



"Innovative Solutions at Work"

4747 MONROE ST., TOLEDO

INVESTMENT PROPERTY LEASE



LEASE RATE: \$15.00 SF/Yr. (NNN)

OFFERING SUMMARY

Available SF: 16,870 SF

Lot Size: 1.39 Acres

Year Built: 1966

Building Size: 18,760 SF

Available Space: 6,870 SF

Renovated: 2008

Zoning: Regional Commercial

Market: Toledo MSA

PROPERTY OVERVIEW

Excellent West Toledo leasehold opportunity. Located near the Frankling Park Mall, near the proposed Kroger Marketplace and 1/2 mile from I-475/I-75 interchange. Possible uses for the 6,870 SF facing Monroe St. are retail, restaurant, medical and office.

PROPERTY HIGHLIGHTS

- Located near signalized intersection and on TARTA bus route
- Located near the to be built Kroger Marketplace
- High traffic count/Excellent exposure
- Excellent ingress/egress to both W. Sylvania & Monroe St.
- Shard electronic billboard included
- Permanent reciprocal easement agreement guarantees access to Monroe St. and W. Sylvania Ave. and to over 300 parking spaces
- 28,095 VPD on Monroe St. (2016)
- 18,921 VPD on Sylvania Ave. (2016)
- NNN charges approximately \$3.12/PSF

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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LOCATION INFORMATION

Building Name	Davis College
Street Address	4747 Monroe St.
City, State, Zip	Toledo, OH 43623
County/Township	Lucas
Market	Toledo MSA
Market Type	Large
Nearest Highway	I-475
Retail Clientele	General

BUILDING SPECIFICATIONS

Building Size	18,760 SF
Year Built	1966
Last Renovated	2008
Building Class	A
Occupancy %	64%
Tenancy	Multiple
Number Of Floors	1
Gross Leasable Area	18,760 SF
Construction Status	Existing
HVAC	Gas Forced Air/Central Air (roof mounted units)
Restrooms	2 ADA
Condition	Excellent
Roof	Rubber (Warranty thru 2026)
Free Standing	Yes
Number Of Buildings	1
Ceiling Height	14 - 8 ft
Floor Coverings	Carpet/Tile
Foundation	Concrete Slab

PROPERTY DETAILS

Property Type	Lease
Property Subtype	Retail/Restaurant/Medical/Office
Zoning	Regional Commercial
Lot Size	1.386 Acres
APN#	22-15773
Real Estate Taxes	\$43,076 Annually

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	300
Parking Description	Surface Parking. Cross Easement.

UTILITIES & AMENITIES

Central HVAC	Gas Forced Air/Central Air (roof mounted units)
Restrooms	2 ADA
Exterior	Dryvit
Interior	Finished

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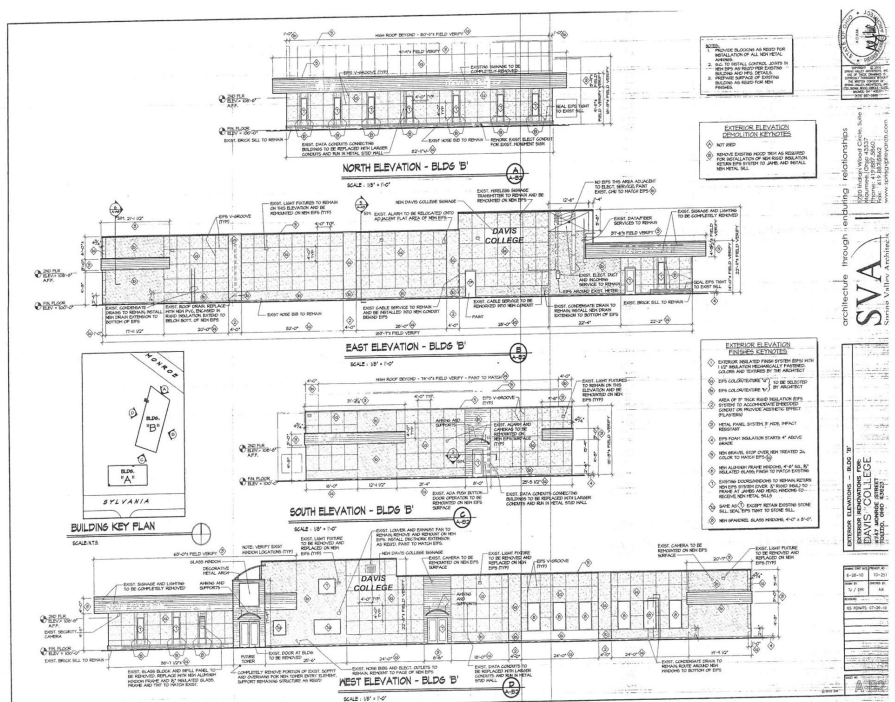
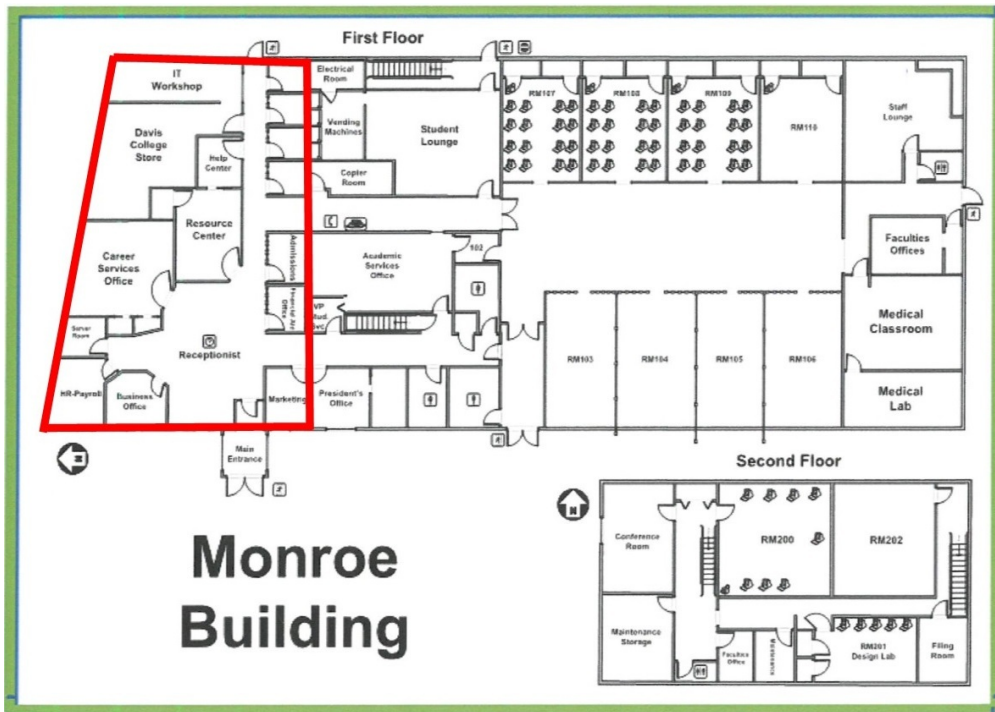
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DAVIS COLLEGE

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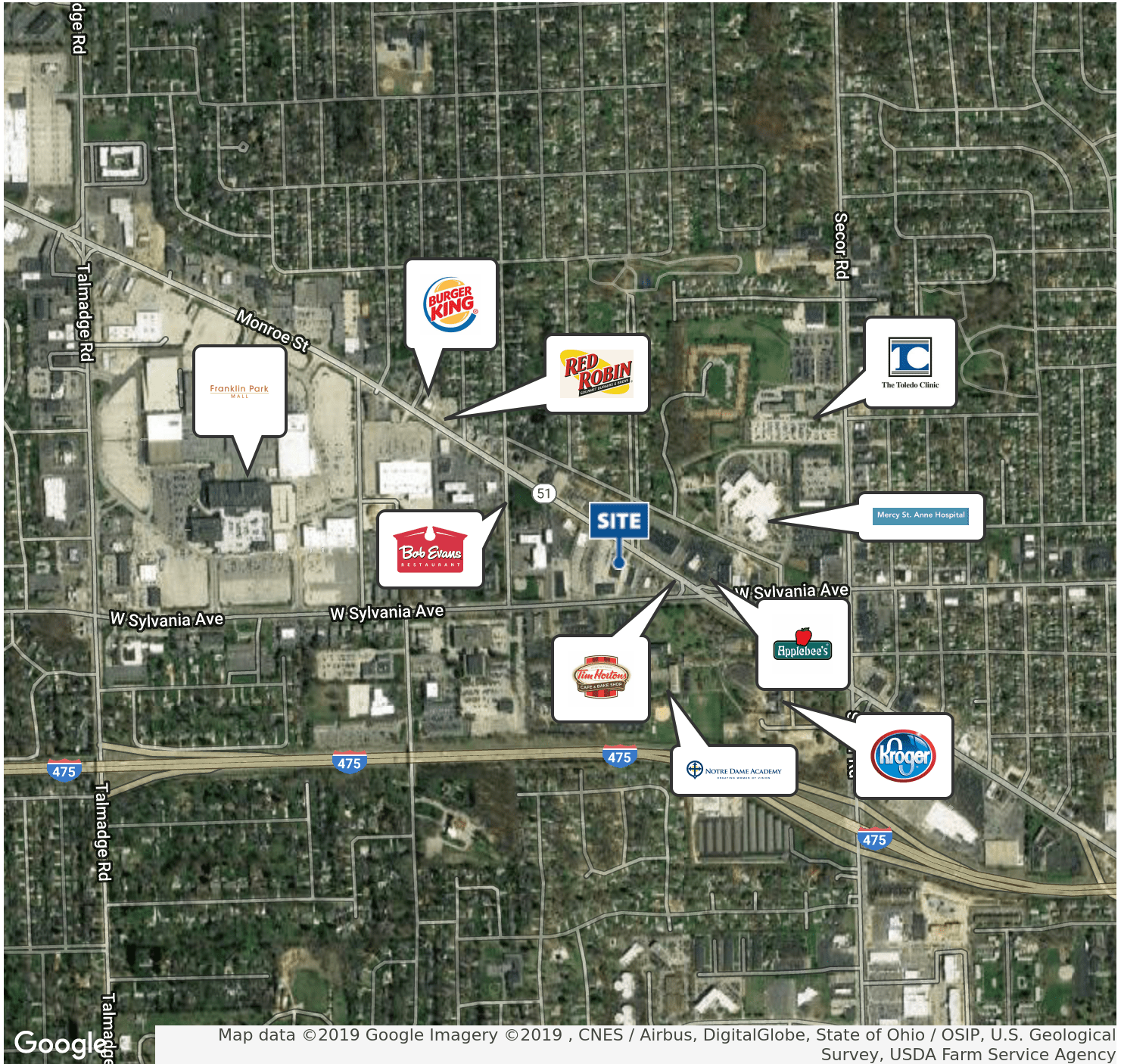
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