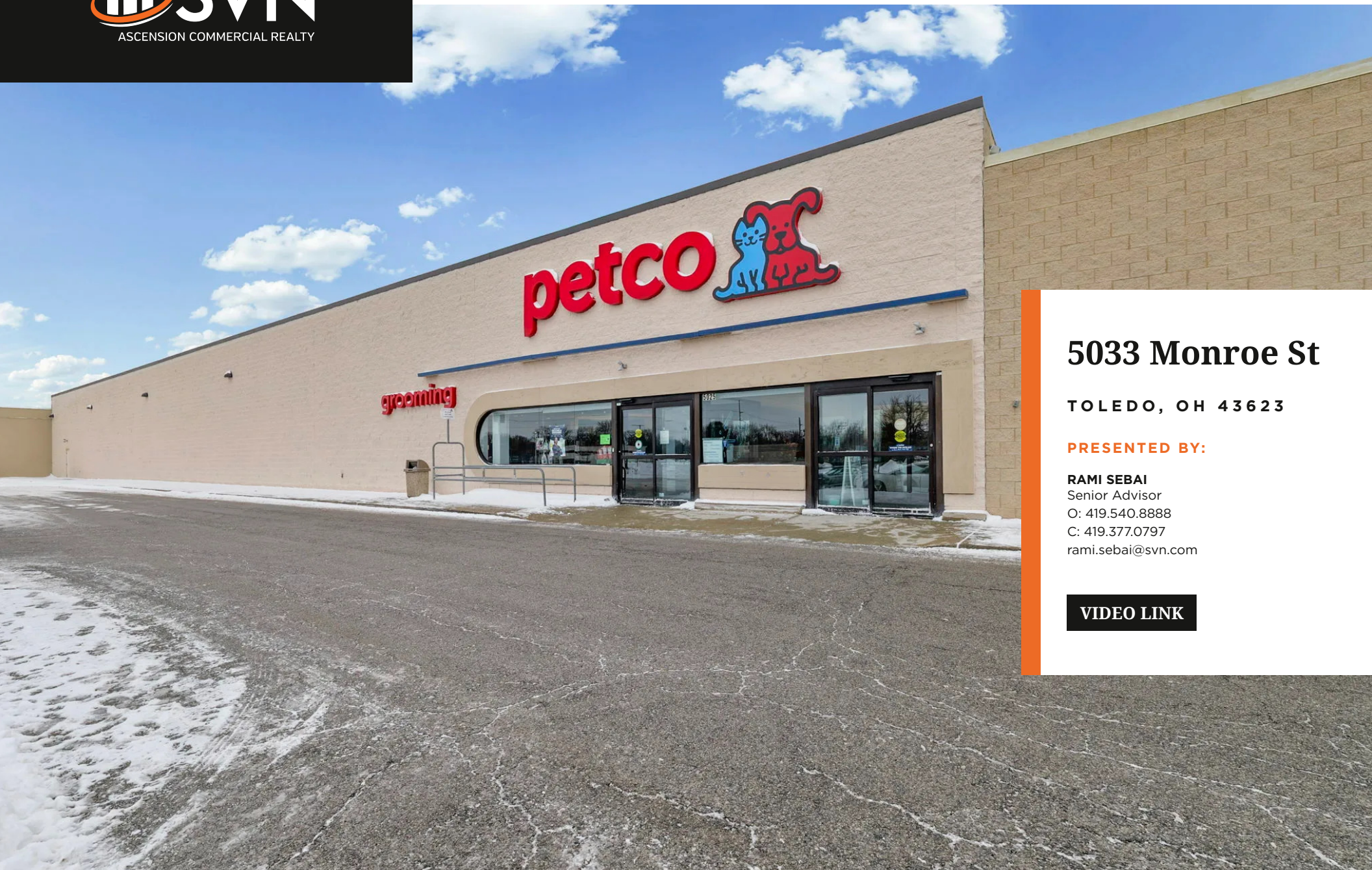




Petco Building For Sale



5033 Monroe St

TOLEDO, OH 43623

PRESENTED BY:

RAMI SEBAI
Senior Advisor
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C: 419.377.0797
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VIDEO LINK

PROPERTY SUMMARY

5033 MONROE ST

TOLEDO, OH 43623

OFFERING SUMMARY

SALE PRICE:	\$2,750,000
BUILDING SIZE:	22,009 SF
LOT SIZE:	2.61 Acres
PRICE / SF:	\$124.95
CAP RATE:	8%
NOI:	\$220,090



PROPERTY SUMMARY

22,009 SF fully leased retail building for sale, adjacent to the Franklin Park Mall, which is anchored by Dillard's JCPenney, and Dick's Sporting Goods, drawing more than 7 million visitors annually. Ideally located along the highly trafficked Monroe Street retail corridor, with two curb cuts along Talmadge Rd and access via recorded easement to a curb cut on Monroe St. Situated less than one-half mile north of the I-475 interchange, providing convenient access to regional traffic. The mixed zoning parcel including Regional Commercial and Limited Industrial permits numerous uses.

PROPERTY HIGHLIGHTS

- Currently leased to Petco, a national credit tenant, through April 30, 2027, prospective buyer can negotiate a renewal with Petco
- Tenant net expense available upon request
- Excellent visibility with pylon and fascia signage, and combined 250ft of frontage along Talmadge Rd and Monroe St
- Rear loading dock providing efficient deliveries and operational functionality
- Building features a mezzanine, currently used for storage
- Ample parking with 115 paved parking spots
- VPD's: Talmadge- 16,517 (25), Monroe St- 27,438 (25), W Sylvania Ave- 18,910 (25), I-475- 78,027 (25)



MONUMENT SIGNAGE



**FRANKLIN PARK
MALL OUTLOT**



**ACCESS TO 3
CURB CUTS**

PROPERTY DETAILS

SALE PRICE **\$2,750,000**

LOCATION INFORMATION

STREET ADDRESS 5033 Monroe St

CITY, STATE, ZIP Toledo, OH 43623

COUNTY Lucas

PROPERTY INFORMATION

PROPERTY TYPE Retail

ZONING 10-MX, Mixed Zoning Parcel:
CR, Regional Commercial
& IL, Limited Industrial

LOT SIZE 2.61 Acres

APN # 23-27153

PETCO LEASE INFORMATION

LEASE RATE \$10/SF + NNN

LEASE EXPIRE DATE/OPTIONS April 30, 2027/None

TENANT RESPONSIBILITIES Rent, CAM, RE Taxes, Insurance,
Repairs & Maintenance
All Expenses Paid Directly by Tenant

LANDLORD RESPONSIBILITIES Roof, structure, parking lot & HVAC

BUILDING INFORMATION

BUILDING SIZE 22,009 SF

OCCUPANCY % 100.0%

TENANCY Single

CEILING HEIGHT 12-24 ft

YEAR BUILT 1987

FRAMING Split Faced Block

ROOF Flat Rubber

FLOOR COVERINGS VCT

RESTROOMS 1 Men's, 1 Women's
Both ADA & Multistall

PARKING 115

HVAC 6 RTU's

ELECTRIC 480V/3 Phase

DELIVERY AREA 1 Loading Dock, Rear of Building

UTILITIES INFORMATION

GAS Columbia Gas

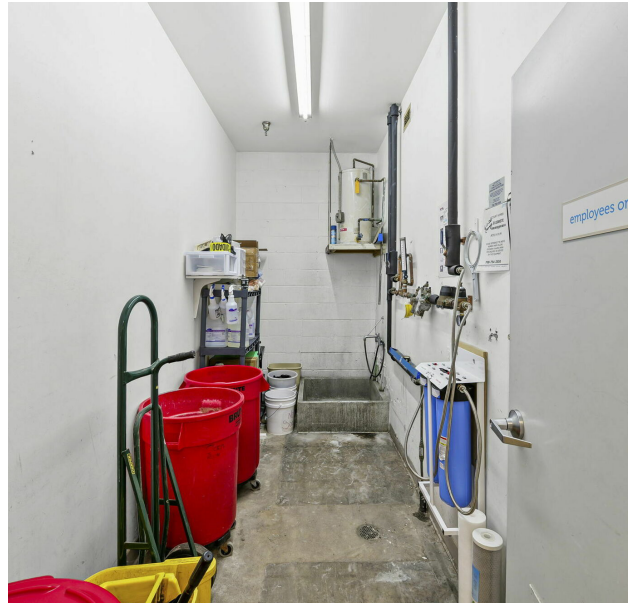
ELECTRIC Toledo Edison

WATER City of Toledo

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS

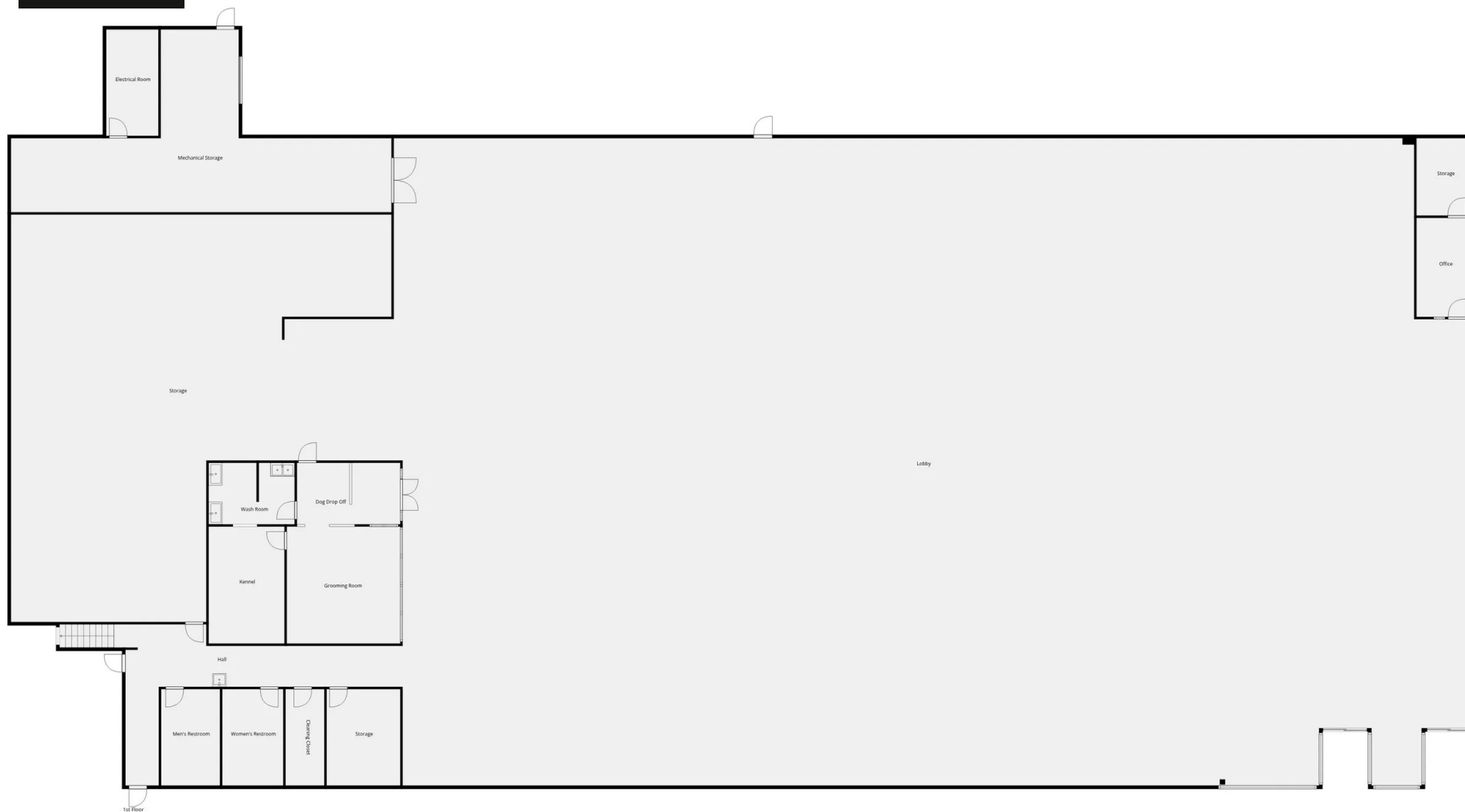


PARCEL OUTLINES



