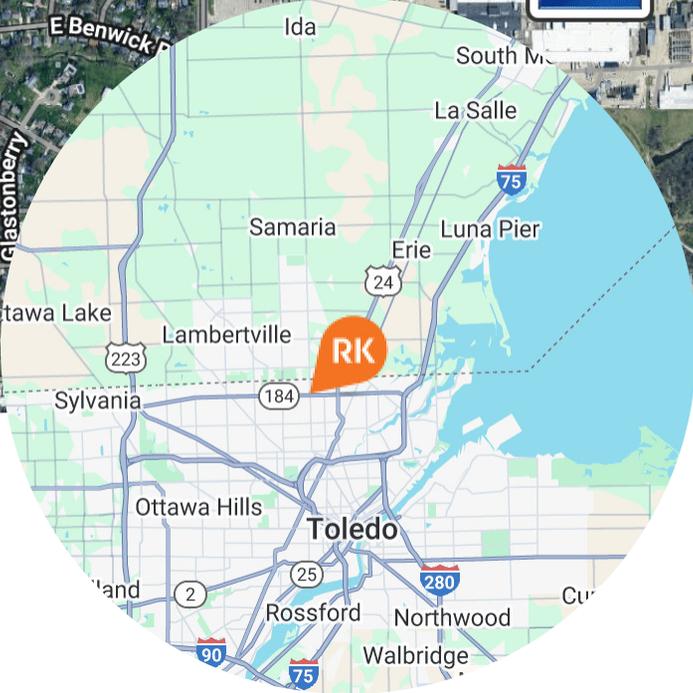
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,950	72,563	197,300
Average Age	34.5	35.2	35.8
Average Age (Male)	34.4	34.1	34.1
Average Age (Female)	35.9	36.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,768	28,908	79,525
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$45,633	\$51,912	\$48,619
Average House Value	\$129,134	\$124,729	\$123,546

2020 American Community Survey (ACS)



920 W ALEXIS ROAD

Location Benefits

The property is located on West Alexis Rd, a major retail corridor serving both North Toledo and Southeast Michigan. This trade area appears healthier now than at any point in the past 25+ years with vacancy near record lows. New retailers and recent developments over the last 24 months in the immediate trade area include: Ross Dress for Less, Five Below, Michael's, Hibbett Sports, Dairy Queen Grill and Chill, 7Brew, Smoothie King, Auntie Anne's and Cinnabon.



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OUR PURPOSE

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

OUR VALUES

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Service with a Warrior Spirit.

All in.

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