



FOR LEASE/SALE

**4485 Monroe Street, Toledo, OH 43613**

RETAIL PROPERTY

[rkgcommercial.com](http://rkgcommercial.com)

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





4485 MONROE STREET

## OFFERING SUMMARY

**Sale Price:**

**\$4,000,000**

**Lease Rate:**

**\$7.75 SF/YR NNN**

**Available SF:**

**53,980 SF**

**Building Size:**

**53,980 SF**

**Year Built:**

**1987**

**Lot Size:**

**3.5 Acres**

### Property Overview:

This large-format retail / showroom building offers flexibility for a wide range of users, including retail, furniture, fitness, discount retail, home improvement, last-mile distribution, light warehouse, service retail, or other commercial concepts requiring strong access, visibility, and functional building infrastructure.

Features: 18'+ clear height, 3 truck docks, 2 grade-level overhead doors, and fully fire-suppressed. Rare combination of retail frontage and back-of-house loading functionality. The expansive floorplate, high ceilings, and existing dock/overhead door configuration make the building well-suited for both customer-facing retail and operationally intensive users.

Located along the highly trafficked Monroe Street retail corridor, the property benefits from excellent regional draw and strong visibility from I-475. Expressway proximity provides convenient access for customers, employees, vendors, and distribution traffic from throughout Northwest Ohio and Southeast Michigan.

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

## 4485 Monroe Street

**LEASE RATE** \$7.75 SF/YR NNN

**SALE PRICE** \$4,000,000

### LOCATION INFORMATION

**STREET ADDRESS** 4485 Monroe Street

**CITY, STATE, ZIP** Toledo, OH, 43613

**COUNTY** Lucas

**SUBMARKET** West Toledo/Sylvania

**MUNICIPALITY** Toledo

**CROSS STREETS** Secor Rd.

**NEAREST HIGHWAY** I-475 is less than 1/4 mile

**TRAFFIC COUNT** 27,438 vpd

### PROPERTY INFORMATION

**PROPERTY TYPE** Retail/Commercial

**ZONING** CR - Regional Commercial

**LOT SIZE** 3.5 Acres

**APN #** 2216087 & 2216101

**ANNUAL REAL ESTATE TAXES** \$79,838

**ANNUAL RE TAXES PER SF** \$1.48

**# OF PARKING SPACES** 200 +/-

### BUILDING INFORMATION

**BUILDING SIZE** 53,980 SF

**AVAILABLE SF** 53,980 SF

**TENANCY** Single

**# OF FLOORS** 1

**YEAR BUILT** 1987

**CEILING HEIGHT** 18'

**HEAT SYSTEM** Forced Air

**CLIMATE CONTROLLED** Yes

**CONDITION** Average/Good

**RESTROOMS** 2

**ROOF SYSTEM** Flat

**STRUCTURAL SYSTEM** Block and steel

**BUILDING EXTERIOR** Stucco/Eifs

**DELIVERY AREA** Side

**EXTERIOR SIGNAGE** Building and Pylon

**FIRE SUPPRESSION** Sprinkler system

### UTILITIES

**INTERNET PROVIDER** Buckeye Broadband

**POWER PROVIDER** First Energy

**FUEL PROVIDER** Columbia Gas

**WATER PROVIDER** City of Toledo

**SEWER DESCRIPTION** City of Toledo

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**Duke Wheeler, CRRP** | Senior Vice President | 419.794.1121 | [dwheeler@rkgcommercial.com](mailto:dwheeler@rkgcommercial.com)



4485 Monroe Street



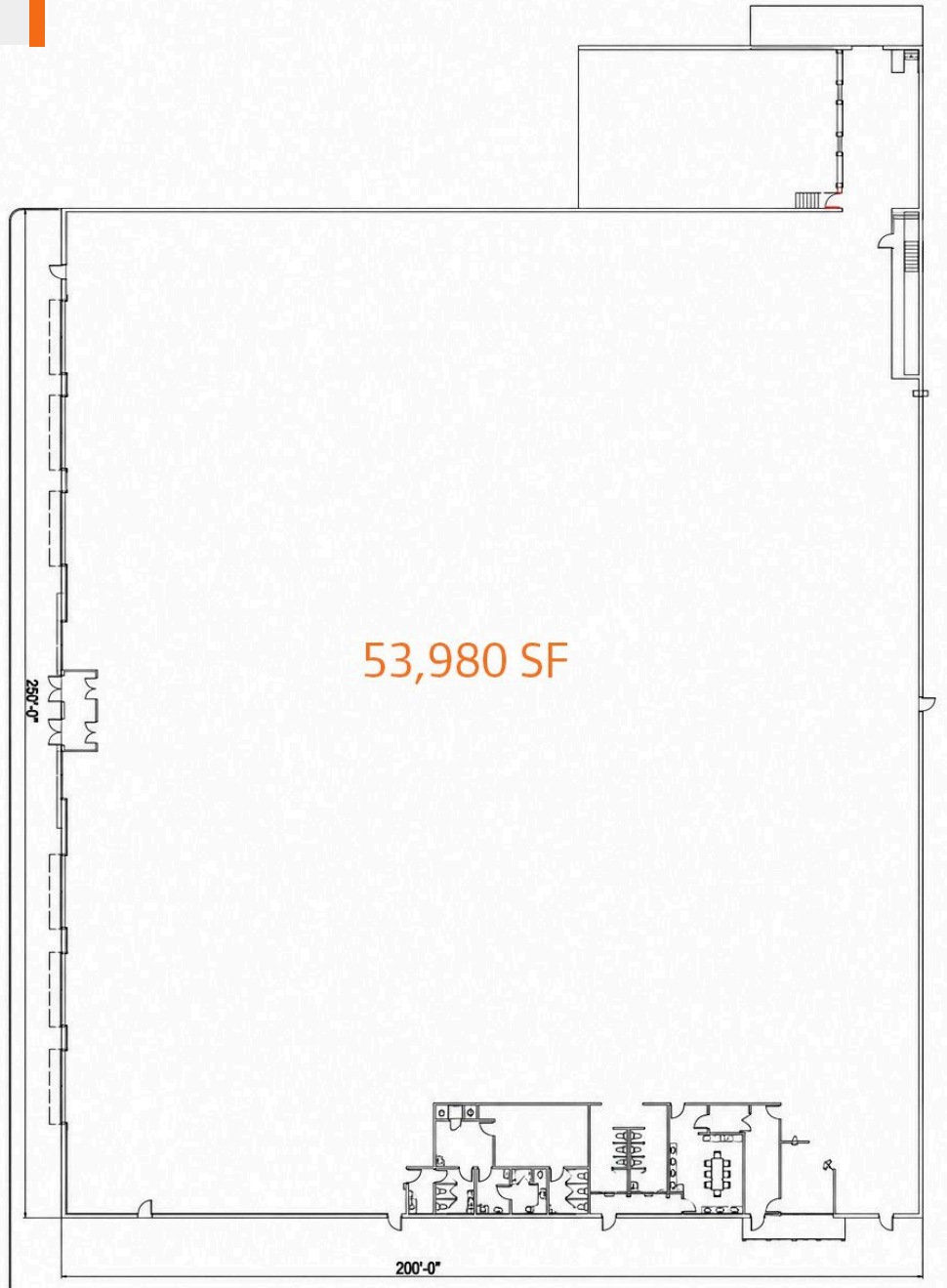


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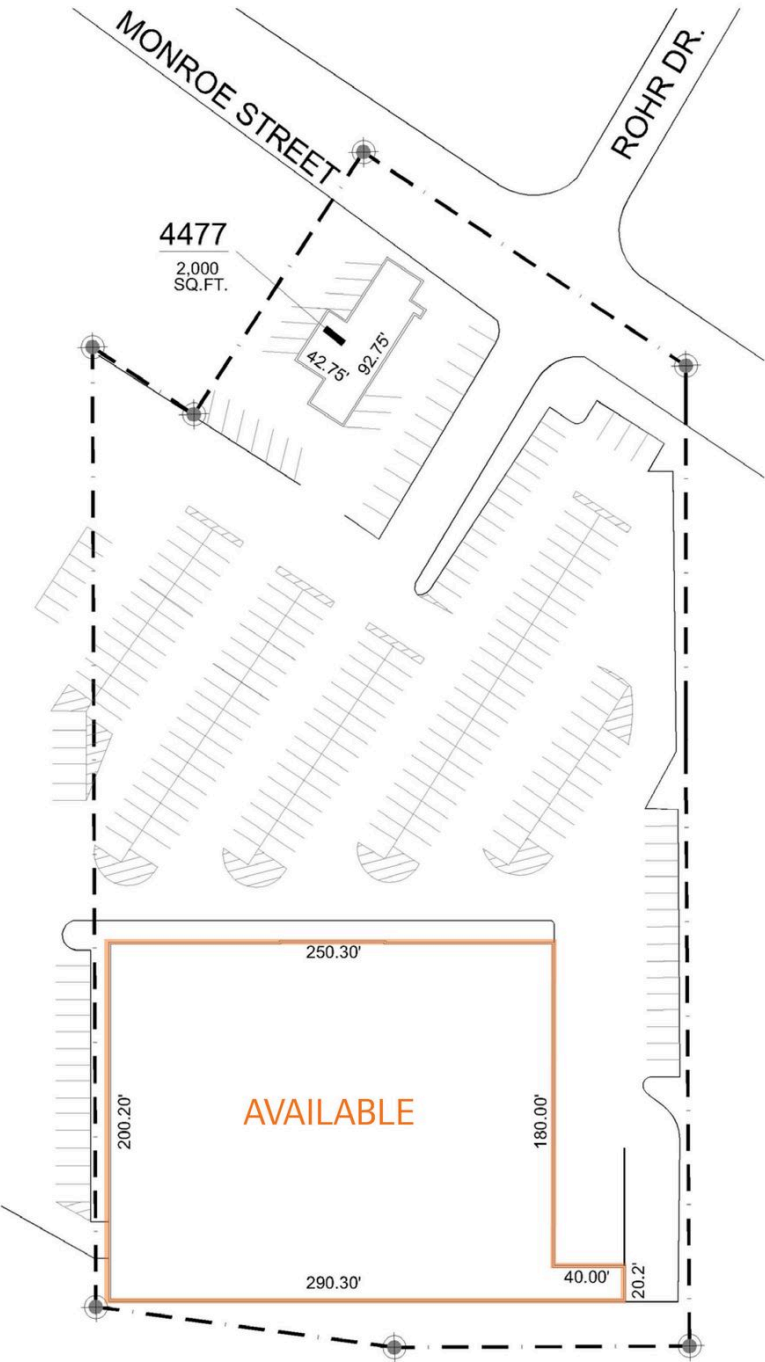
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# Pop-Facts® Demographic Snapshot | Summary



Trade Area: 4485 Monroe Street - 1 mi., 4485 Monroe Street - 3 mi., 4485 Monroe Street - 5 mi.

|                                | 4485 Monroe Street - 1 mi. | 4485 Monroe Street - 3 mi. | 4485 Monroe Street - 5 mi. |
|--------------------------------|----------------------------|----------------------------|----------------------------|
| <b>Population</b>              |                            |                            |                            |
| 2010 Census                    | 14,228                     | 110,116                    | 243,229                    |
| 2020 Census                    | 14,152                     | 108,984                    | 234,110                    |
| 2026 Estimate                  | 13,740                     | 105,726                    | 228,111                    |
| 2031 Projection                | 13,417                     | 103,420                    | 223,874                    |
| <b>Population Growth</b>       |                            |                            |                            |
| Percent Change: 2010 to 2020   | -0.53                      | -1.03                      | -3.75                      |
| Percent Change: 2020 to 2026   | -2.91                      | -2.99                      | -2.56                      |
| Percent Change: 2026 to 2031   | -2.35                      | -2.18                      | -1.86                      |
|                                | 4485 Monroe Street - 1 mi. | 4485 Monroe Street - 3 mi. | 4485 Monroe Street - 5 mi. |
| <b>Households</b>              |                            |                            |                            |
| 2010 Census                    | 6,838                      | 45,704                     | 100,968                    |
| 2020 Census                    | 6,981                      | 46,102                     | 100,850                    |
| 2026 Estimate                  | 6,878                      | 45,340                     | 99,908                     |
| 2031 Projection                | 6,767                      | 44,607                     | 98,809                     |
| <b>Household Growth</b>        |                            |                            |                            |
| Percent Change: 2010 to 2020   | 2.09                       | 0.87                       | -0.12                      |
| Percent Change: 2020 to 2026   | -1.48                      | -1.65                      | -0.93                      |
| Percent Change: 2026 to 2031   | -1.61                      | -1.62                      | -1.10                      |
|                                | 4485 Monroe Street - 1 mi. | 4485 Monroe Street - 3 mi. | 4485 Monroe Street - 5 mi. |
| <b>Family Households</b>       |                            |                            |                            |
| 2010 Census                    | 3,303                      | 26,284                     | 59,032                     |
| 2020 Census                    | 3,362                      | 25,716                     | 55,836                     |
| 2026 Estimate                  | 3,316                      | 25,261                     | 55,250                     |
| 2031 Projection                | 3,265                      | 24,831                     | 54,595                     |
| <b>Family Household Growth</b> |                            |                            |                            |
| Percent Change: 2010 to 2020   | 1.79                       | -2.16                      | -5.41                      |
| Percent Change: 2020 to 2026   | -1.37                      | -1.77                      | -1.05                      |
| Percent Change: 2026 to 2031   | -1.54                      | -1.70                      | -1.19                      |

Benchmark: USA

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## Location Benefits

- Located near 4-way interchange of I-475 and Secor Rd. along Toledo's premiere retail corridor
- The building backs up to I-475 with visibility to over 77,000 vpd
- Adjacent retailers include Kroger and Best Buy

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***Senior Vice President***



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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