



AVAILABLE FOR SALE | COMMERCIAL LAND

**111 S ERIE AND 615-625 LAFAYETTE | TOLEDO, OH 43604**

**0.43 ACRES COMMERCIAL LAND**

[rkgcommercial.com](http://rkgcommercial.com)

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



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## Offering Summary

Sale Price:  
**\$150,000**

Lot Size:  
**0.43 Acres**

Price / SF:  
**\$8.01**

Price / Acre:  
**\$348,837**

### Property Overview

This offering presents a rare opportunity to acquire a highly visible vacant land parcel located at the signalized corner of Erie Street and Lafayette Boulevard in the heart of Downtown Toledo. The site benefits from prominent corner frontage, excellent vehicular exposure, and immediate access to the Central Business District, government offices, corporate headquarters, and major downtown amenities.

The property is well-positioned for a variety of development opportunities, including mixed-use, office, multifamily, hospitality, or urban infill concepts, subject to zoning and municipal approvals.

Contact us for additional information!  
**[rkgcommercial.com](http://rkgcommercial.com)**

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## Property Details

### Zoning

CD - Downtown  
Commercial

### County

Lucas

### Cross Streets

Erie Street

### Lot Frontage

150'

### Lot Depth

126

### Site Shape

Square

### Structure On Site

No

### Utilities

Power: Edison  
Water: City of Toledo



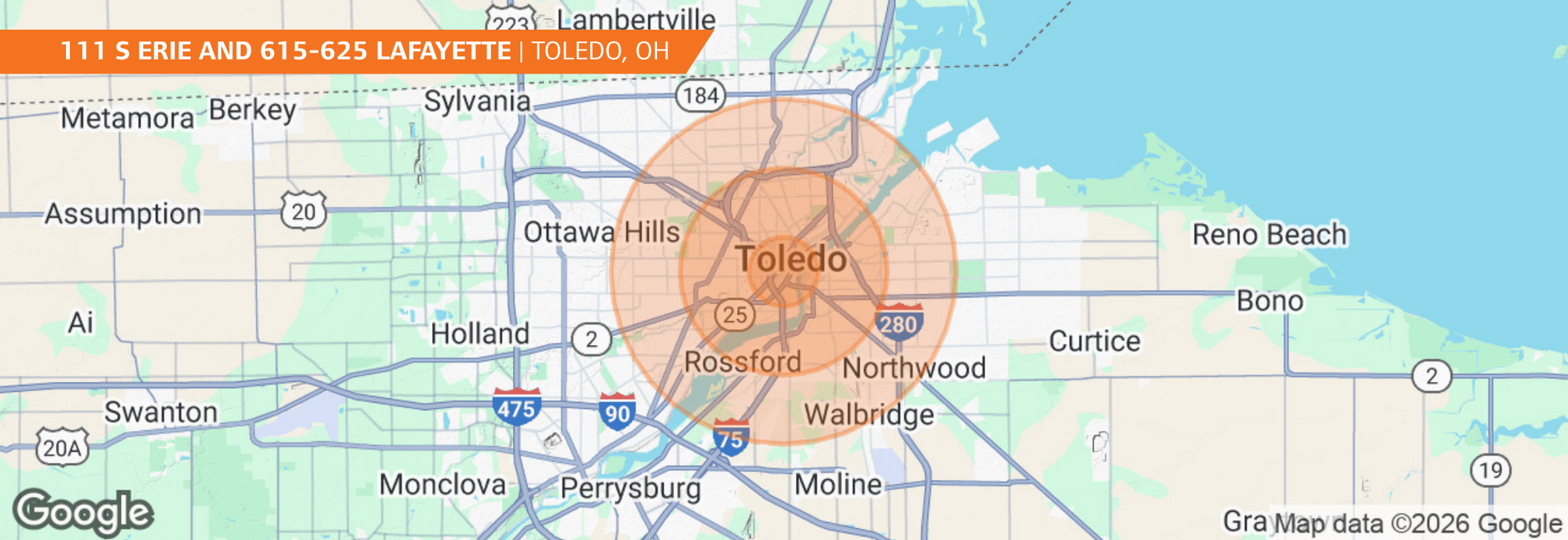


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,380	86,567	204,406
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,992	36,457	86,938
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$38,668	\$48,386	\$60,913
Average House Value	\$104,469	\$95,542	\$124,969

Demographics data derived from AlphaMap





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## Location Benefits

Its strategic location along two primary downtown corridors provides strong connectivity to I-75, I-280, AW Trail, and the surrounding Toledo metro area, while remaining within walking distance of restaurants, entertainment venues, parking facilities, and public transit.





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***Chad Ulmer***  
***Sales Associate***

**Chad Ulmer**

**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.**

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