



AVAILABLE FOR LEASE | RETAIL AND FLEX

6195 LEWIS AVENUE | TOLEDO, OH 43612

8,001 SF MULTITENANT RETAIL AND FLEX PROPERTY

rkgcommercial.com

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



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

6195 LEWIS AVENUE

Offering Summary

Lease Rate:
\$8.00 - 11.50
 SF/yr

Available SF:
NNN

Building Size:
8,001 SF

Year Built/Renovated:
1976/2024

Lot Size:
1.17 Acres

Lease Term:
60 months

Property Overview

- Freestanding building located at Ohio/Michigan border
- Masonry building with 2 retail store fronts and rear flex space with overhead door (12'w x 11'6"h)
- 11'8" to joist
- 10,050 vpd ('23) on Lewis Ave, 10,450 vpd ('23) on Smith Rd
- Retail Unit A: 1,828 SF
- Retail Unit B: 1,666 SF
- Flex Unit C: 2,306 SF
- Space to be delivered in Vanilla Box condition

Contact us for additional information!
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6195 LEWIS AVENUE

Property Details

Number Of Floors
1

Zoning
Regional Commercial

Year Built/Rebuilt
1976

Condition
Excellent

Construction Status
Existing

Acreage
1.17 Acres

Year Renovated
2024

Lot Frontage
167 ft

Property Type
Retail and Flex

Annual Real Estate Taxes
\$3,519.29

Tenancy
Multiple

Nearest Highway
1 mi to US-24

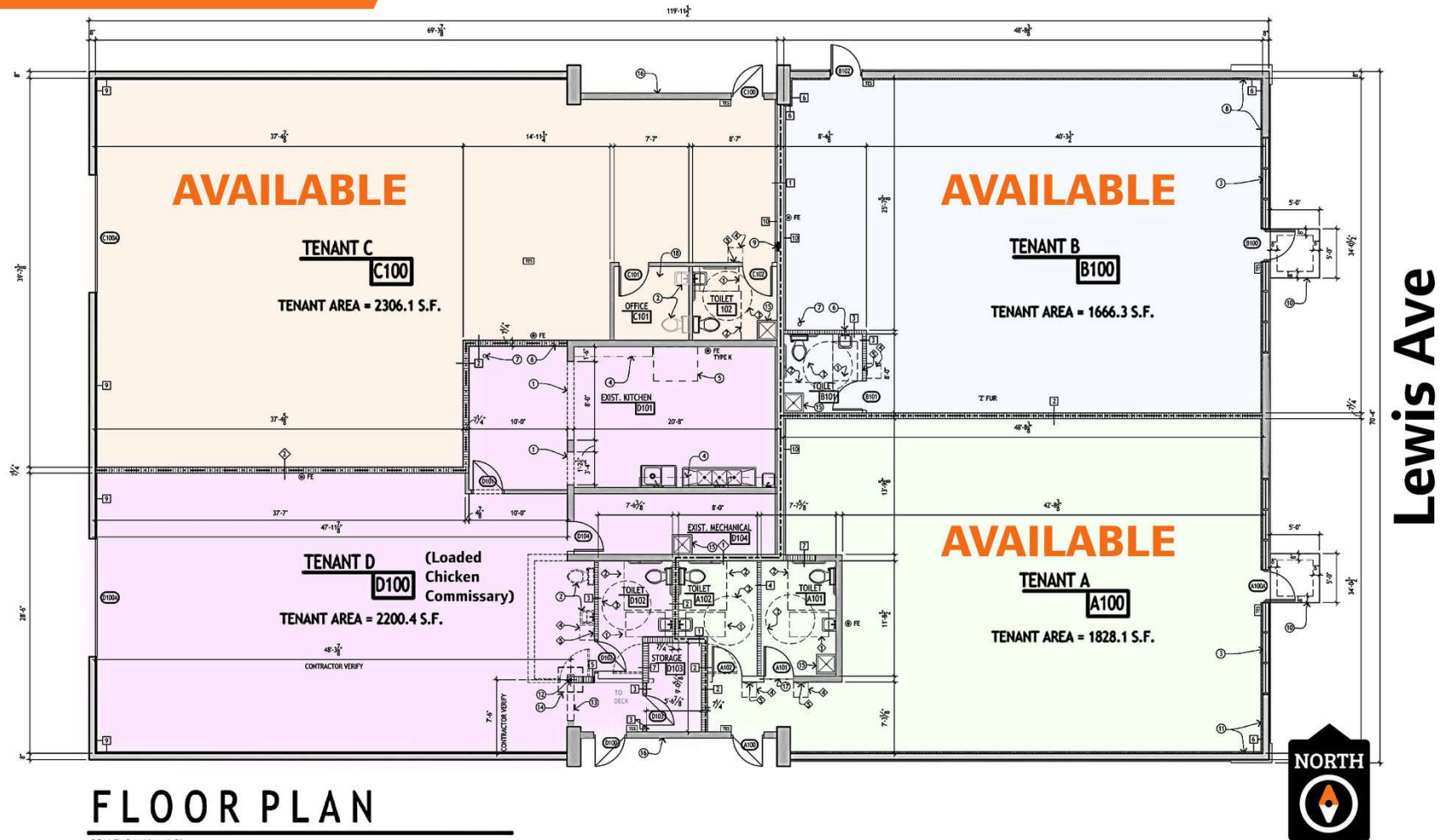
Secondary Property Type
Street Retail

Annual Real Estate Taxes / SF
\$0.44

Parcel Number(s)
2300754

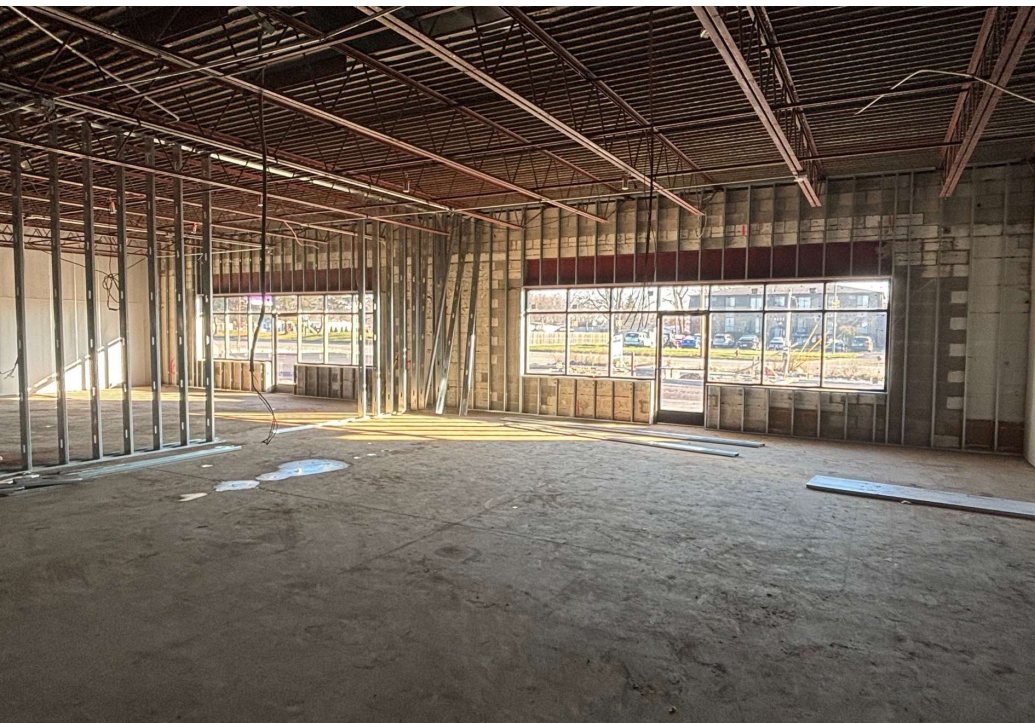
Exterior Signage
Pylon and building





AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	1,828 SF	NNN	\$11.50 SF/yr	Retail
Unit B	Available	1,666 SF	NNN	\$11.50 SF/yr	Retail
Unit C	Available	2,306 SF	NNN	\$8.00 SF/yr	Flex

