



AVAILABLE FOR SALE & LEASE | RETAIL

2412 WOODVILLE ROAD | OREGON, OH 43616

2,484 SF RETAIL PROPERTY

rkgcommercial.com

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



Contact us for additional information!
rkgcommercial.com

2412 WOODVILLE ROAD

Offering Summary

Sale Price:
Contact Broker

Lease Rate:
Contact Broker

Available SF:
2,484 SF

Building Size:
2,484 SF

Year Built:
1986

Lot Size:
0.47 Acres

Lease Term:
Negotiable

Property Overview

- Freestanding restaurant building featuring 150' of frontage on Woodville Road with 10,466 VPD (2024)
- Excellent visibility with pylon and fascia signage opportunities
- Ample parking and dual access points via full-access curb cuts
- Benefits from Oregon's expanding demographic base and growing commercial development
- Densely populated area with 107,796 people living within a 5-mile radius





2412 WOODVILLE ROAD

Property Details

Number Of Floors
1

Tenancy
Single

Property Type
Retail

Acreage
0.47 Acres

Annual Real Estate
Taxes/Annual Real Estate
Taxes Per SF
\$8,896.28 / \$3.58

Parcel Nos.
44-66601, -04, -07

Parking Spaces
41

Cross Streets
Groll Dr

Utilities
Power: Toledo Edison
Water: Municipal





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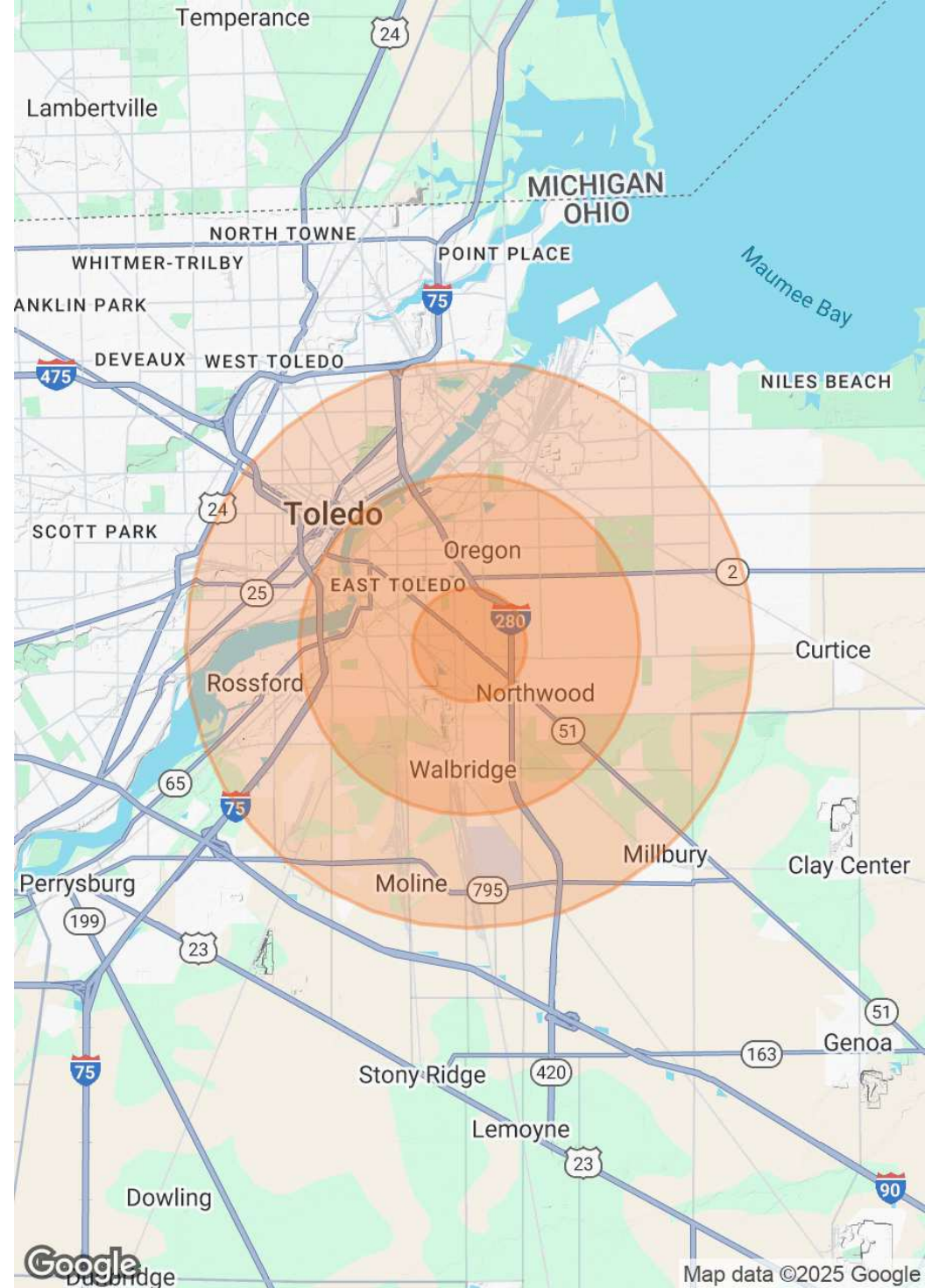
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,124	47,431	107,796
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,797	19,746	45,596
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$63,163	\$65,365	\$60,745
Average House Value	\$156,980	\$133,174	\$129,839

