

FOR LEASE

Retail Building

5,450 SF ♦ \$12.00/SF/Yr NNN \$5,450/Mo. NNN

5340 Monroe St

Toledo, OH 43623



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

- ♦ Affordably priced prime flex/retail space available on Toledo's busiest commercial corridor
- ♦ Numerous national retailers nearby including Target, Marshalls, Bed Bath & Beyond, Gabe's, Hobby Lobby, Home Goods, PetSmart, Starbucks and more
- ♦ Available for lease, ground lease, or build-to-suit
- ♦ Perfect for general retail, showroom retail, medical, dental, jewelry store, fitness center, and any business that needs high traffic and visibility.



Call Now
For More Information
Steven R. Lennex, CCIM
C: 419.356.8745
slennex@lennexrc.com

OFFERING SUMMARY

Available SF:	5,450 SF
Lease Rate SF/Yr:	\$12.00/SF NNN
Lease Rate/Mo:	\$5,450/Mo NNN
Lot Size:	0.498 Acres
Building Size (Gross):	5,450 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,832	\$88,749
3 Miles	70,535	\$82,450
5 Miles	186,302	\$74,991

For more information contact:

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7110 W. Central Ave, Suite A-2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8745
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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GENERAL INFORMATION

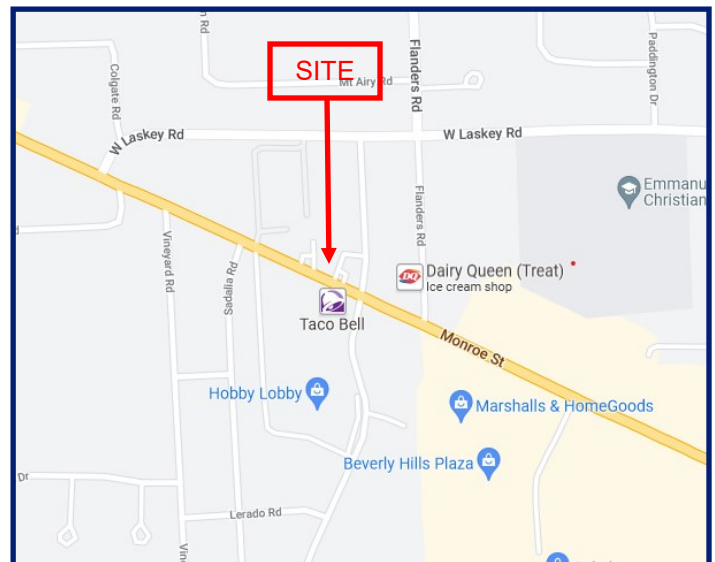
Property: Former Dan Rodgers Sporting Goods Buildings
Location: 5340 Monroe St
Closest Intersection: Monroe St. and Statesville Dr.
City, State: Toledo, OH
County: Lucas
Zip: 43623
Parcel #: 2402107

PROPERTY INFORMATION

Building SF (Gross): 5,450
Building Dimensions: 57' Front x 101' Deep Irregular
Available Rentable SF: 5,450
Land Size: 0.498 Acres
Land Dimensions: 132' Monroe St. x 188' Deep Irregular
Parking: 25 spaces
Zoning: 10CR-Regional Commercial
Previous Use (Recent): Chris Fit Fitness Center
Traffic Counts 27,742 VPD



LARGE OPEN AREA INSIDE



BUILDING DETAILS

Year Built: 1950
Type Construction: Block/Aluminum Siding
Heat Fuel/Type: Gas unit heater
Ceiling Height: 9' front/11.5' Back & West Side
Air Conditioning: Yes (3 rooftop units)
Roof: Main: Rubber Membrane
Front: Mansard Roof with Shingles
Floor: Concrete
Lighting: Fluorescent
Restrooms: Two
Delivery Doors: 1, 12' wide x 10' high, OH door on
No. of Floors: west side plus front double doors &
east side double doors
Sprinklers: No

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LEASE SPECIFICATIONS

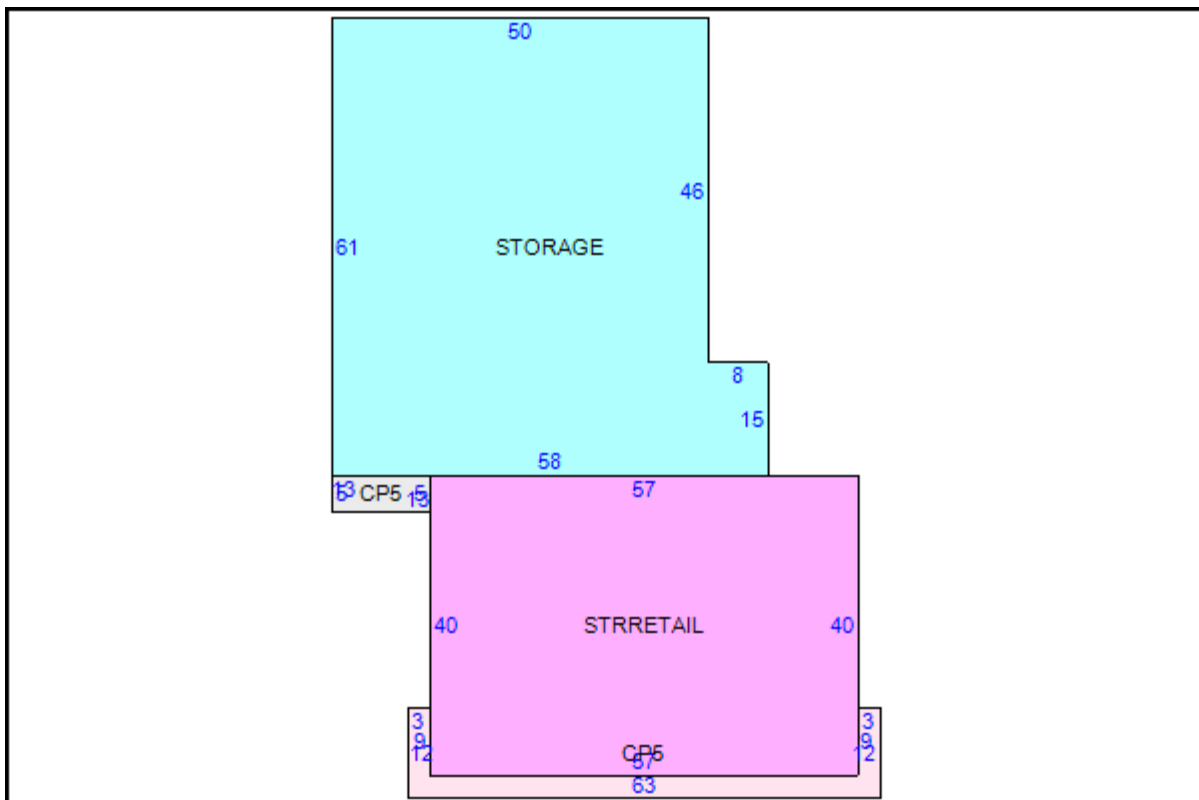
Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Waste Disposal	Tenant
Real Estate Taxes:	Tenant
Insurance (Fire & Hazard):	Tenant
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Landlord
Structure/Parking Lot:	Landlord
CAM:	Tenant
Improvements:	Negotiable
Lease Term:	5 Years

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2020
General Taxes:	\$10,395.60
Summer Taxes:	\$ 366.39
Winter Taxes:	\$10,761.99
Total Annual Taxes:	\$ 1.97/SF

UTILITIES

Gas (Heat):	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Electric:	Toledo Edison
Storm Sewer:	City of Toledo



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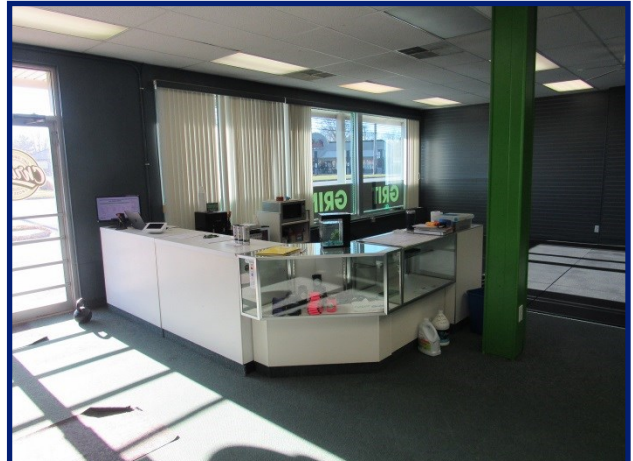
West side of Building Showing Overhead Door Area, Billboard Sign & Building Sign



Building Façade Looking Southeast



Front Double Doors



Front Counter by Front Doors



East Side Double Doors



West Side 12' Wide x 1' High Overhead Door

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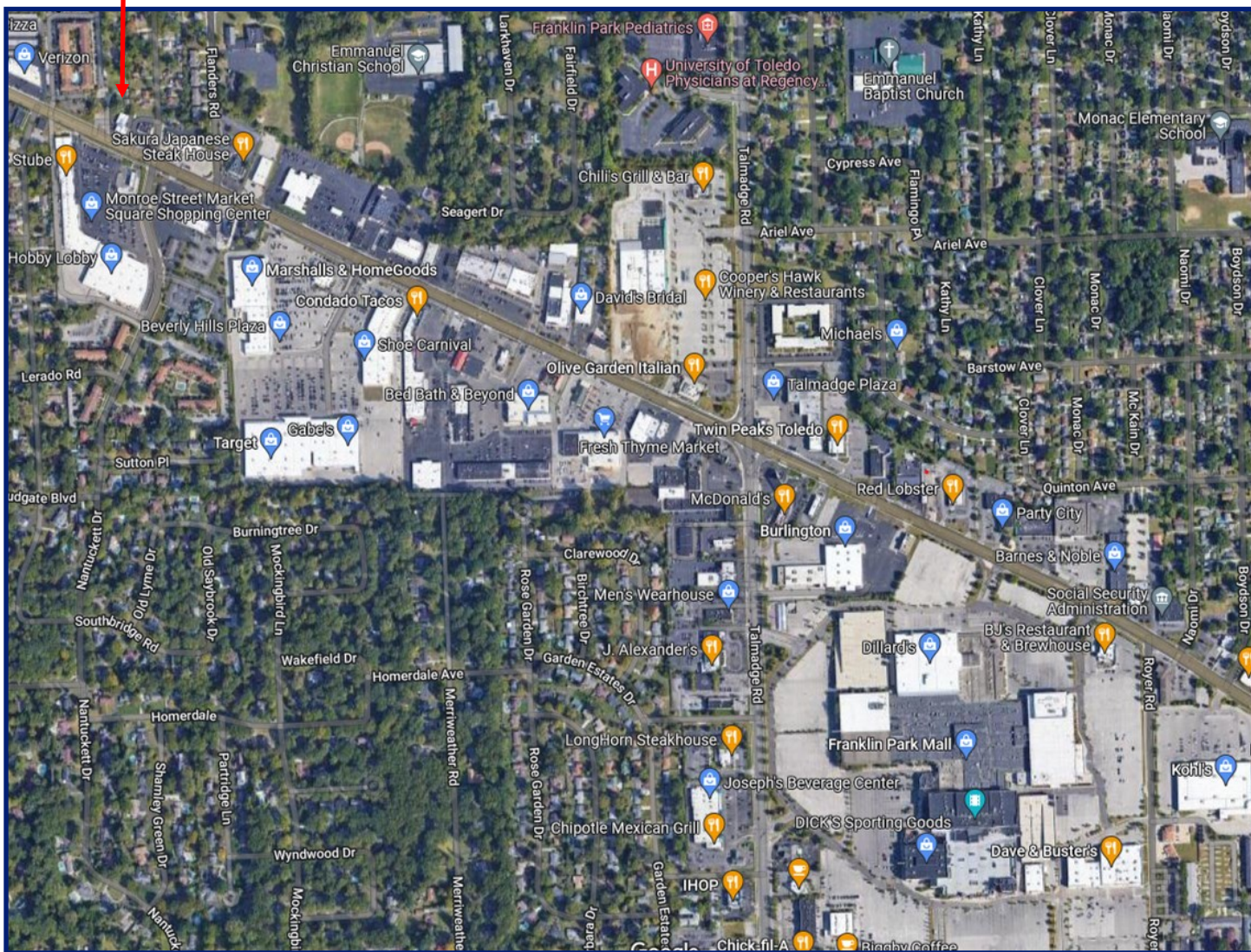
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SITE



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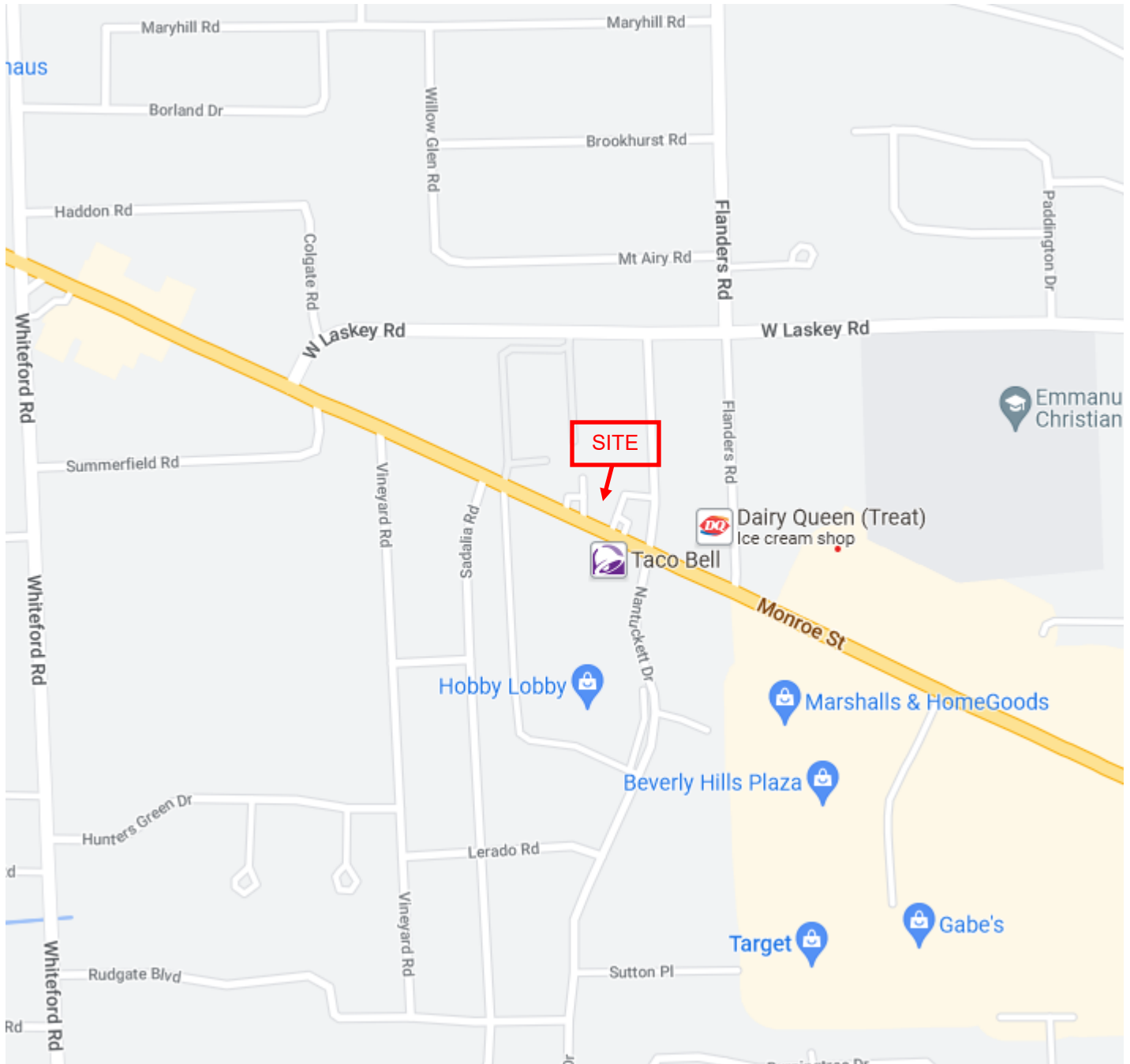
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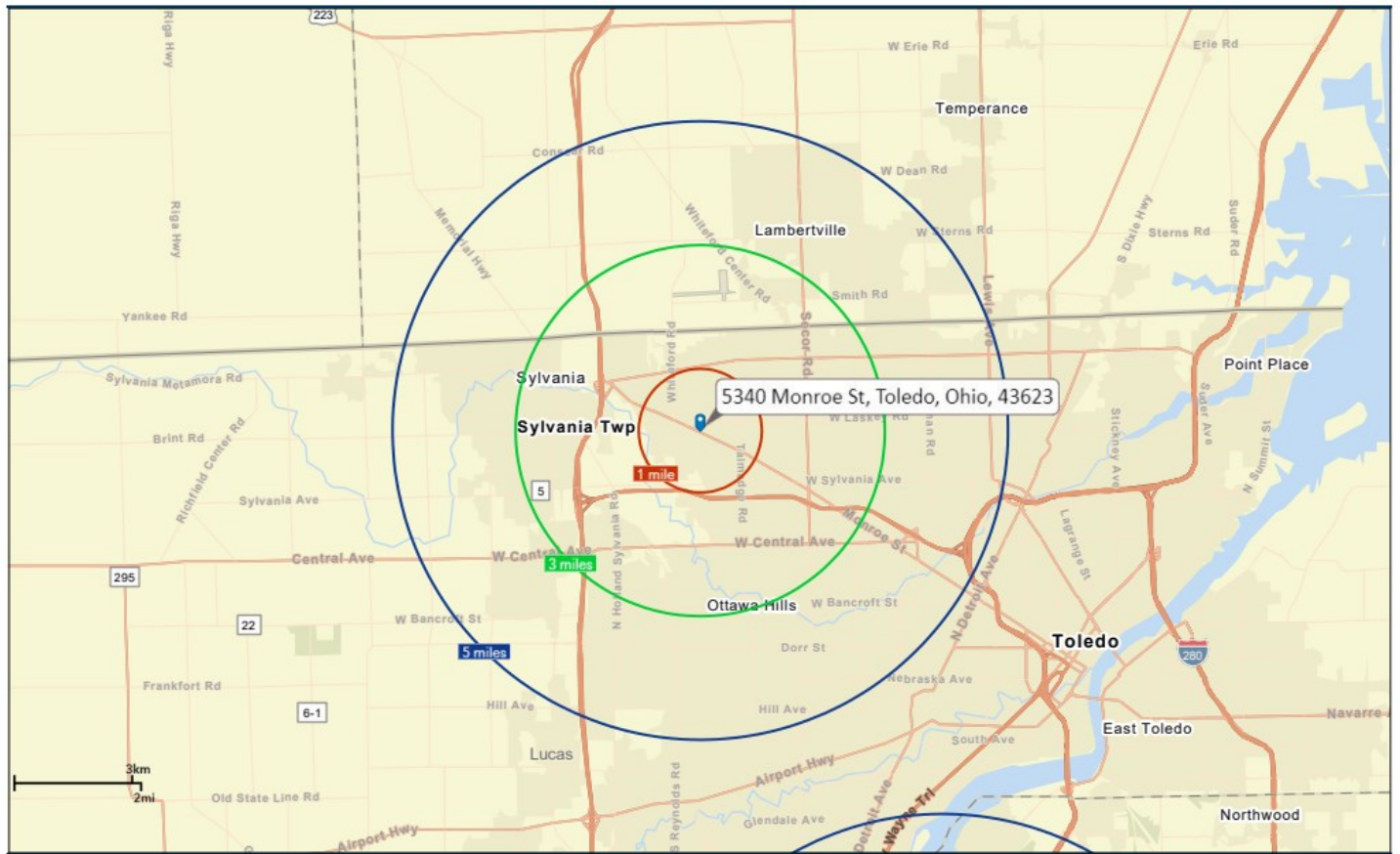
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April 29, 2022

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,832	70,535	186,302
Average Age	46.4	43.8	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,393	31,227	186,302
# of Persons per HH	2.31	2.23	2.31
Average HH Income	\$88,749	\$82,450	\$74,991

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