



## OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$7,000/mo + utilities
Available SF:	5,304 SF
Building Size:	28,753 SF
Lot Size:	5.97 Acres
Year Built:	1967

## PROPERTY HIGHLIGHTS

- Affordably priced retail space
- Co-tenants: Key Banks, Best Choice Hair Salon, Laundromat, Family Dollar, Bayview Tae Kwon Do, KT's Diner, Aqua Culture Underground, Toledo Workshop of Dance
- Land available for free standing building
- 4,435 VPD (2017) on Suder Ave..
- Perfect for Marine sales/service, boating, fishing gear, or any related water service
- Perfect for a Lawn & Garden Center

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,486	13,617	45,632
Total Population	6,291	35,660	116,016
Average HH Income	\$56,393	\$47,787	\$42,118

## THERESA DECLERCQ

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## LOCATION INFORMATION

Street Address	5109 Suder Avenue
City, State, Zip	Toledo, OH 43611
County	Lucas
Nearest Intersection	Suder & Benore
Parcel #	22-18834

## BUILDING SPECIFICATIONS

Building Size	28,753 SF
NOI	\$162,457
Cap Rate	12.03%
Building Dimensions	273' x 112'
Land Size	5.971
Lot Dimensions	690' x 560' Irregular
Year Built	1967
Framing	Concrete, Block & Steel
Roof	Flat - New 2018
Floor Coverings	Carpet and tile over concrete

## REAL ESTATE TAXES

Tax Year	2019
General Taxes	\$17,101.18
Special Taxes	\$2,052.14
Total Annual Taxes	\$19,153.32

## UTILITIES

Gas	Columbia Gas
Water	City of Toledo
Sanitary Sewer	City of Toledo
Electric	Toledo Edison
Storm Sewer	City of Toledo

## LEASE DETAILS

Lease Term	5 years
Improvements	Negotiable
Tenant Responsibilities	Utilities, Content & Liability Insurance, Janitorial



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## INCOME SUMMARY

Gross Scheduled Rent	\$165,606
Plus: Reimbursed Operating Expenses	\$54,724
<b>Gross Income</b>	<b>\$220,330</b>

## EXPENSE SUMMARY

Real Estate Taxes	\$19,153
Building Insurance	\$15,479
Building Maintenance	\$1,700
Landscaping, Snow Removal, Waste Disposal	\$7,320
Accounting	\$2,800
Window Washing (Vacant Space)	\$405
Less: Management Fee (5% of GRI)	\$11,016
<b>Gross Expenses</b>	<b>\$57,873</b>

<b>Net Operating Income</b>	<b>\$162,457</b>
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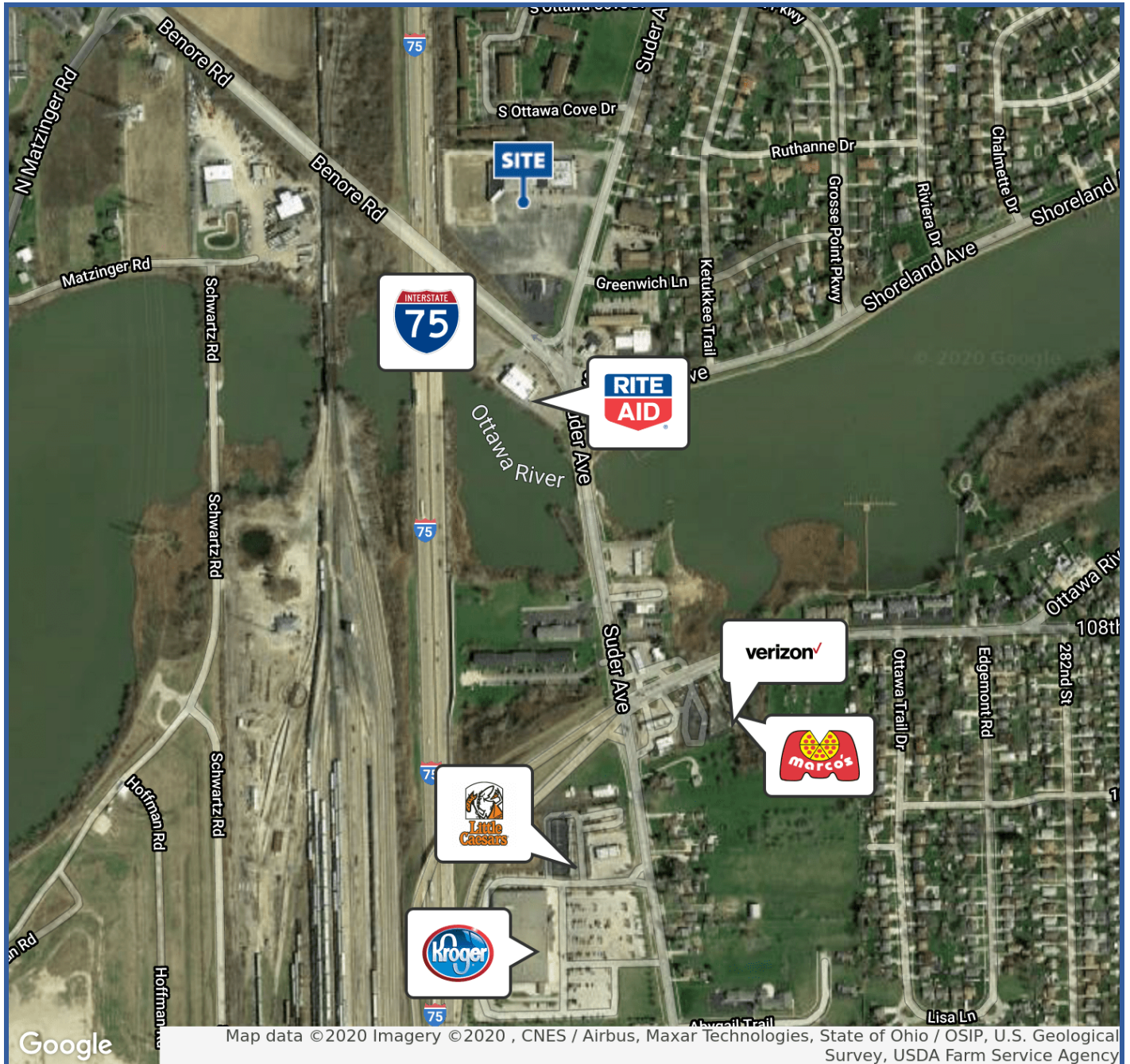
<b>Cap Rate</b>	<b>12.03%</b>
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