



ANDREW ROYE
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CHRIS JONNA
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Listed in Conjunction with Broker
of Record:

Brian Brockman, Bang Realty, Inc.

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	309-337 Alexis Road
City/State	Toledo, Ohio
Building Size	19,520 SF
Land Size	2.39 AC
Sales Price	\$1,800,000
Cap Rate	9.52%
Price PSF	\$92.21
Zoning	C-R (Regional Commercial)
Parking	64 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 169,183 PEOPLE	 MEDIAN AGE 38.9 YEARS OLD
 HOUSEHOLDS 69,812	 CONSUMER SPENDING \$1.7 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$60,818/ANNUALLY	 DAYTIME POPULATION 102,972 PEOPLE

AREA TENANTS & EMPLOYERS



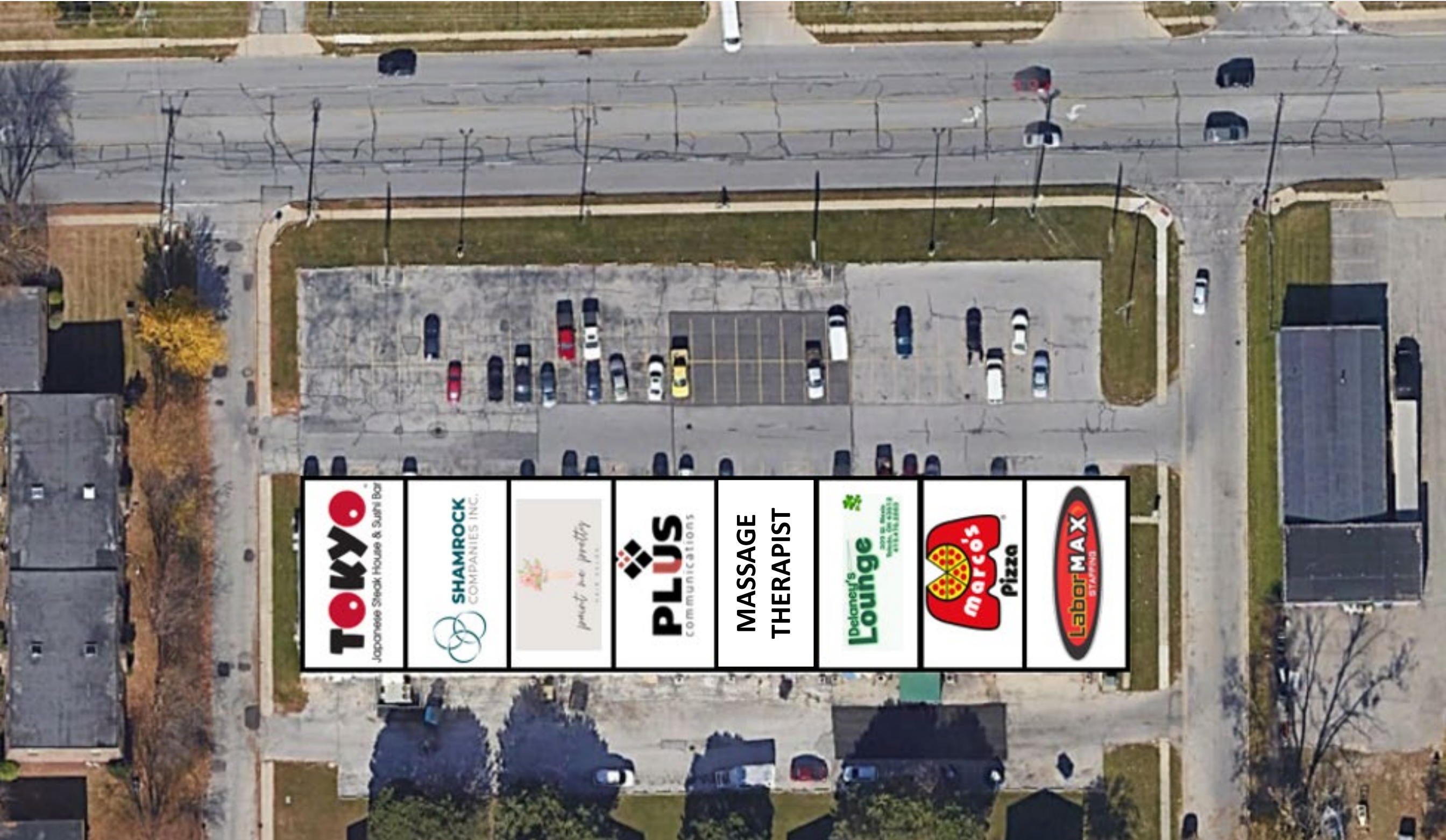
PROPERTY HIGHLIGHTS

- 100% occupied neighborhood shopping center located on Alexis Road with traffic counts exceeding 27,000 VPD.
- The site is located a half mile away from major retailers such as Kroger, Target, The Home Depot, Lowe's Home Improvement, Pet Supplies Plus and more.
- The center has a strong mix of longstanding tenants that provide great retail synergy within the center.
- Excellent value add opportunity
- The site provides easy access including two curb cuts and boasts excellent visibility with over 350' of frontage on Alexis Road and three separate pylon signs.
- New roof installed in 2011.

ALEXIS ROAD SHOPPING CENTER

PICTURE





ALEXIS ROAD SHOPPING CENTER

AERIAL



ALEXIS ROAD SHOPPING CENTER

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,180	62,490	177,919
2023 Population	7,326	60,363	169,183
2028 Population Projection	7,224	60,496	168,921
Annual Growth 2010-2023	-0.8%	-0.3%	-0.4%
Annual Growth 2023-2028	-0.3%	0%	0%
Median Age	39.9	38.6	38.9
Bachelor's Degree or Higher	10%	13%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,211	47,631	118,062
Black	732	9,431	42,413
American Indian/Alaskan Native	30	266	747
Asian	49	477	1,607
Hawaiian & Pacific Islander	4	17	69
Two or More Races	300	2,541	6,284
Hispanic Origin	591	4,698	12,116

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,612	25,347	73,409
2023 Households	3,230	24,541	69,812
2028 Household Projection	3,184	24,609	69,692
Owner Occupied Households	1,992	16,110	43,041
Renter Occupied Households	1,192	8,499	26,651
Avg Household Income	\$48,500	\$59,630	\$60,818
Median Household Income	\$39,041	\$46,416	\$44,484

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	918	6,967	18,090
\$50,000 - 75,000	683	4,371	11,635
\$75,000 - 100,000	312	2,857	7,545
\$100,000 - 125,000	282	2,492	5,809
\$125,000 - 150,000	34	883	2,880
\$150,000 - 200,000	23	528	2,333
\$200,000+	0	322	1,566

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,908	317	9	16,351	1,718	10	85,802	8,508	10
Trade Transportation & Utilities	1,104	89	12	4,992	419	12	12,052	1,021	12
Information	60	7	9	238	35	7	2,335	123	19
Financial Activities	282	67	4	1,113	270	4	4,651	828	6
Professional & Business Services	219	37	6	2,040	203	10	8,959	1,011	9
Education & Health Services	349	32	11	2,618	304	9	34,914	3,864	9
Leisure & Hospitality	591	44	13	2,913	220	13	8,279	594	14
Other Services	286	40	7	1,506	250	6	4,920	820	6
Public Administration	17	1	17	931	17	55	9,692	247	39
Goods-Producing Industries	861	62	14	13,967	323	43	17,170	587	29
Natural Resources & Mining	0	0	-	7	2	4	25	6	4
Construction	368	37	10	1,958	149	13	3,361	309	11
Manufacturing	493	25	20	12,002	172	70	13,784	272	51
Total	3,769	379	10	30,318	2,041	15	102,972	9,095	11

EXCLUSIVELY LISTED BY:

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*Single & Full Portfolio
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*Innovative
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