

COMMERCE PARK

500 & 510 Commerce Park Boulevard, Northwood, OH 43619



REDUCED



Offering Summary

Sale Price:	\$1,250,000
Projected NOI:	\$128,050
Projected Cap Rate:	10.25%
Building Size:	17,136 SF
Lot Size:	2 Acres
Year Built:	2006 & 2007
Zoning:	Commercial
Market:	Toledo
Submarket:	East Toledo/Oregon/ Northwood
Traffic Count:	16,701

Property Overview

- Excellent Owner/User Investment Opportunity - Cash Flow
- 2 commercial retail buildings
- Building 500 is 7,136 SF with 4 tenants 100% occupied - Tenants reimburse for all operating expenses
- Building 510 is 10,000 SF currently occupied by owner - Available
- Ample parking with 87 parking spaces and recently sealed and stripped

Location Overview

- Located on Commerce Park Blvd. with frontage on Woodville Rd.
- Just east of I-280 and west of the new Enclave mixed-use development on the former 120-acre Woodville Mall

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

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Sale Details

Sale Price	\$1,250,000
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Building Information

Building Size	17,136 SF
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Number Of Floors	1
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Year Built	2006 & 2007
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Tenancy	Multiple
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Center Type	Street Retail
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Condition	Excellent
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Construction Status	Existing
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Building Exterior	Metal/dryvit
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Structural System	Steel beams
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Clear Ceiling Height	14 ft
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Restrooms	Building 510 (3) Building 500 1 or 2 per unit
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Exterior Signage	Pylon sign at street
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Lighting	Fluorescent LED
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Climate Controlled	Yes
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Heat System Description	Gas forced air
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Property Details

Zoning	Commercial
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Acreage	2 Acres
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Annual Real Estate Taxes	\$17,621
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Annual Real Estate Taxes Per SF	\$1.02
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Parcel / APN Numbers	M50-812-340323024000
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Lot Frontage	365 ft Woodville Rd.
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# Parking Spaces	82
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Location Information

Building Name	Commerce Park
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City, State & Zip	Northwood, OH 43619
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County	Wood
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Submarket	E. Toledo/Oregon/Northwood
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Cross Streets	Woodville Road
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Nearest Highway	I-280
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Traffic Count	16,701
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Utilities

Power Description	250 Amps
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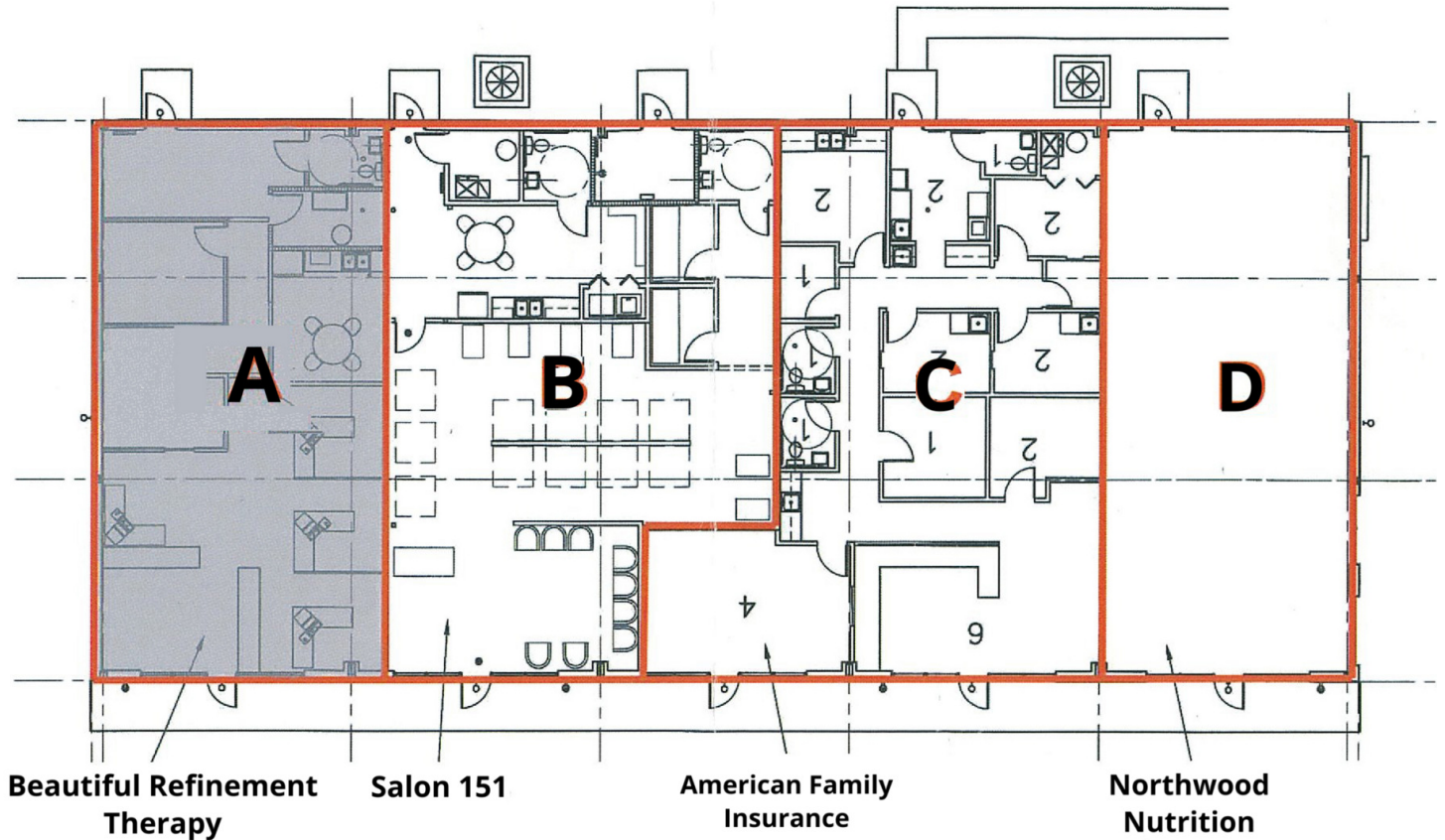
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Building 510 - 10,000 SF



Building 500 - 7,136 SF



Pylon Sign

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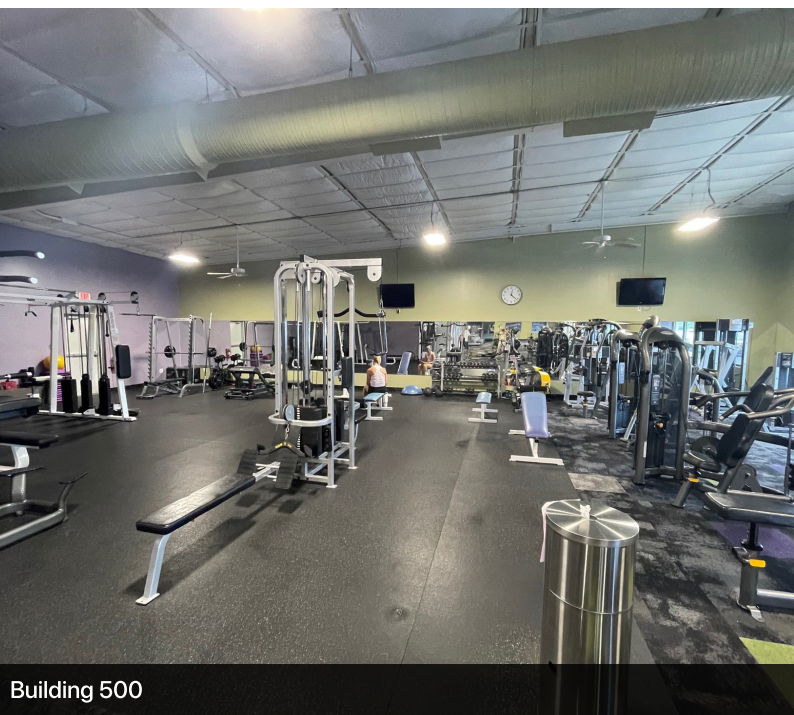
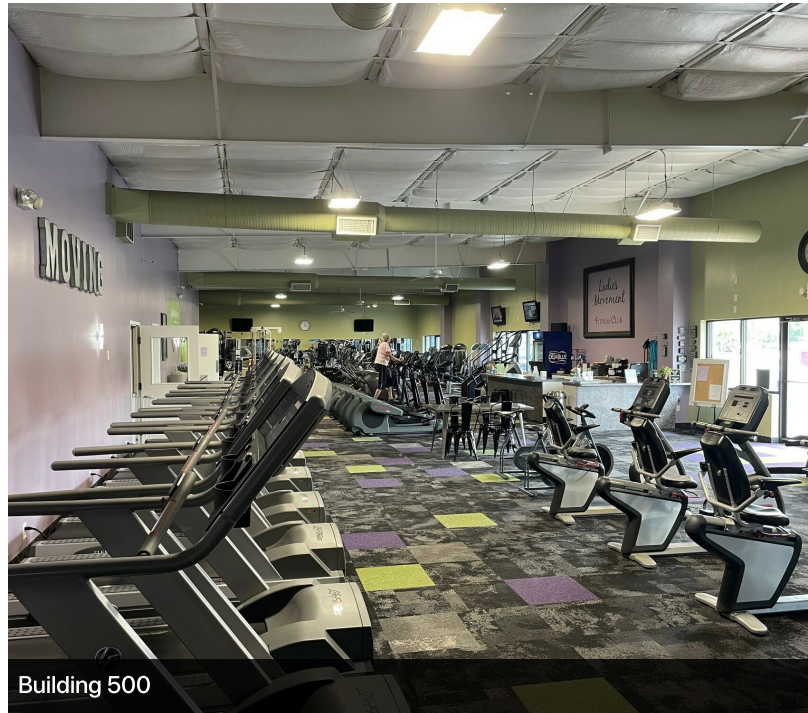
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Projected Operating Data – 2026

500 & 510 Commerce Park Boulevard
Northwood, Ohio 43619

GROSS SCHEDULED RENT INCOME

Current Rental Income

500 Commerce (Tenants) – 7,067 SF

Unit A – Beautiful Refinement Therapy – 1,650 SF (\$9.45/SF) NNN	\$1,300
Unit B – Salon 51 – 2,100 SF (\$6.28/SF) NNN	\$1,100
Unit C – American Family Insurance – 2,011 SF (\$9.55/SF) NNN	\$1,600
Unit D – Northwood Nutrition – 1,375 SF (\$9.60/SF) NNN	\$1,100
Total	\$5,100

510 Commerce (Freestanding Single-Tenant Building)

\$61,200

Available 10,110 SF @ \$8.00/SF NNN

\$80,000

Gross Rental Income

\$141,200

PLUS: Reimburse OE (100%)

Real Estate Taxes @ \$1.02/SF \$17,621

CAM, Insurance @ \$2.08/SF \$35,642

*Total expense for both buildings (500 & 510)

TOTAL OF REIMBURSED EXPENSES \$53,263

GROSS SCHEDULED INCOME (RENTAL)

\$194,463

LESS:

Vacancy (5%) (\$9,723)

Reserve & Replacement (\$0.20/SF) (\$3,427)

(\$13,150)

EFFECTIVE GROSS INCOME

\$181,313

LESS:

Real Estate Taxes

Building Insurance & Common Area Maintenance (\$53,263)

