

5236 MONROE STREET
TOLEDO, OHIO 43623

RETAIL SPACE FOR LEASE
2,040 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

PARK PLAZA



GENERAL INFORMATION

Lease Rate:	\$23.00/sf
Building Size:	12,800 square feet
Space Available:	Suite E - 2,040 square feet
Number of Stories:	One
Year Constructed:	2006
Condition:	Excellent
Lot Dimensions:	195' frontage on Monroe
Closest Cross Street:	Talmadge Road
County:	Lucas
Zoning:	CR (C-3)
Parking:	105 spaces
Curb Cuts:	Two
Street:	4 lane with center turn lane



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

SAM ZYNDORF, CCIM
(419) 249 6300
szyndorf@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Block
Roof:	Rubber
Floors:	Concrete
Ceiling Height:	12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amps per unit
Restrooms:	One
Sprinklers	No
Signage:	Fascia and freestanding
Delivery Area:	In rear

BUILDING INFORMATION

Other Tenants:	Grape Leaf Express, Audiology Associates, Wild Birds Unlimited, Lady Jane's Haircuts for Men, Sushi Yoshi, Smoke & Vape Shop
Occupancy Date:	Upon lease execution
Sign on Property:	No
Key Available:	Yes

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	One month's rent
Options:	Negotiable
Improvements Allowance:	None – "as is"
Tenant Responsible For:	Prorata share of taxes, insurance and common area maintenance

2026 REAL ESTATE TAXES

TD:	24
Parcel:	01597
Assessor Number:	03-913-010
Total Taxes:	\$46,225.28

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,882	\$76,081
3 MILE	75,118	\$79,544
5 MILE	191,941	\$75,171

TRAFFIC COUNTS (TWO-WAY)

20,714 Monroe Street (2025)

Comments:

- ¾ mile west of Franklin Park Mall.
- ½ mile to expressway system.
- Across from Target at traffic light.
- Join other long-term tenants.

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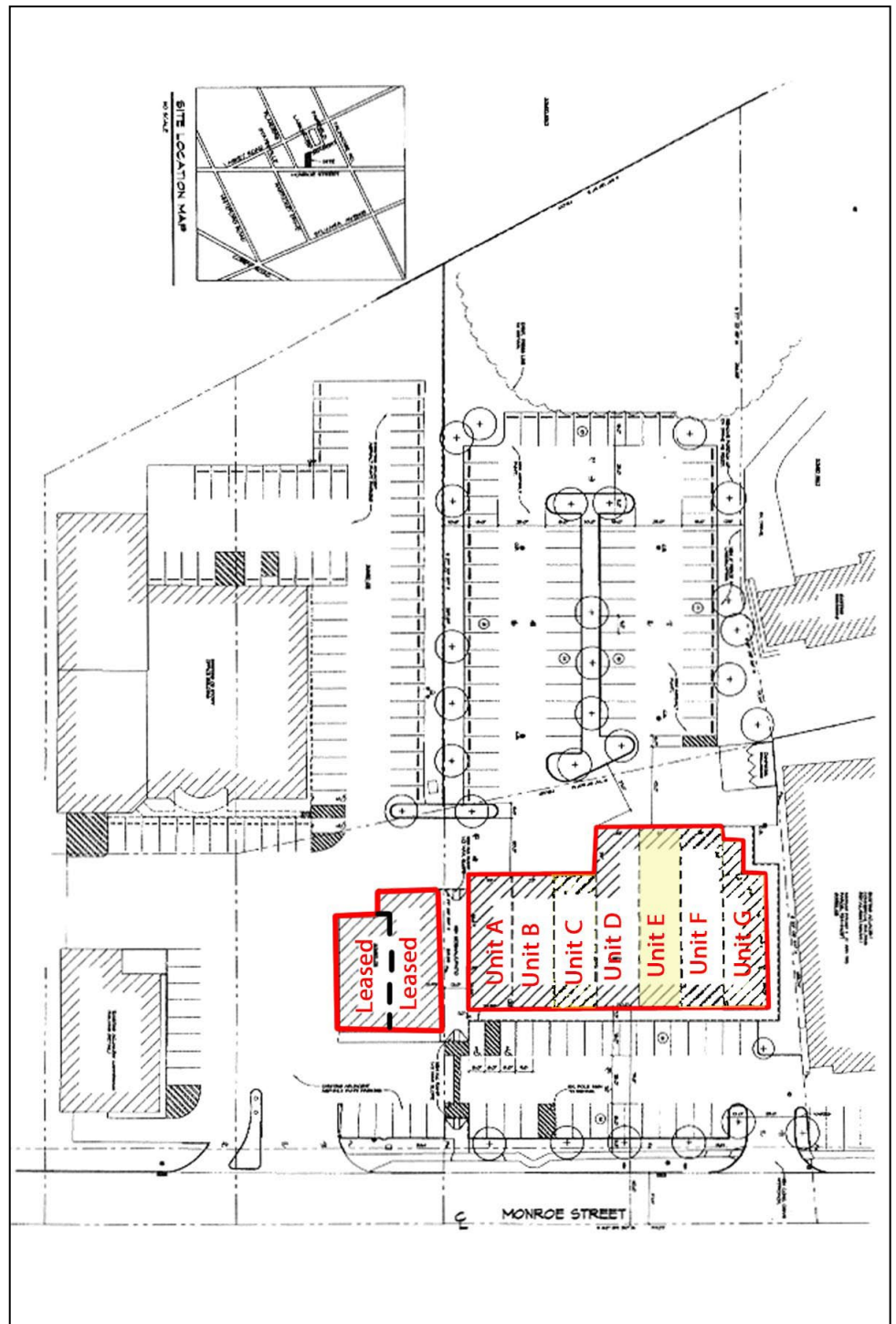
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TENANT ROSTER

UNIT	TENANT
A	Grape Leaf Express
B	Smoke & Vape Shop
C	Audiology Associates
D	Wild Birds Unlimited
E	Vacant – 2,040 SF
F	Sushi Yoshi
G	Lady Jane's Haircuts for Men



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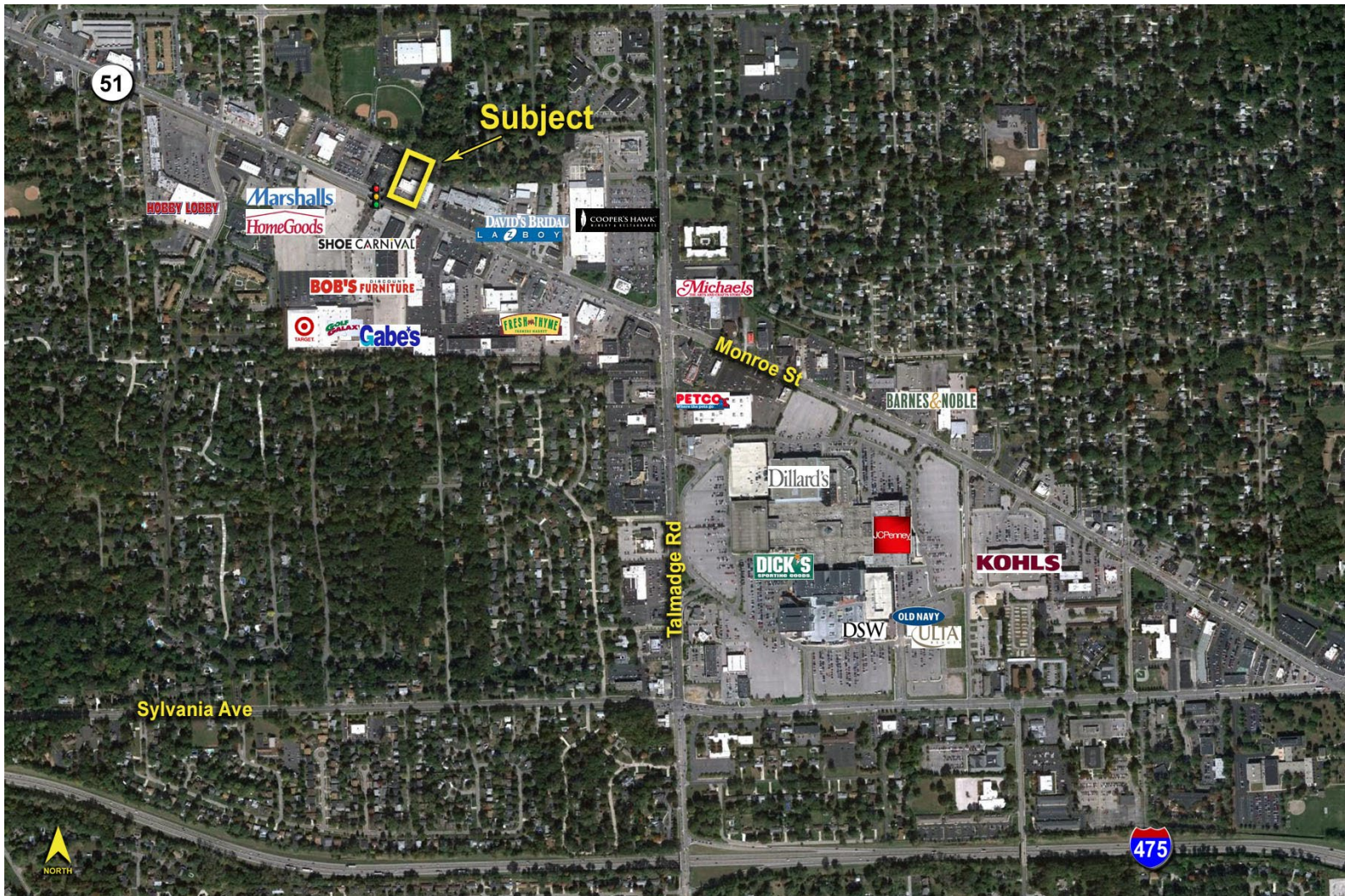
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