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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](http://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)**

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

**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- 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













<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Population	8,180	62,490	177,919
2024 Population	7,326	60,363	169,183
2029 Population Projection	7,224	60,496	168,921
Annual Growth 2020-2024	-0.8%	-0.3%	-0.4%
Annual Growth 2024-2029	-0.3%	0%	0%
Median Age	39.9	38.6	38.9
Bachelor's Degree or Higher	10%	13%	17%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Households	3,612	25,347	73,409
2024 Households	3,230	24,541	69,812
2029 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
<b>Avg Household Income</b>	<b>\$48,500</b>	<b>\$59,630</b>	<b>\$60,818</b>
<b>Median Household Income</b>	<b>\$39,041</b>	<b>\$46,416</b>	<b>\$44,484</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$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

# ALEXIS ROAD SHOPPING CENTER

## DAYTIME POPULATION

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
<b>Service-Producing Industries</b>	<b>2,908</b>	<b>317</b>	<b>9</b>	<b>16,351</b>	<b>1,718</b>	<b>10</b>	<b>85,802</b>	<b>8,508</b>	<b>10</b>
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
<b>Goods-Producing Industries</b>	<b>861</b>	<b>62</b>	<b>14</b>	<b>13,967</b>	<b>323</b>	<b>43</b>	<b>17,170</b>	<b>587</b>	<b>29</b>
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
<b>Total</b>	<b>3,769</b>	<b>379</b>	<b>10</b>	<b>30,318</b>	<b>2,041</b>	<b>15</b>	<b>102,972</b>	<b>9,095</b>	<b>11</b>

## EXCLUSIVELY LISTED BY:

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