



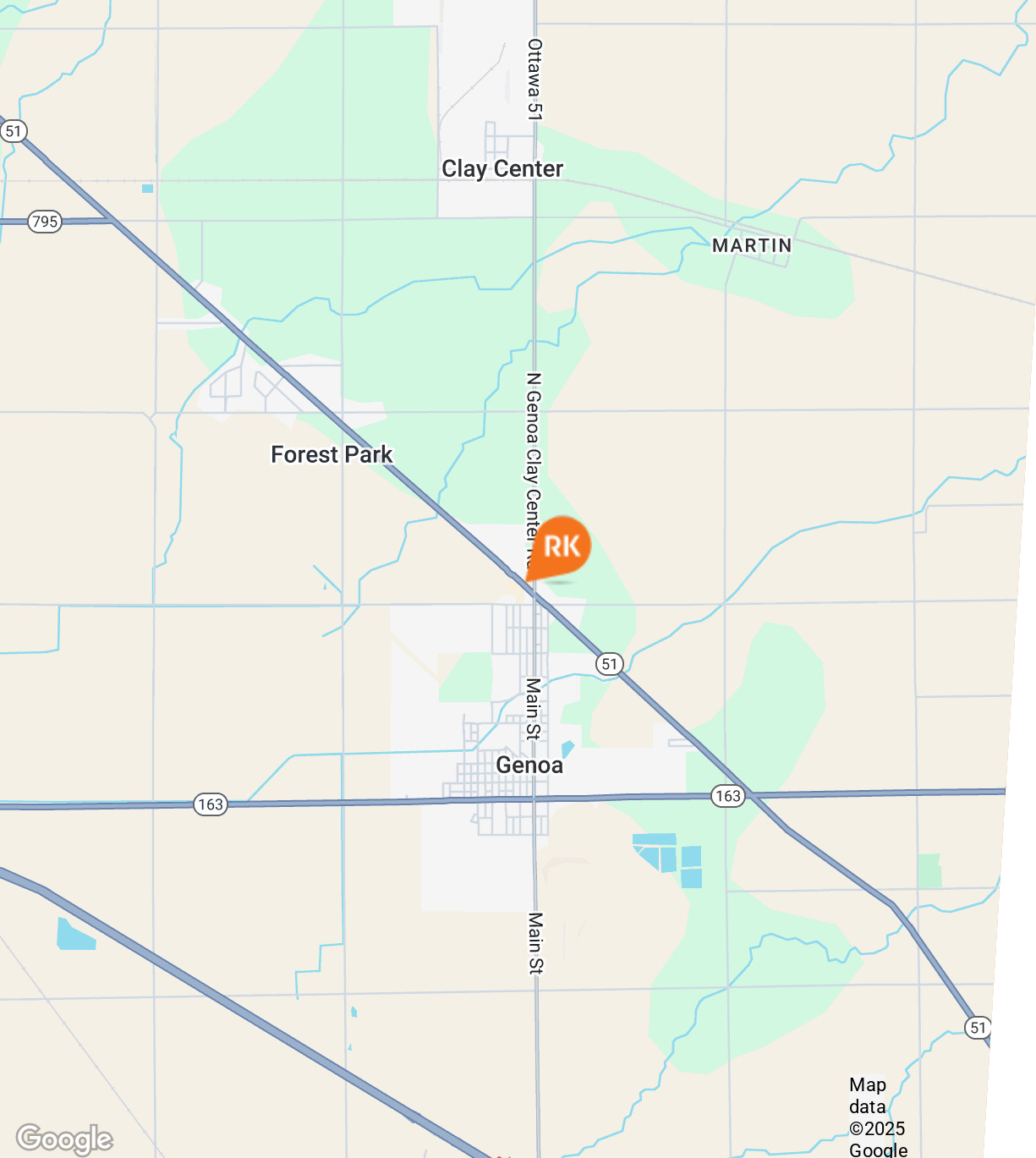
AVAILABLE FOR LEASE | RETAIL

22043 AND 22051 W. STATE ROUTE 51 | GENOA, OH 43430

17,121 SF RETAIL PROPERTY

rkgcommercial.com

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



22043 AND 22051 W. STATE ROUTE 51

Offering Summary

Lease Rate:
\$14.00 SF/yr
(NNN)