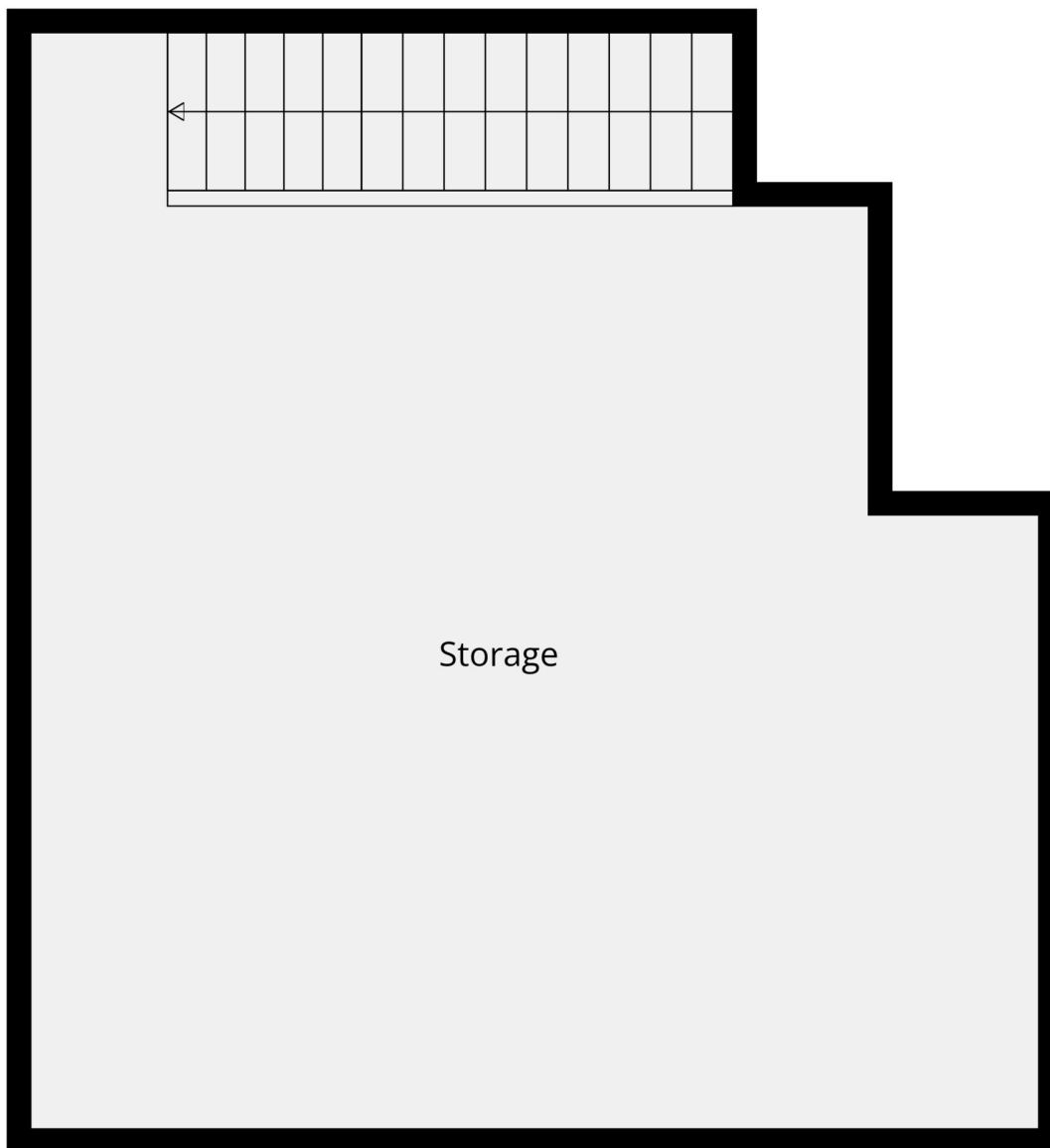
MAIN FLOOR FLOOR PLAN

VIDEO TOUR



MEZZANINE FLOOR PLAN

VIDEO TOUR

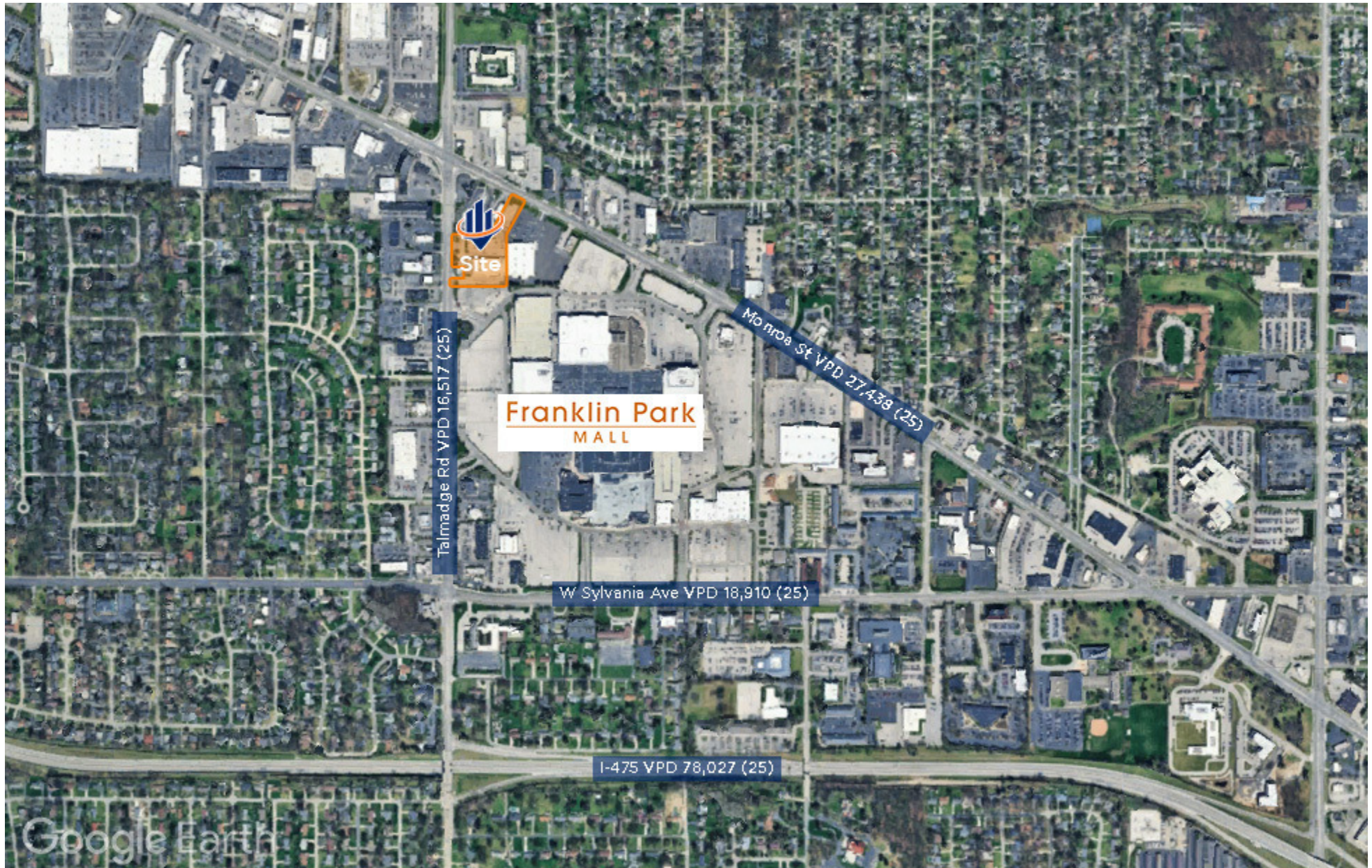


RETAILER MAP



Map data ©2026 Google

AERIAL VPD MAP





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



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