

24 E. ALEXIS ROAD
TOLEDO, OH 43612

RETAIL SPACE FOR LEASE
1,375 Square Feet Available



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ASSOCIATES**
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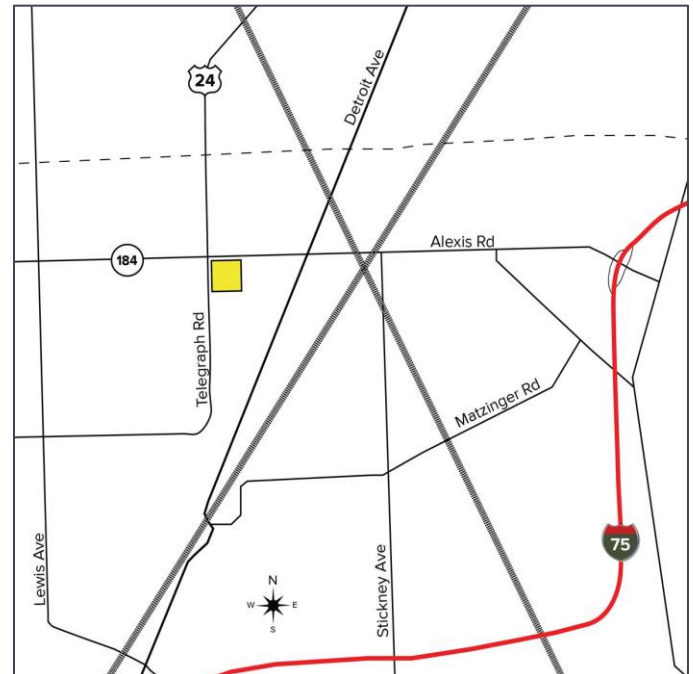
FULL-SERVICE COMMERCIAL REAL ESTATE

RACEWAY PLAZA



GENERAL INFORMATION

Lease Rate:	\$13.00/SF
Space Available:	1,375 SF
Building Size:	7,975 SF
Number of Stories:	1
Year Constructed:	1987
Condition:	Good
Closest Cross Street:	Telegraph Road
Acreage:	1.06 AC
County:	Lucas
Zoning:	CR
Parking:	42 spaces
Curb Cuts:	2
Street:	4 lane with center turn lane



For more information, please contact:

GERMANO BRESSAN, CCIM
(419) 249 6309
gbressan@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Exterior Walls:	Block & wood
Structural System:	Steel joists
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Vinyl tile & carpet
Ceiling Height:	7'8"
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps
Restrooms:	1
Sprinklers:	No
Delivery Area:	Front door
Signage:	Façade

LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsible For:	Prorata share of taxes, insurance and common area maintenance.

BUILDING INFORMATION

Current Tenant:	Available space is vacant.
Occupancy Date:	Upon lease execution
Other Tenants:	Red Wing Shoes • Queen Nails • Alexis Express • Jackson-Hewitt • Subway
Sign on Property:	Yes
Key Available:	Yes

2021 REAL ESTATE TAXES

TD:	22
Parcel Numbers:	06427 & 06431
Assessor Numbers:	02-913-085 & 086
Total Annual Taxes:	\$24,898.81

Comments:

- Highly visible retail space with high traffic counts.
- Located on a corner at a light.
- Great location for general office use or retail.

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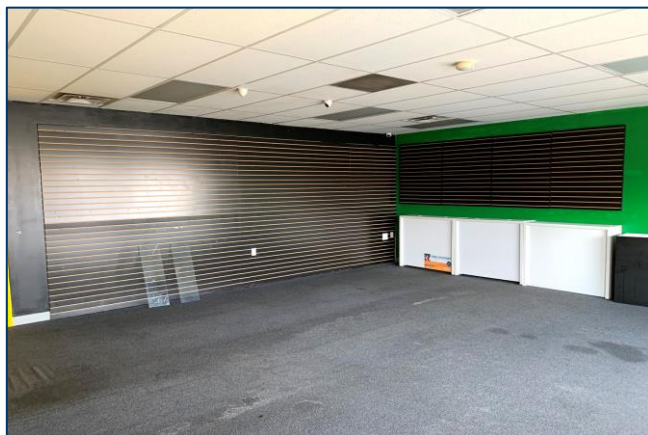
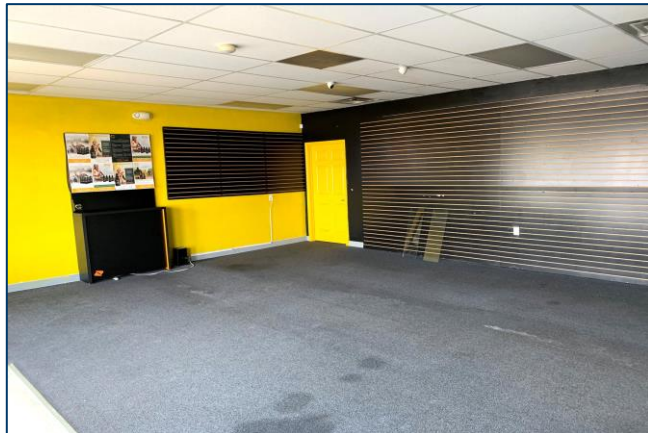
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2021 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,514	\$51,368
3 MILE	58,925	\$49,546
5 MILE	167,718	\$49,546

2020 TRAFFIC COUNTS (TWO-WAY)

21,258	Alexis Road
11,383	Telegraph Road
2.25	Miles to expressway (I-75)
	Located at a traffic light.

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