NET OPERATING INCOME

\$128,050

Total Size of Plaza:	
500 Commerce	7,136 SF (42%)
510 Commerce	10,000 SF (58%)
Total	17,136 SF

Value: \$1,250,000
Cap Rate: 10.25%
Per SF \$75.57

Prepared by: Joe Belinske, CCIM
February 2026

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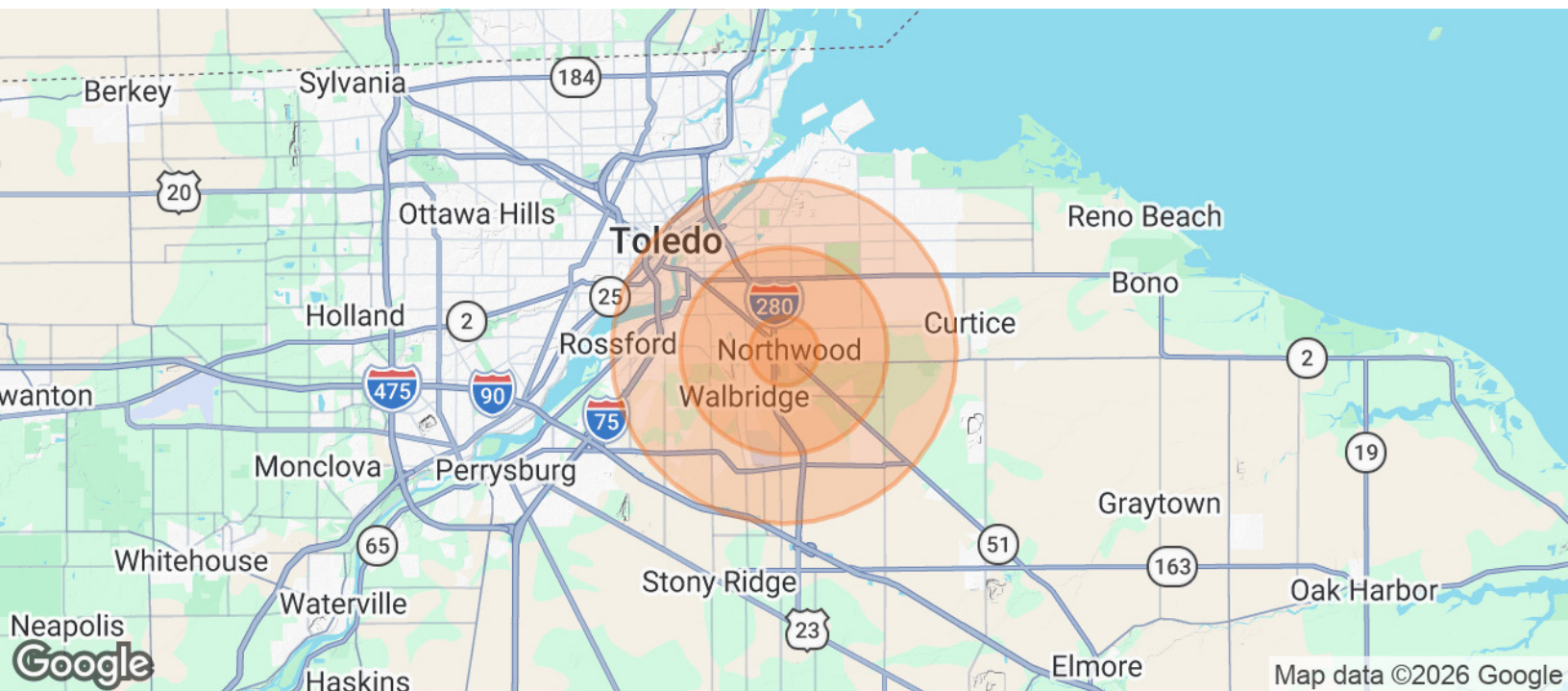
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,475	27,598	72,425
Average Age	44	43	40
Average Age (Male)	44	41	39
Average Age (Female)	45	44	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,025	11,834	30,440
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$105,815	\$81,124	\$68,496
Average House Value	\$209,823	\$179,081	\$142,086

* Demographic data derived from 2020 ACS - US Census

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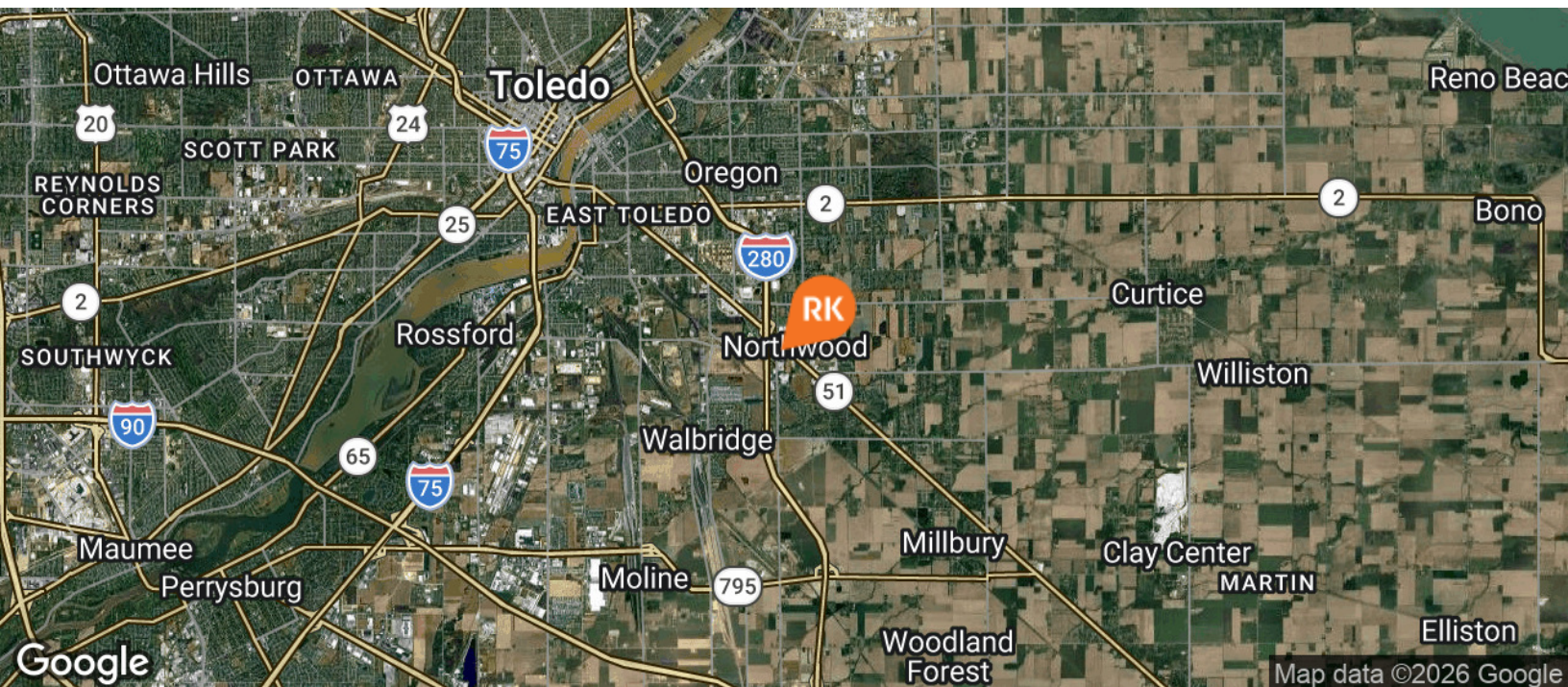
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