Demographics data derived from AlphaMap



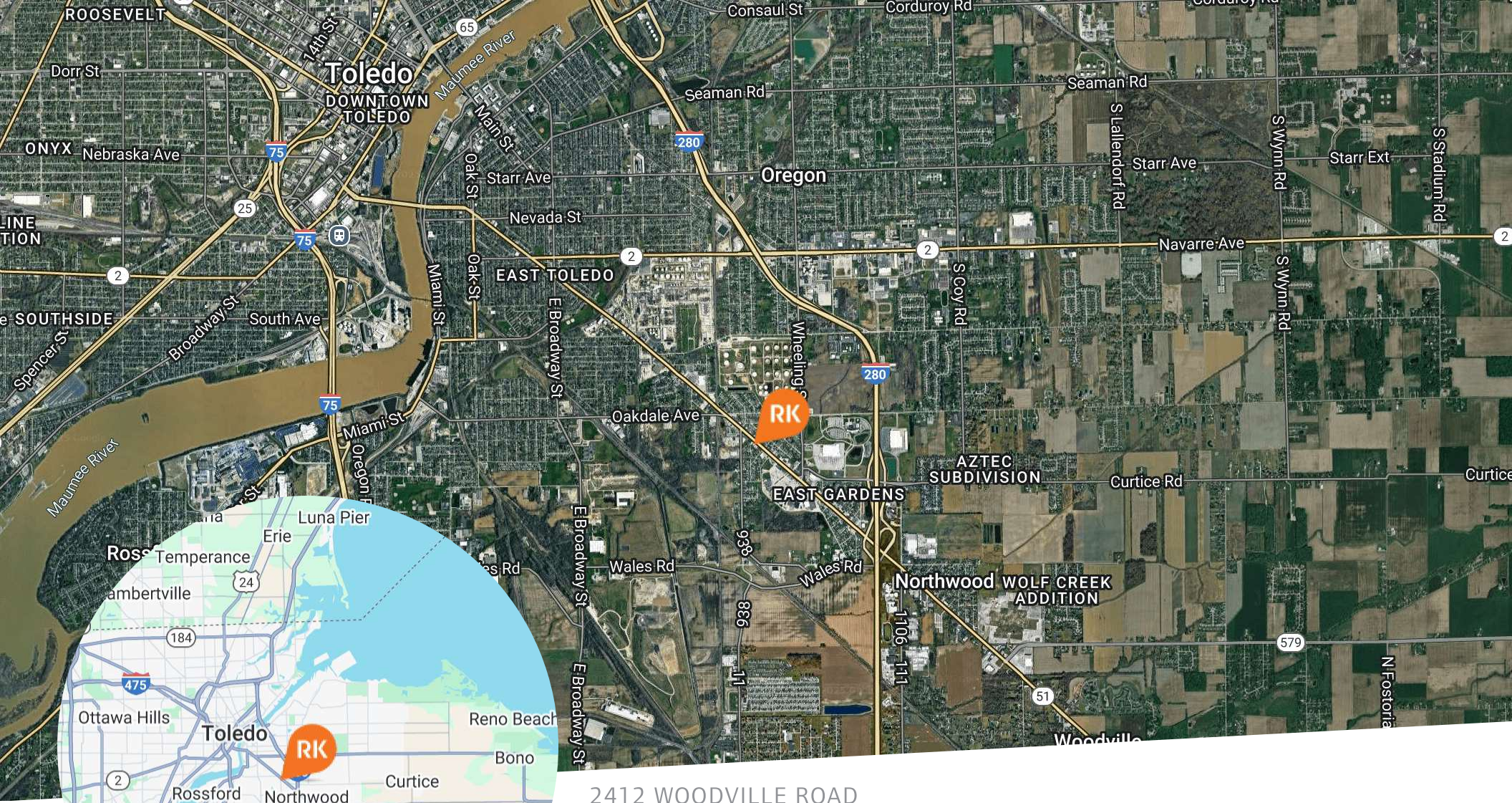
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Location Benefits

The City of Oregon is located east of Toledo and adjacent to Lake Erie. With over 21,000 residents, Oregon combines aspects of a bedroom community, recreational gateway to Lake Erie, and an industrial suburb. With anticipated demographic and economic increases, Oregon continues to grow and attract significant new job development.



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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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