



4782 Monroe St

Toledo, Ohio 43623

Property Highlights

- Free-Standing, Fully-Equipped Restaurant For Sale or For Lease
- Prime location for possible redevelopment on the busy Monroe St retail corridor
- 6,878 SF Building Situated on 1.3094 Acres
- 78 On-Site Parking Spaces
- 4 Curb Cuts - 3 on Monroe St, 1 in rear Violet Rd
- 20,714 VPD on Monroe St.
- Ideal for a Quick-Service or Full-Service Restaurant Reuse
- Located in an Established West Toledo/Sylvania Retail Corridor, Estimated Population of +/- 218,000 within 5 mi
- Minutes from Franklin Park Mall, ProMedica Flower Hospital, Dining, I-475 and US 23

Offering Summary

Sale Price:	\$1,375,600
Lease Rate:	Undisclosed Absolute NNN
Lease Rate:	Undisclosed
Building Size:	6,878 SF

For More Information



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Property Description

4782 Monroe Street is a 6,878 SF freestanding retail/restaurant building, constructed in 1950, offers great potential for retail investors. This property is situated on twelve parcels, totaling 1.3094 Acres, having ample on-site parking and high visibility along Monroe Street. It is zoned CR to accommodate a wide range of retail uses, the property presents a compelling opportunity for businesses seeking a strategic location with approximately 21,000 vehicles passing by every day.

Location Description

Conveniently located in Toledo, Ohio, the area surrounding the property offers a vibrant and diverse retail area. The location is in close proximity to popular attractions such as Franklin Park Mall, providing plenty of opportunities for retail and street retail investors. The area hosts a mix of national and local retailers which presents a strong draw for potential customers. Additionally, the property benefits from easy access to major roadways, allowing excellent visibility and accessibility for businesses. Retail investors will appreciate the market and the potential for growth in this thriving area.

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Lease Rate	Undisclosed
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Location Information

Street Address	4782 Monroe St
City, State, Zip	Toledo, OH 43623
County	Lucas
Market	Toledo
Sub-market	West Toledo
Cross-Streets	Monroe St and Harvest Ln
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 475
Nearest Airport	Detroit Metro Airport and Toledo Express Airport

Building Information

Building Size	6,878 SF
Building Class	C
Year Built	1950
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Property Information

Property Type	Restaurant/Bar or Redevelopment
Property Subtype	Street Retail
Zoning	CR
APN #	2251017, 2251007, 2251011, 2251014, 2251021, 2251024, 2251027, 2251061, 2251064, 2251067, 2251071, 2251074
Lot Frontage	354 ft
Lot Depth	216.26 ft
Corner Property	Restaurant/Bar or Redevelopment
Traffic Count	20,714 VPD
Traffic Count Street	Monroe St and Talmadge Rd Intersection

Parking & Transportation

Parking Type	Surface Lot
Number of Parking Spaces	78



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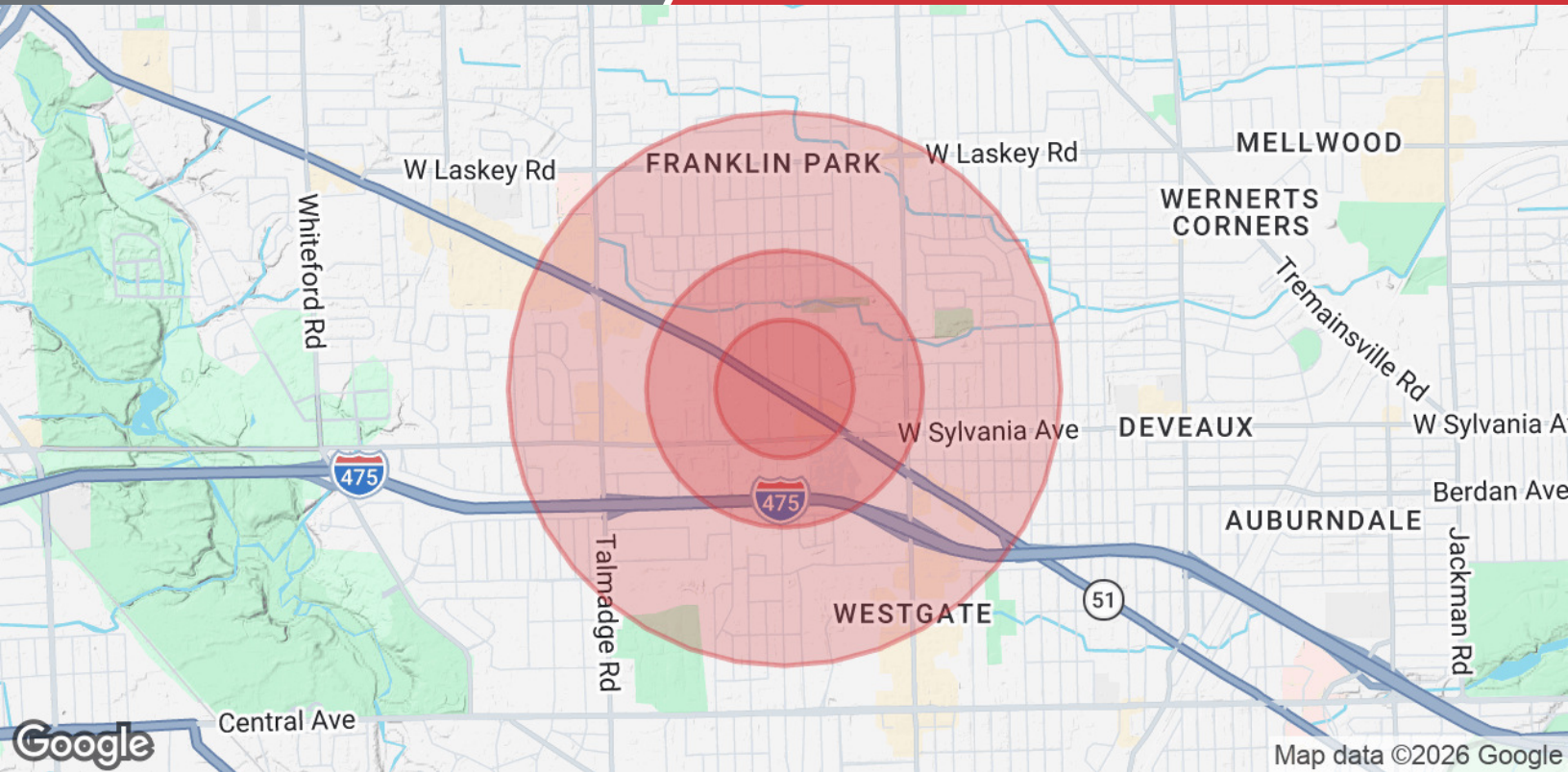
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For Sale or Lease
Restaurant/Bar or Redevelopment
\$1,375,600



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	393	1,838	9,677
Average Age	47.4	44.8	41.2
Average Age (Male)	46.1	43.1	41.4
Average Age (Female)	47.7	46.9	41.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	247	988	4,598
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$53,495	\$65,010	\$76,440
Average House Value	\$160,451	\$158,980	\$162,567

2023 American Community Survey (ACS)