



# 10621 FREMONT PIKE

Perrysburg, OH 43551

**Hospitality  
Investment Opportunity**

Offering Memorandum

**Renovated In 2025 | Out-of-State Owner | Located Near Toledo's Top Demand Drivers**



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW



# THE OPPORTUNITY

## Investment Opportunity

Matthews™ is pleased to present the opportunity to acquire the Quality Inn Perrysburg, a well-located select-service hotel positioned in one of **Northwest Ohio's strongest lodging markets**. Situated just off Interstate 75, the property benefits from **exceptional accessibility and visibility along one of the Midwest's busiest north-south transportation corridors**. The hotel is surrounded by a diverse mix of demand generators, including **Downtown Toledo, the University of Toledo, Owens Community College, and numerous industrial and distribution facilities** throughout the Toledo metropolitan area. Perrysburg is home to a significant concentration of manufacturing, logistics, and corporate employers—including operations for First Solar, Owens Corning, O-I Glass, and Amazon—which provide **stable year-round commercial lodging demand**. The property also benefits from **proximity to area retail, dining, and recreational attractions, including Levis Commons, the Toledo Zoo, and the Hollywood Casino Toledo, supporting additional leisure and weekend demand**. The Quality Inn flag offers investors the opportunity to acquire a well-recognized Choice Hotels brand in an **established Midwest market** with diverse economic fundamentals and multiple avenues for **future revenue growth**.

## Investment Highlights

### 2025 Renovation

The hotel has no outstanding PIP as the owner completed a full renovation last year.

### Operational Upside

Hotel ranks at 5 out of 6 compared to its comp set and owners are out of state.

### Located Near Multiple Demand Drivers

Strategically positioned just off Interstate 75 in Perrysburg, the hotel benefits from a diverse mix of lodging demand generated by corporate travel, manufacturing and logistics, healthcare, higher education.



# PROPERTY OVERVIEW

## Property Details

|                               |                        |
|-------------------------------|------------------------|
| Property Name                 | Quality Inn Perrysburg |
| Total Keys                    | 136                    |
| Address                       | 10621 Fremont Pike     |
| City, ST                      | Perrysburg, OH         |
| Year Built/Last Renovation    | 1970/2025              |
| Building Size                 | ±34,520 SF             |
| Lot Size                      | ±5.06 AC               |
| Vehicles Per Day (Helen Dr E) | ±35,000 VPD            |
| 5-Mile Population             | 86,065                 |
| 5-Mile Household Income       | \$122,505              |
|                               |                        |
| Hotel Location Type           | Suburban               |
| Market Name                   | Ohio North             |
| Submarket Name                | Toledo                 |
| Class                         | Midscale               |
| Corridor                      | Interior               |
| Stories                       | 2                      |



# PROPERTY AMENITIES & SERVICES

Premium Free WiFi

Fitness Center

Ballroom

Meeting Room

Indoor Pool

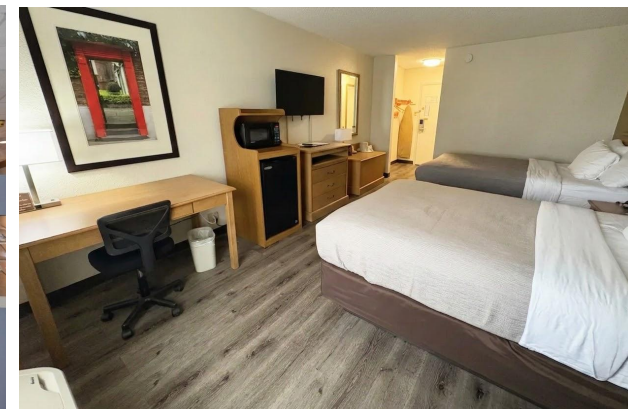
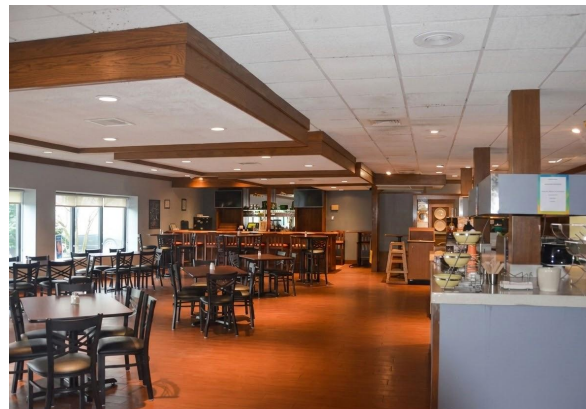
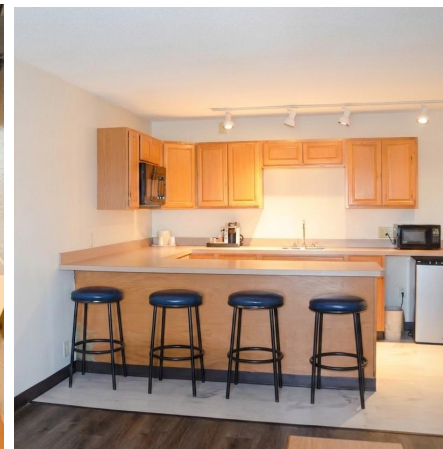
Free Hot Breakfast

Banquet Rooms

Business Center

Conference Facilities

Lounge/Bar





71

22

24

73

**THE UNIVERSITY OF TOLEDO**  
The University of Toledo  
±14,000 Students  
±6,000 Employees

**Fifth Third Field**  
±5000,000 Annual Attendance

 **THE GLASS CITY RIVERWALK**

**PROMEDICA**  
ProMedica World Headquarters  
±1,000 On-Site Employees  
±17,000 Global Employees

**HUNTINGTON CENTER**  
Huntington Center  
Concert and Hockey Arena

**THE UNIVERSITY OF TOLEDO**  
The University of Toledo  
Health Science Campus  
±319 Beds | ±2,800 Employees

Toledo  
**HOLLYWOOD CASINO**

**TOLEDO ZOO & AQUARIUM**

**Owens Corning World Headquarters**  
±1,200 On-Site Employees  
±25,000 Global Employees

**FedEx Ground**

**Levi's Commons**  
**ARHAUS** **LOVESAC**  
**BAM! BOOKS-A-MILLION** **WHBM**  
**ATHLETA** **SEPHORA** **CINEMARK**  
**ETHAN ALLEN** **ANTHROPOLOGIE**

**Owens Community College**  
±9,000 Students  
±1,700 Employees

**Subject Property**

**First Solar**

**FORT MEIGS 1813**  
Ohio's War of 1812 Battlefield  
Fort Meigs Historic Site  
±30,000 Annual Visitors

**amazon**

±73,000 VPD

±31,000 VPD

±34,900 VPD

±75,000 VPD

24

24

65

20-23

TR 110

795

321

107

128

OHIO TURNPIKE

91

475

475

80-90

795

TR 11

TR 11

18

2

51

75

246

25

20

# MARKET OVERVIEW



# PERRYSBURG, OH

**20M+**

MSA Annual Visitors

**2.6M+**

Annual Airport Passengers

**TOP 25**

U.S. Convention City

**4M+**

Annual Cruise Passengers

## Local Market Overview

Located within the Toledo metropolitan area along Interstate 75, Perrysburg benefits from exceptional regional connectivity via Interstate 75, the Ohio Turnpike (I-80/I-90), U.S. Route 20, and Toledo Express Airport. The city provides convenient access to major demand generators including Downtown Toledo, Levis Commons, Owens Community College, and premier recreational destinations, supporting consistent business and leisure travel throughout the year. Continued investment in commercial development, healthcare facilities, and mixed-use projects has contributed to increased visitation, hospitality demand, and long-term economic growth across the market.

Its strategic location within Northwest Ohio, expanding business environment, and year-round calendar of corporate travel, collegiate events, and regional attractions continue to support strong lodging demand and reinforce Perrysburg's position as one of Northwest Ohio's premier hospitality destinations.

| Population                    | 1-Mile    | 3-Mile    | 5-Mile    |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection          | 8,780     | 31,278    | 86,065    |
| Current Year Estimate         | 8,931     | 31,937    | 87,232    |
| 2020 Census                   | 8,575     | 32,303    | 87,013    |
| Growth 2020-Current Year      | 4.15%     | -1.13%    | 0.25%     |
| Households                    | 1-Mile    | 3-Mile    | 5-Mile    |
| Five-Year Projection          | 4,091     | 13,957    | 39,070    |
| Current Year Estimate         | 4,011     | 13,892    | 38,946    |
| 2020 Census                   | 3,754     | 13,765    | 37,912    |
| Growth Current Year-Five-Year | 2.00%     | 0.46%     | 0.32%     |
| Growth 2020-Current Year      | 6.83%     | 0.93%     | 2.73%     |
| Income                        | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income      | \$117,236 | \$137,310 | \$122,505 |

# PERRYSBURG HOSPITALITY MARKET POSITIONED ALONG THE INTERSTATE 75 CORRIDOR SERVING TOLEDO AND NORTHWEST OHIO

Perrysburg is strategically positioned within the Toledo metropolitan area, offering immediate access to one of Northwest Ohio's strongest commercial corridors, major transportation infrastructure, and year-round business and leisure destinations. The city's central location supports strong lodging demand and regional connectivity while benefiting from Interstate 75, the Ohio Turnpike, Toledo's major employment centers, Toledo Express Airport, and the broader Northwest Ohio tourism market.

**2.4 Mi**

Levis Commons

**7.8 Mi**

Hollywood Casino Toledo

**8.1 Mi**

Toledo Zoo & Aquarium

**8.9 Mi**

Downtown Toledo

**9.2 Mi**

University of Toledo

**10 Mi**

Toledo Express Airport



9.2 Miles From Quality Inn

Founded in 1872, The University of Toledo is one of Ohio's premier public research universities and a major educational and economic anchor for Northwest Ohio. Located within convenient access of the subject property, the university's main campus is home to nationally recognized programs in engineering, business, medicine, law, and the sciences. The university attracts students, faculty, researchers, and visitors from across the country while generating substantial demand for nearby hotels, restaurants, retail, and entertainment. The University of Toledo's continued investment in campus improvements, research initiatives, and student facilities further reinforces its long-term impact on the regional economy and hospitality market.

16

NCAA Division 1 Athletic Programs

100+

Annual Home Athletic Events

14,000+

Total Enrollment

NATIONALLY RECOGNIZED RESEARCH UNIVERSITY

Carnegie Classification of Institutions of Higher Education, 2025



# PRICING OVERVIEW



# FINANCIAL SUMMARY

**\$4,700,000**

List Price

**3.20x**

3 Yr Avg RRM

**\$34K**

Price Per Key

| 2026 - June STR |             |
|-----------------|-------------|
| Number of Rooms | 136         |
| Available Rooms | 49,640      |
| Occupancy       | 41.60%      |
| ADR             | \$67.81     |
| RevPAR          | \$28.22     |
| Room Revenue    | \$1,400,841 |

| 2025            |             |
|-----------------|-------------|
| Number of Rooms | 136         |
| Available Rooms | 49,640      |
| Occupancy       | 39.90%      |
| ADR             | \$68.88     |
| RevPAR          | \$27.50     |
| Room Revenue    | \$1,365,100 |

| 2024            |             |
|-----------------|-------------|
| Number of Rooms | 136         |
| Available Rooms | 49,640      |
| Occupancy       | 46.00%      |
| ADR             | \$69.13     |
| RevPAR          | \$31.80     |
| Room Revenue    | \$1,578,552 |

| 2023            |             |
|-----------------|-------------|
| Number of Rooms | 136         |
| Available Rooms | 49,640      |
| Occupancy       | 45.80%      |
| ADR             | \$67.17     |
| RevPAR          | \$30.73     |
| Room Revenue    | \$1,525,437 |

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 10621 Fremont Pike, Perrysburg, OH, 43551 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.