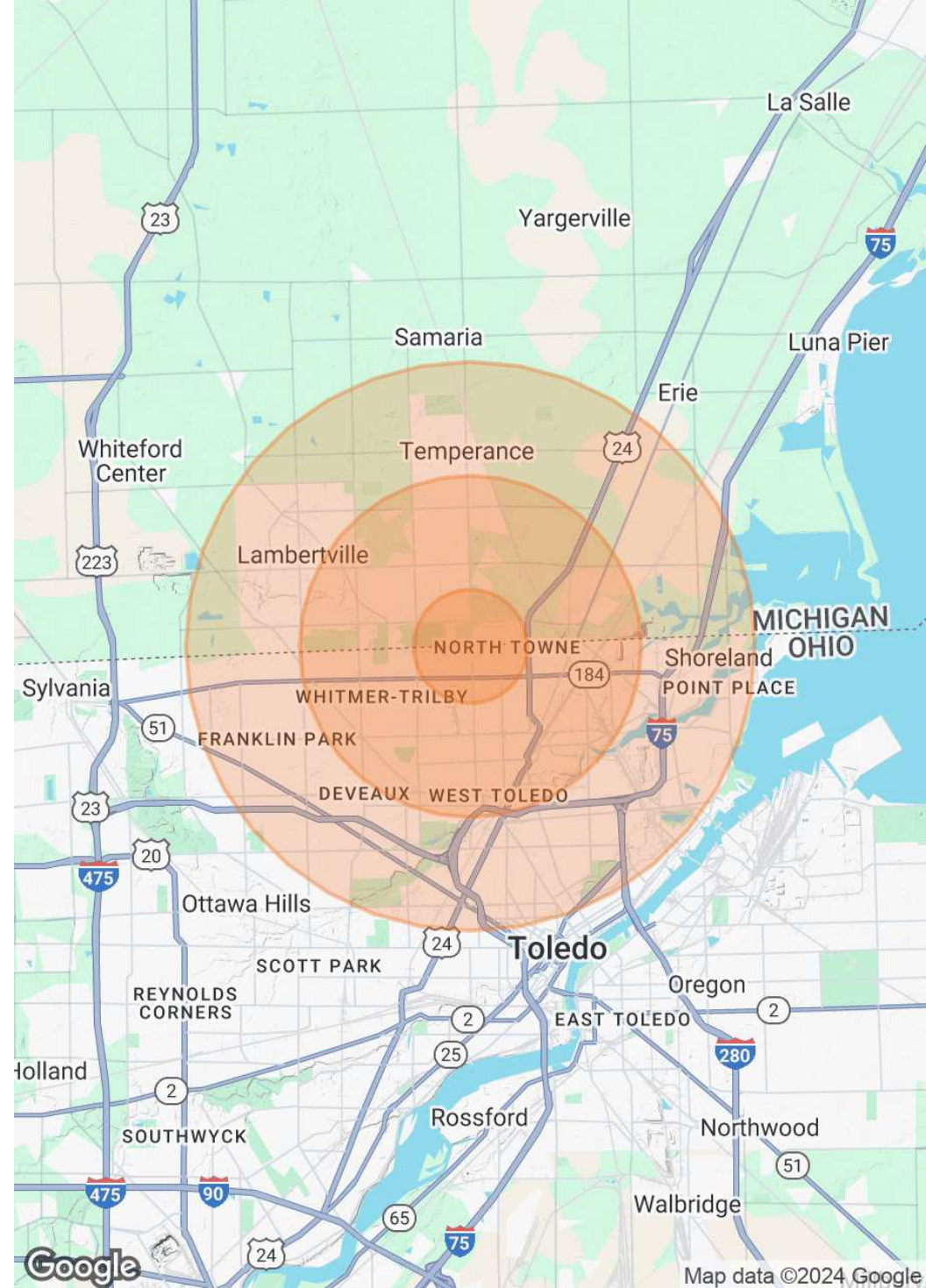


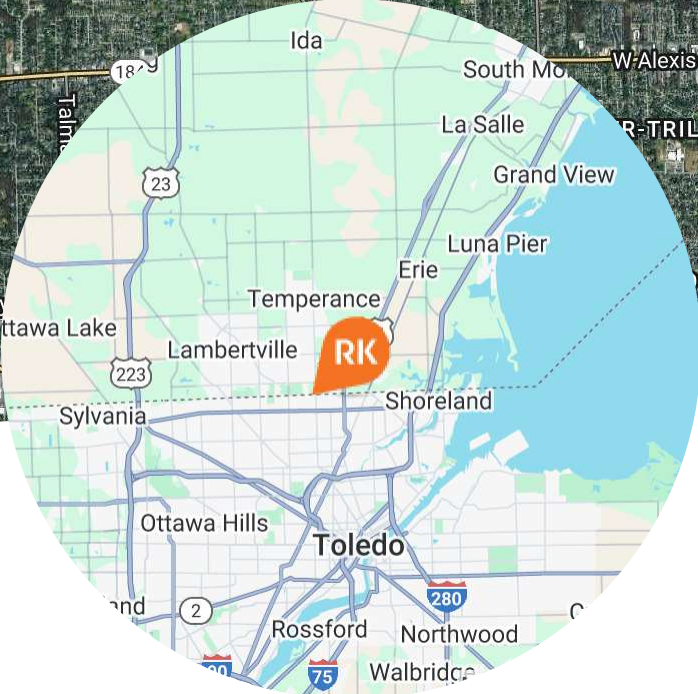
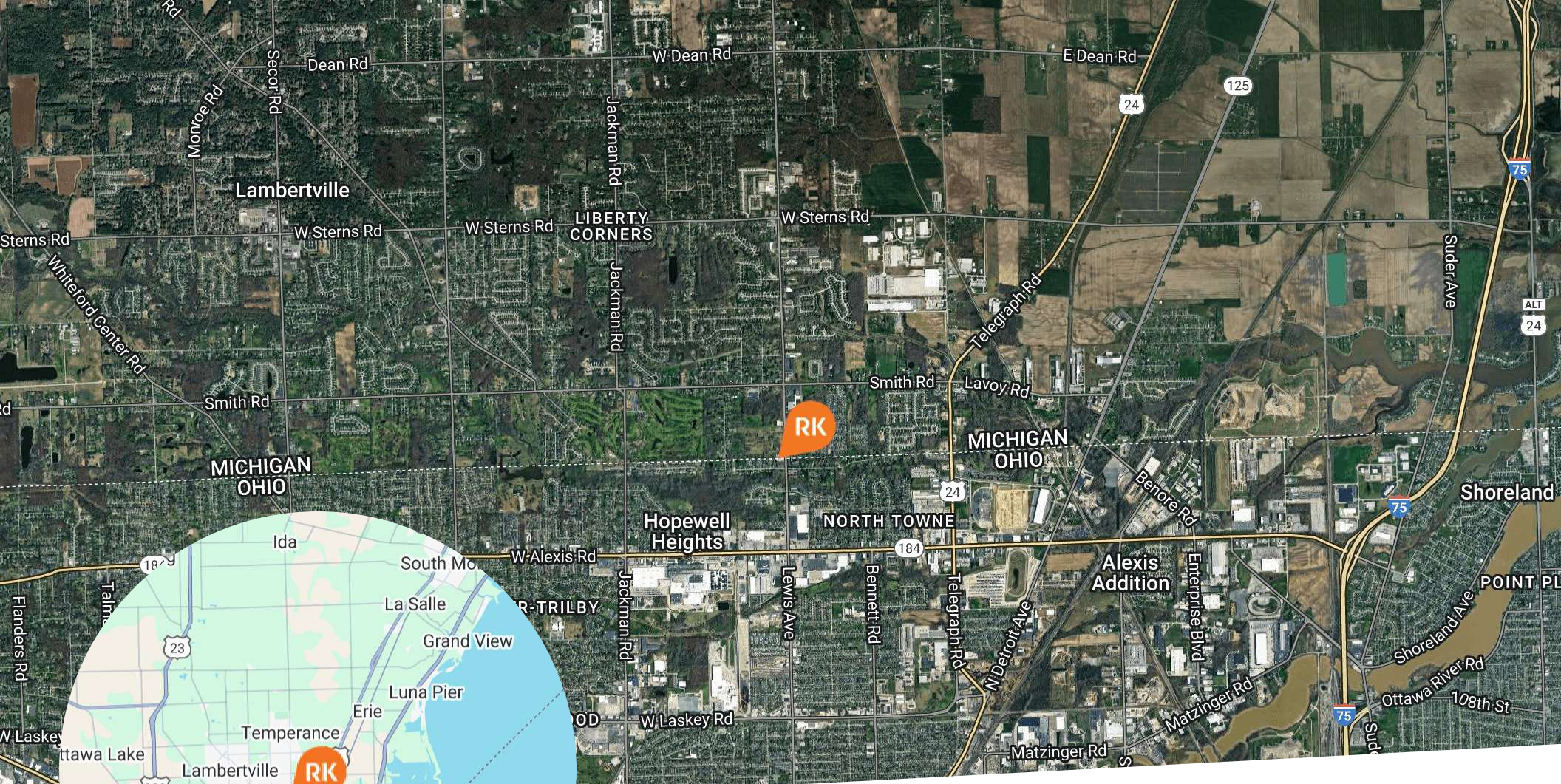
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,756	67,227	175,324
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,395	28,619	75,605
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,641	\$72,891	\$71,900
Average House Value	\$168,374	\$156,127	\$163,007

Demographics data derived from AlphaMap





6195 LEWIS AVENUE

Location Benefits

- General commercial zoning



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RK



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Senior Vice President***

Duke Wheeler, CRRP

Reichle Klein Group

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OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK