



FOR LEASE

5555 Monroe Street, Sylvania, OH 43560

RETAIL SPACE

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



5555 MONROE STREET

OFFERING SUMMARY

Lease Rate:
\$14 PSF NNN

Available SF:
1,080 SF

Building SF:
32,216 SF

Lot Size:
3.08 Acres

Zoning:
B-2 (General Business District)

Property Overview:

- Formerly occupied by City Soles
- Located within a high-energy retail center alongside established tenants Paul Mitchell Beauty School, The Hanger Clinic, and Durocher's appliance center
- Strong visibility and frontage along heavily traveled Monroe Street corridor
- Ample on-site parking for customers and employees
- Excellent access
- Estimated NNN expenses: approximately \$5.03 PSF
- Traffic Count: Monroe St: 16,060 VPD, Whiteford Rd: 14,756 VPD

Contact us for additional information!
<https://www.rkgcommercial.com/>

LEASE RATE \$14 PSF NNN

LOCATION INFORMATION

STREET ADDRESS 5555 Monroe Street

CITY, STATE, ZIP Sylvania, OH, 43560

COUNTY Lucas

SUBMARKET West Toledo/Sylvania

CROSS STREETS Whiteford Rd

TRAFFIC COUNT Monroe St: 16,060 VPD
Whiteford Rd: 14,756 VPD

PROPERTY INFORMATION

PROPERTY TYPE Retail

PROPERTY SUBTYPE Strip Inline

ZONING B-2 (General Business District)