Available SF:
1,200 SF

Building Size:
17,121 SF

Year Built/Renovated:
1975/2022

Lot Size:
2.02 Acres

Lease Term:
Negotiable

Property Overview

- This well-maintained retail plaza offers an excellent leasing opportunity with two available spaces ideal for a variety of retail or professional uses.
- Positioned along a high-traffic stretch of State Route 51, the plaza benefits from strong visibility and easy access for both local residents and travelers passing through the area.
- The available spaces include one suite measuring approximately 1,200 SF that previously operated as an Edward Jones office and a second suite also 1,200 SF that previously operated as a retail vape shop.
- Both of which feature flexible layouts suitable for retail, office, or service-oriented businesses with ample parking available.

Contact us for additional information!
rkgcommercial.com

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22043 AND 22051 W. STATE ROUTE 51

Property Details

Zoning
Commercial-425
Neighborhood Shopping
Center

Submarket
Outside Metro Area

County
Ottawa

Of Parking Spaces
55

Of Truck Parking Spaces
1

Of Floors
1

Tenancy
Multiple

Exterior Signage
Facade

Condition
Good

Annual Real Estate Taxes
\$14,286.72

**Annual Real Estate Taxes Per
SF**
\$.83

Parcel Nos.
0120956127623000

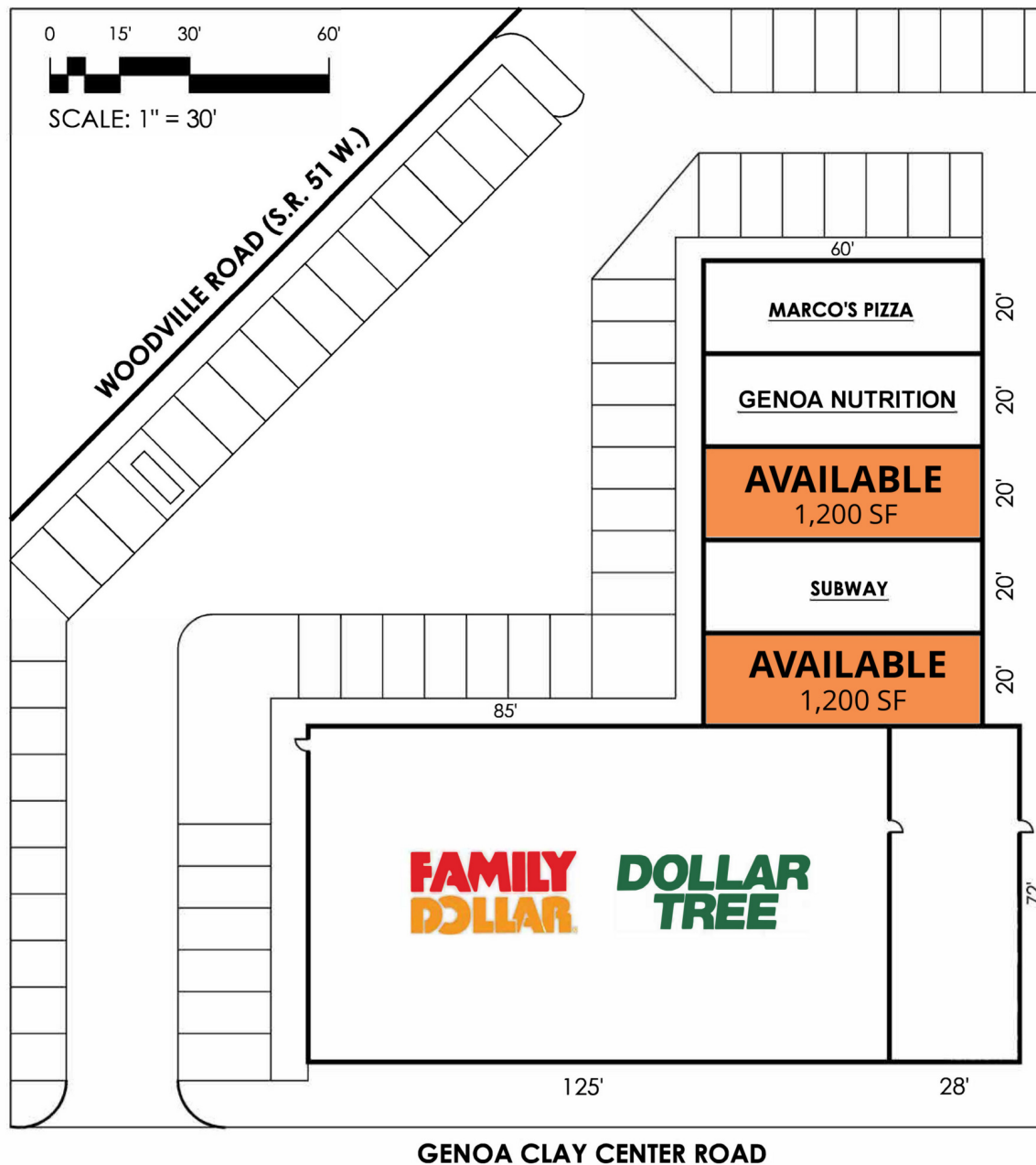
Cross Streets
Main St

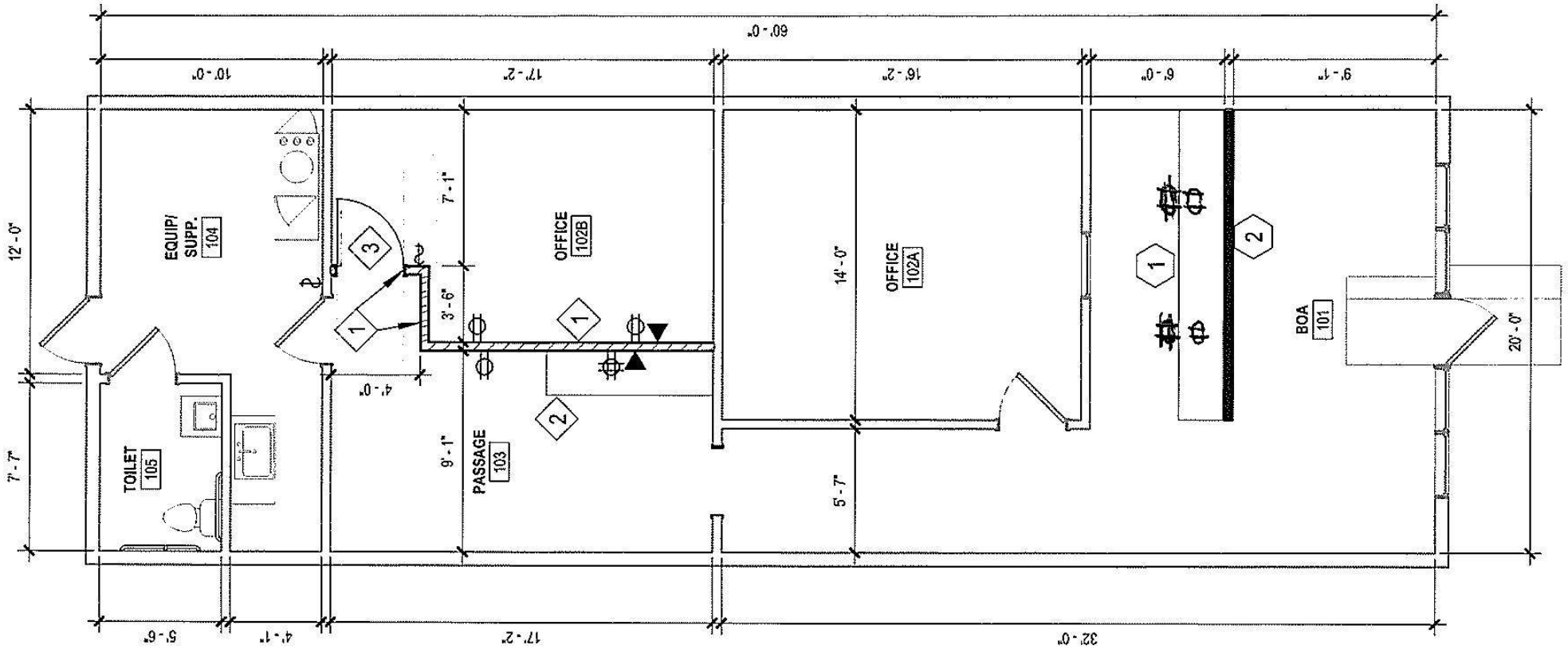
Signal Intersection
Yes

Nearest Highway
I-280

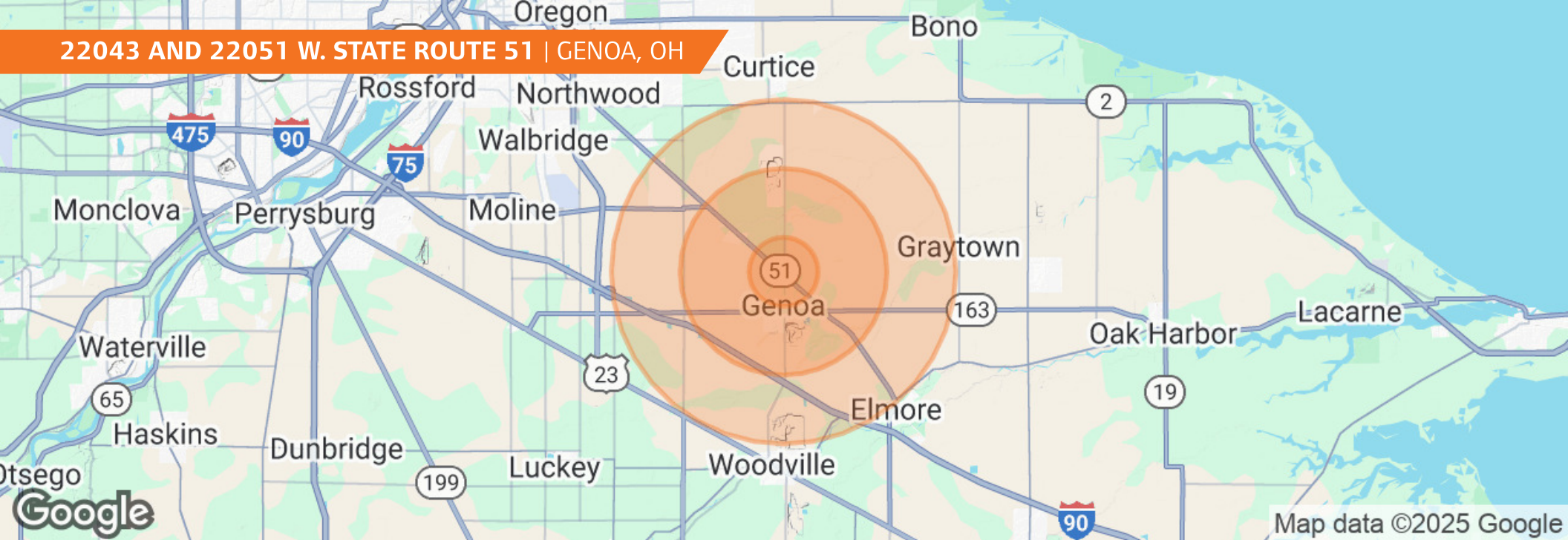
Lot Frontage
429'







22043 AND 22051 W. STATE ROUTE 51 | GENOA, OH



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,412	5,056	11,739
Average Age	36.5	40.5	43.9
Average Age (Male)	25.0	38.1	42.1
Average Age (Female)	38.8	40.3	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	564	2,042	4,788
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,123	\$76,268	\$79,614
Average House Value	\$128,985	\$133,096	\$150,339

2020 American Community Survey (ACS)



22043 AND 22051 W. STATE ROUTE 51

Location Benefits

- Strategically located along State Route 51, a primary commercial corridor in Genoa, offering strong daily traffic counts and excellent exposure.
- Serves Genoa and surrounding communities with a solid mix of residential and business population
- Convenient access to I-280 and nearby communities including Elmore, Woodville, and the greater Toledo areas

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Chad Ulmer
Sales Associate



Joe Belinske, CCIM
Senior Vice President

Chad Ulmer

Reichle Klein Group

One SeaGate, 26th Floor
Toledo, OH 43604

419.481.2799

culmer@rkgcommercial.com

Joe Belinske, CCIM

Reichle Klein Group

One SeaGate, 26th Floor
Toledo, OH 43604

419.794.3951

jbelinske@rkgcommercial.com

OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

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