

NORTH TOWNE COMMONS

821 W. Alexis Road, Toledo, OH 43612

RK



Offering Summary

Lease Rate:	829: \$8.50 SF/yr 827-A: \$12.00 SF/yr
Lease Type:	NNN
Building Size:	90,507 SF
Available SF:	13,000 - 30,925 SF
Lot Size:	9.88 Acres
Year Built:	1990
Zoning:	CR - Regional Commercial
Market:	Toledo
Submarket:	North Toledo
Traffic Count:	23,363

Property Overview

- Super Regional Shopping Center anchored by Kroger, Target (remodeled in 2021), and Office Max
- Numerous national in-line tenants including Aaron's, Shoe Show Mega Store, and Penn Station
- Rare opportunity to lease space within the shopping center due to high occupancy
- Professionally maintained shopping center
- Primary access point benefits from a traffic signal

Location Overview

- North Towne Commons is part of a 400,000 SF retail development at the Southeast corner of Alexis Rd. and Lewis Ave. in Toledo, OH.
- The trade area serves residents of North and West Toledo as well as the communities of Southeastern Michigan.
- Large employers in the area include numerous light industrial and manufacturing facilities. Notable employers include GM Powertrain Toledo Transmission Operations and Chrysler Toledo Assembly Plant.

Duke Wheeler, CRRP

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

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Lease Details

Available SF	13,000 - 30,925 SF
Tenant Responsible For	Prorata share of operating expenses

Building Information

Building Size	90,507 SF
Number Of Floors	1
Year Built	1990
Tenancy	Multiple
Center Type	Regional Mall
Condition	Good
Construction Status	Existing
Building Exterior	Store front and Brick
Structural System	Block and Steel
Restrooms	Per Code
Occupancy %	98.5
Fire Suppression Description	Sprinkler
Exterior Signage	Building
Delivery Area	Rear
Lighting	Yes
Climate Controlled	Yes
Heat System Description	RTU

Property Details

Zoning	CR - Regional Commercial
Acreage	9.88 Acres
Annual Real Estate Taxes	\$292,305
Annual Real Estate Taxes Per SF	\$3.23/SF
Parcel / APN Numbers	22-88541

Location Information

Building Name	North Towne Commons
City, State & Zip	Toledo, OH 43612
County	Lucas
Submarket	North Toledo
Cross Streets	Lewis Avenue
Traffic Count	23,363

Utilities

Internet Provider	Buckeye Broadband
Power Provider	First Energy
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Toledo
Water Description	Municipal
Sewer Description	Municipal

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
827-A	Available	13,000 SF	NNN	\$12.00 SF/yr	Available
829	Available	30,925 SF	NNN	\$8.50 SF/yr	Available

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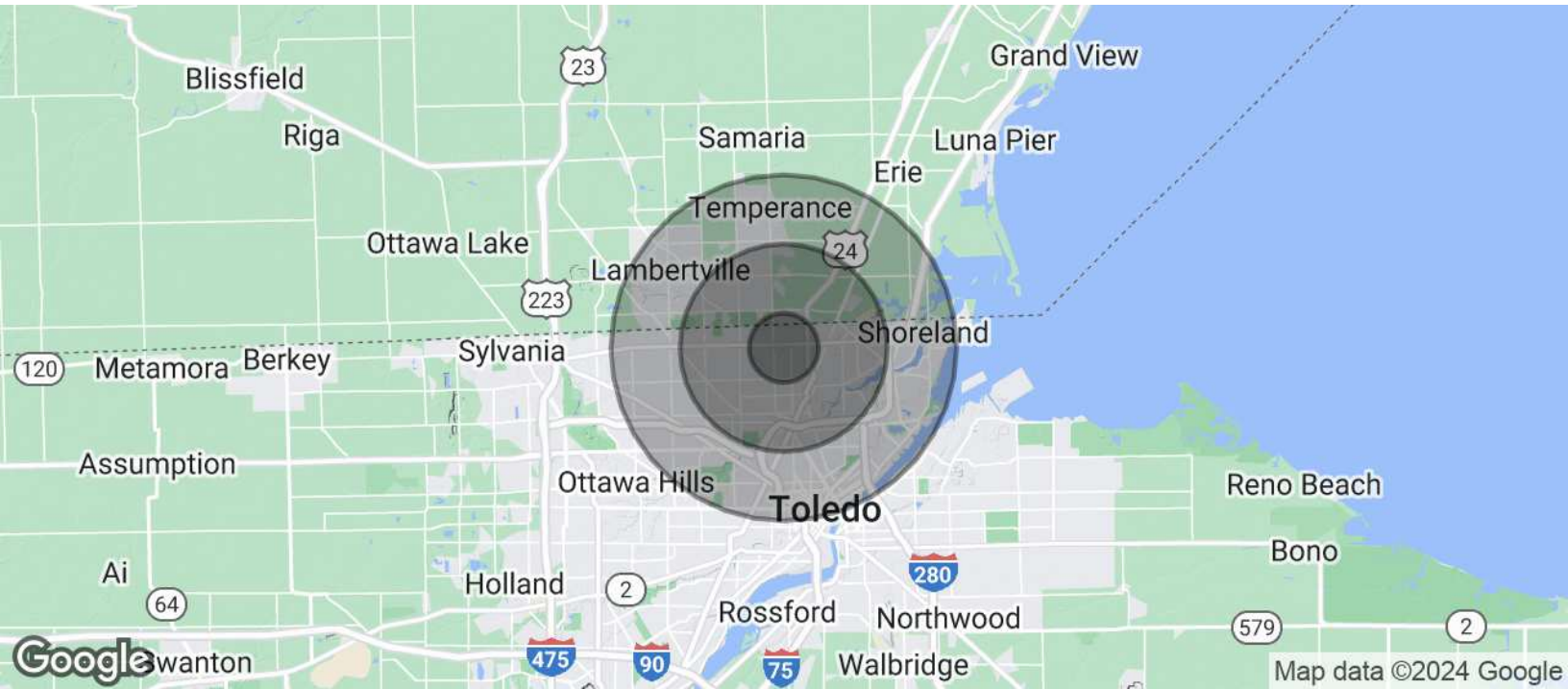
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,062	75,045	204,672
Average Age	33.8	34.8	35.5
Average Age (Male)	33.9	33.5	33.7
Average Age (Female)	35.0	35.9	37.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,813	29,830	82,685
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$44,233	\$50,389	\$47,481
Average House Value	\$105,811	\$121,119	\$122,738

* Demographic data derived from 2020 ACS - US Census

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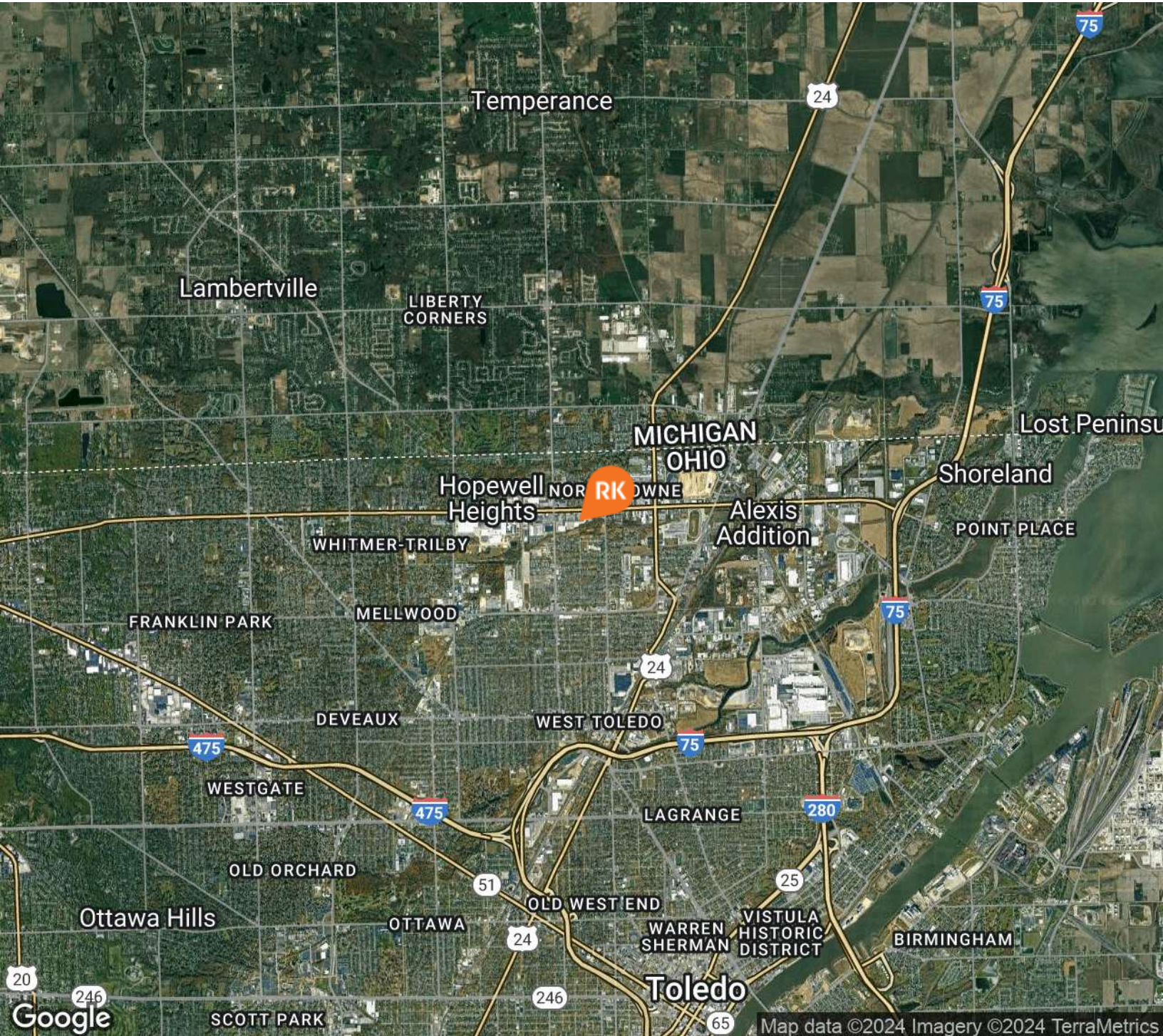
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