LOT SIZE 3.08

ANNUAL RE TAXES PER SF \$3.05

OF PARKING SPACES 110+/-

BUILDING INFORMATION

BUILDING SIZE 32,216 SF

AVAILABLE SF 1,080 SF

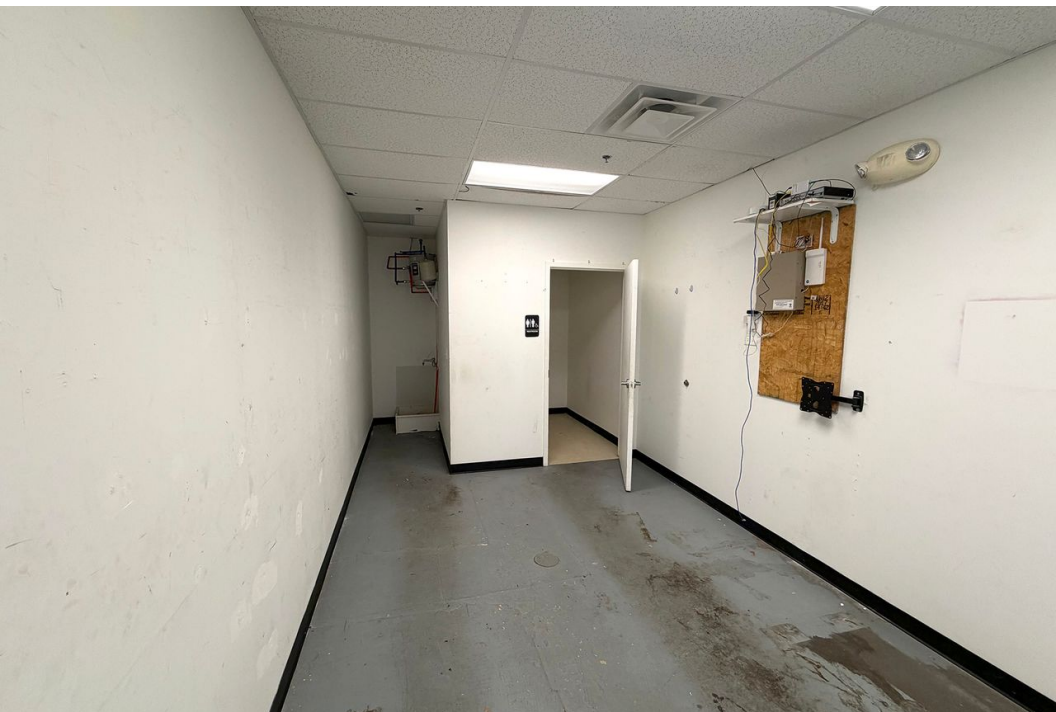
CLIMATE CONTROLLED Yes

CONDITION Good/Excellent

EXTERIOR SIGNAGE Monument and Building

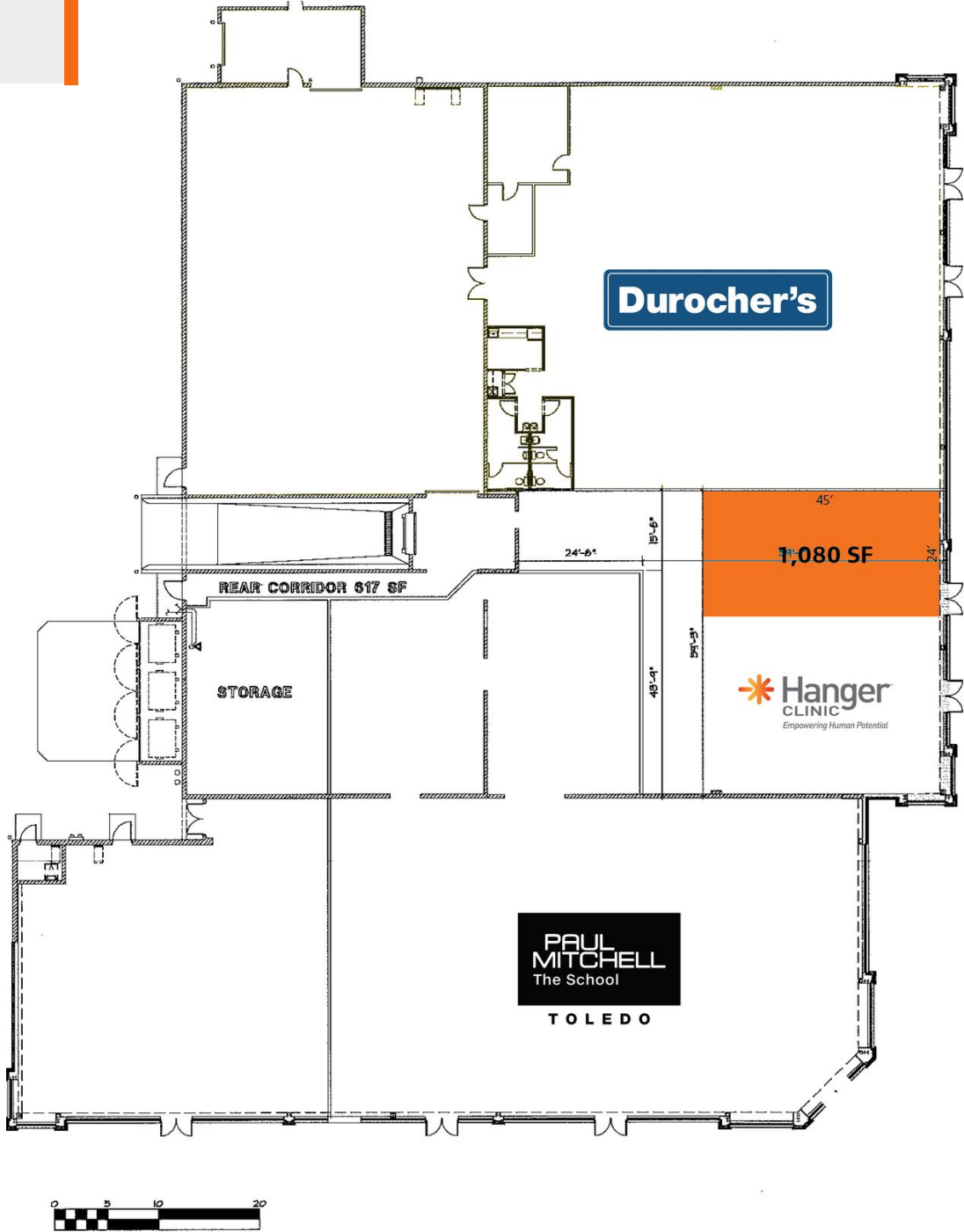
RESTROOMS One

5555 Monroe Street



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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 5555 Monroe Street - 1 mi., 5555 Monroe Street - 3 mi., 5555 Monroe Street - 5 mi.

	5555 Monroe Street - 1 mi.	5555 Monroe Street - 3 mi.	5555 Monroe Street - 5 mi.
Population			
2010 Census	7,234	62,182	171,043
2020 Census	7,592	62,748	172,721
2026 Estimate	7,470	61,455	169,778
2031 Projection	7,361	60,386	167,365
Population Growth			
Percent Change: 2010 to 2020	4.95	0.91	0.98
Percent Change: 2020 to 2026	-1.61	-2.06	-1.70
Percent Change: 2026 to 2031	-1.46	-1.74	-1.42

	5555 Monroe Street - 1 mi.	5555 Monroe Street - 3 mi.	5555 Monroe Street - 5 mi.
Households			
2010 Census	3,169	26,709	70,619
2020 Census	3,388	27,248	73,014
2026 Estimate	3,381	27,173	73,052
2031 Projection	3,356	26,923	72,564
Household Growth			
Percent Change: 2010 to 2020	6.91	2.02	3.39
Percent Change: 2020 to 2026	-0.21	-0.28	0.05
Percent Change: 2026 to 2031	-0.74	-0.92	-0.67

	5555 Monroe Street - 1 mi.	5555 Monroe Street - 3 mi.	5555 Monroe Street - 5 mi.
Family Households			
2010 Census	1,912	16,569	42,998
2020 Census	1,979	16,363	43,047
2026 Estimate	1,963	16,303	43,070
2031 Projection	1,941	16,136	42,773
Family Household Growth			
Percent Change: 2010 to 2020	3.50	-1.24	0.11
Percent Change: 2020 to 2026	-0.81	-0.37	0.05
Percent Change: 2026 to 2031	-1.12	-1.02	-0.69

Benchmark: USA

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5555 MONROE STREET

Location Benefits

The property is positioned along one of the Toledo market's most active and established commercial corridors. Monroe Street features a strong mix of national, regional, and local retailers, restaurants, and service providers, generating substantial consumer traffic throughout the area. Located approximately two miles from Franklin Park Mall, the site benefits from proximity to one of Northwest Ohio's primary regional retail destinations. The surrounding trade area is supported by residential neighborhoods, strong demographics, and significant daytime population, making the location well suited for all retail uses.

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK