



FOR SALE

3465 Stickney Avenue, Toledo, OH 43608

2,872 SF (FORMER WENDY'S WITH DRIVE THRU)

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



3465 STICKNEY AVENUE

OFFERING SUMMARY

Sale Price:
\$495,000

Building SF:
2,872 SF

Year Built:
1984

Lot Size:
0.6644

Zoning:
CR- Regional Commercial

Property Overview:

- Freestanding Former Wendy's Restaurant with Existing Drive-Thru
- Open Dining Area
- Located 0.5 miles from the Toledo Assembly Complex, home to more than 5,200 employees
- Full Commercial Kitchen with Existing Infrastructure Including Four Commercial Hoods, Two Walk-In Coolers, Dishwashing Station, and Additional Equipment
- Prominent Signalized Corner location
- Ample On-Site Parking
- Quarter mile proximity to both I-75 and I-280 interchange (I-75: 77,004 Vehicles Per Day | I-280: 65,535 Vehicles Per Day)
- Dense population with 74,479 residents within a 3-mile radius and 187,228 residents within a 5-mile radius

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

SALE PRICE \$495,000

LOCATION INFORMATION

STREET ADDRESS 3465 Stickney Avenue
CITY, STATE, ZIP Toledo, OH, 43608
COUNTY Lucas
SUBMARKET North Toledo
CROSS STREETS E Manhattan Blvd
TRAFFIC COUNT 10,600+ vpd
SIGNAL INTERSECTION Yes

PROPERTY INFORMATION

PROPERTY TYPE Retail
ZONING CR- Regional Commercial
LOT SIZE 0.6644 Acre
ANNUAL REAL ESTATE TAXES \$15,557.09
ANNUAL RE TAXES PER SF \$5.42
OF PARKING SPACES 30+/-

BUILDING INFORMATION

BUILDING SIZE 2,872 SF
TENANCY Single
YEAR BUILT 1984
CLIMATE CONTROLLED Yes
CONDITION Good
RESTROOMS 2
EXTERIOR SIGNAGE Pylon

3465 Stickney Avenue



Duke Wheeler, CRPP | Senior Vice President | 419.794.1121 | dwheeler@rkgcommercial.com
Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkgcommercial.com

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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 3465 Stickney Avenue - 1 mi., 3465 Stickney Avenue - 3 mi., 3465 Stickney Avenue - 5 mi.

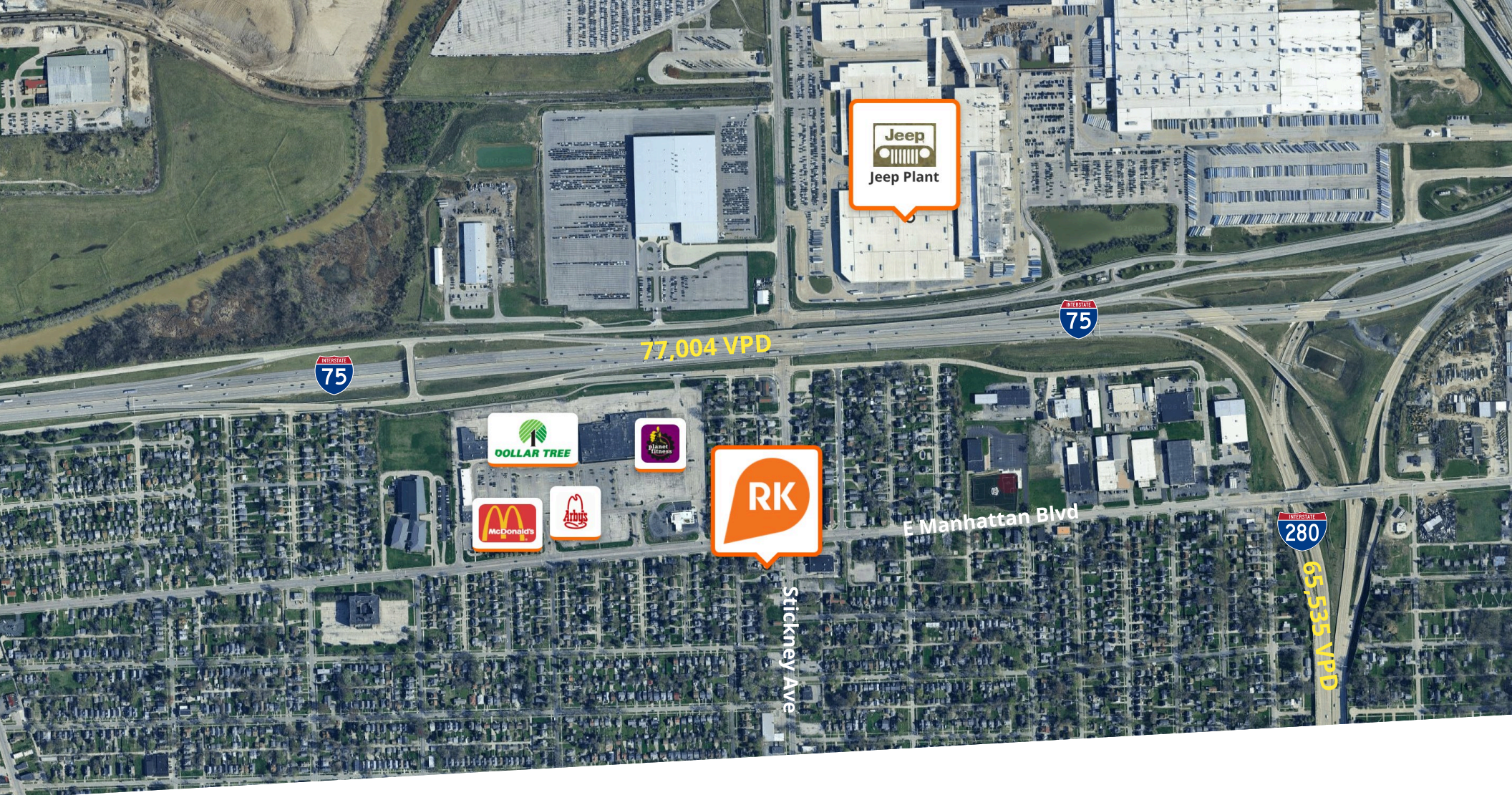
	3465 Stickney Avenue - 1 mi.	3465 Stickney Avenue - 3 mi.	3465 Stickney Avenue - 5 mi.
Population			
2010 Census	11,559	85,165	210,912
2020 Census	9,402	77,357	193,977
2026 Estimate	8,789	74,749	187,228
2031 Projection	8,447	73,075	182,854
Population Growth			
Percent Change: 2010 to 2020	-18.66	-9.17	-8.03
Percent Change: 2020 to 2026	-6.52	-3.37	-3.48
Percent Change: 2026 to 2031	-3.89	-2.24	-2.34

	3465 Stickney Avenue - 1 mi.	3465 Stickney Avenue - 3 mi.	3465 Stickney Avenue - 5 mi.
Households			
2010 Census	4,081	33,902	84,342
2020 Census	3,465	32,311	81,330
2026 Estimate	3,295	31,718	79,820
2031 Projection	3,192	31,235	78,554
Household Growth			
Percent Change: 2010 to 2020	-15.09	-4.69	-3.57
Percent Change: 2020 to 2026	-4.91	-1.83	-1.86
Percent Change: 2026 to 2031	-3.13	-1.52	-1.59

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Family Households			
2010 Census	2,569	19,814	50,214
2020 Census	2,010	17,409	45,094
2026 Estimate	1,910	17,059	44,210
2031 Projection	1,850	16,783	43,490
Family Household Growth			
Percent Change: 2010 to 2020	-21.76	-12.14	-10.20
Percent Change: 2020 to 2026	-4.97	-2.01	-1.96
Percent Change: 2026 to 2031	-3.14	-1.62	-1.63

Benchmark: USA

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3465 STICKNEY AVENUE

Location Benefits

This property sits on a highly visible signalized corner along Stickney Avenue in North Toledo, approximately a half mile from the Toledo Assembly Complex (Jeep Plant). The 3.6 million-square-foot manufacturing facility spans 312 acres and employs more than 5,200 daily workers, generating significant traffic and demand from the surrounding workforce. The site also offers convenient access to I-75, Downtown Toledo, and nearby residential neighborhoods making it well suited for users looking to capitalize on the area's consistent daytime population and visibility.

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RK



Duke Wheeler, CRRP
Senior Vice President



Christian Brown
Sales Associate

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One SeaGate, 26th Floor,
Toledo, OH 43604

Office: 419.794.1121

dwheeler@rkgcommercial.com

Christian Brown

Reichle Klein Group

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Toledo, OH 43604

Office: 419.794.1128

cbrown@rkgcommercial.com

OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK