

24 E. ALEXIS ROAD  
TOLEDO, OH 43612

RETAIL SPACE FOR LEASE  
935 Square Feet Available



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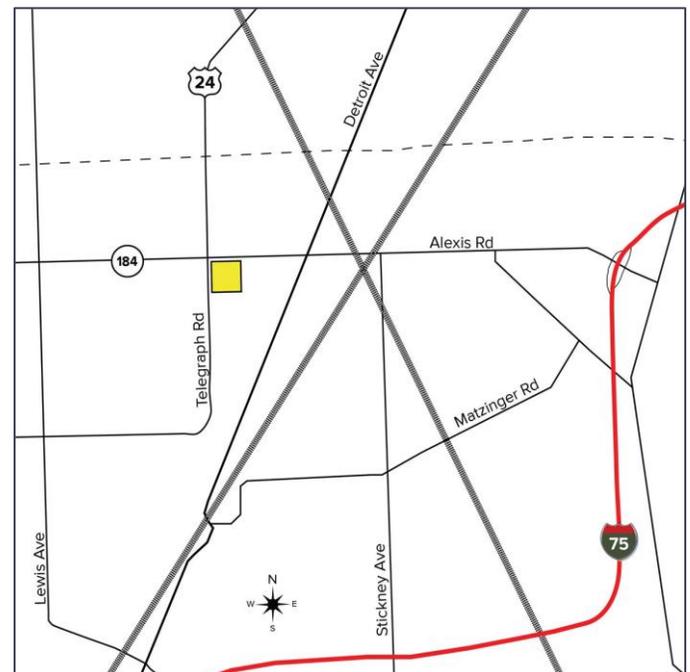
FULL-SERVICE COMMERCIAL REAL ESTATE

**RACEWAY PLAZA**



## GENERAL INFORMATION

Lease Rate:	\$15.00/SF NNN
Space Available:	935 SF – Unit D
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**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

### 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 each unit
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:	None
Occupancy Date:	Upon lease execution
Other Tenants:	Red Wing Shoes • Alexis Express • Jackson-Hewitt • Subway • Undefined Beauty
Sign on Property:	Yes
Key Available:	Yes

### 2026 REAL ESTATE TAXES

TD:	22
Parcel Numbers:	06427 & 06431
Assessor Numbers:	02-913-085 & 086
Total Annual Taxes:	\$21,028.62

### 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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UNIT D



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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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### 2025 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,188	\$64,594
3 MILE	58,378	\$58,729
5 MILE	164,792	\$57,748

### 2025 TRAFFIC COUNTS (TWO-WAY)

17,423	Alexis Road
12,718	Telegraph Road
2.25	Miles to expressway (I-75)
	Located at a traffic light.

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