



**4580** MONROE ST,  
TOLEDO, OH 43613



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In Conjunction With Broker of Record

**BANG REALTY - OHIO INC**

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## *Exclusively Marketed By:*

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# INVESTMENT HIGHLIGHTS

## 4580 MONROE ST

### OVERVIEW

TD Commercial Group is pleased to exclusively represent for sale the Walgreens in Toledo, OH. The subject property is situated on a highly visible 1.6 AC corner lot with over 60,000 VPD at the signalized 4-way intersection. The area is a strategic location for Walgreens with an abundance of hospitals and private practices in the immediate vicinity, providing a consistent consumer base. Walgreens has operated at the location for over 20 years, performs above the national average and has roughly 3 years remaining on their Absolute NNN lease with 5, 10-year options.

### ABSOLUTE NNN LEASE

There are ~3 years remaining on an Absolute NNN Fee Simple lease with zero landlord responsibilities and Ten (10), Five (5) year option periods. The tenant is responsible for all expenses: taxes, insurance, and maintenance; including roof and structure.

### INVESTMENT GRADE TENANT

Corporately guaranteed lease from Walgreens with an S&P credit rating of BBB. Walgreens is currently ranked 18th on the Fortune 500 with over 9,000 locations nationwide.

### STRATEGIC MEDICAL HUB

The subject property is located near an abundance of medical centers and clinics including: Mercy Health – St. Anne Hospital, ProMedica Toledo Hospital, University of Toledo at Regency Medical Campus, Encompass Health Rehabilitation Hospital of Toledo, and a handful of private practices.

### HARD CORNER LOCATION

Strategically positioned on a highly visible 1.6 AC parcel on the hard corner of a 4-way signalized intersection seeing over 60,000 vehicles per day.

### LONG-TERM OPERATING HISTORY

Walgreens has operated at this location for over 20 years, demonstrating their long-term commitment to the location. Site commitment Walgreens wants to stay here long term. Inquire with the broker for more information. Toledo's economy has shown resilience and growth in various sectors, including healthcare, manufacturing, and education. Investing in this address presents opportunities for businesses to tap into the city's economic potential and contribute to its ongoing development.

# PORTFOLIO OVERVIEW

4580 MONROE ST

\$

\$5,783,000  
Total Price

%

7.75%  
CAP RATE

\$

\$448,176  
NOI



Lease: 25+yr Operating  
History with 3yrs remaining  
with 10 / 5yr options  
remaining





# OFFERING SUMMARY

## 4580 MONROE ST

### OVERVIEW

4580 Monroe St, Toledo, OH 43613

Tenant	Walgreens (Corporation
Asking Price	\$5,783,000
Year Built	2002
Gross Leasable Area	13,125 SQFT
Lot Size	+/- 1.60 Acres
Landlord Responsibilities	None
ROFO	Yes, 30 days
TICAM	None
Roof / Structure	None

### LEASE SUMMARY

4580 Monroe St, Toledo, OH 43613

Lease Type	Absolute NNN
Lease Commencement	1/1/2002
Lease Expiration	12/31/2027
Years Remaining	3yrs
Lease Options	(10) 5 Year Options
Cap Rate	7.75%
NOI	\$448,176

### ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	
Current Term - 10/09/2027	\$37,348	\$448,176	(10) 5 Year Options to



# AERIAL MAP

4580 MONROE ST

4580 MONROE ST

MERCY HEALTH

BR BASKIN+ROBBINS

VCF VALUE CITY FURNITURE BEST BUY  
KFC RBC Kroger Shell

W Sylvania Ave

Secor Rd | 32,840 VPD

Monroe St | 28,143 VPD

O'Reilly AUTO PARTS

Jersey Mike's SUBS  
cricket wireless Authorized Retailer

Applebee's GRILL + BAR  
DOLLAR TREE



70,480 VPD

STORAGE Rentals of America

TEXAS ROADHOUSE

# AERIAL MAP

five guys | subway | T Mobile | HomeGoods | PETSMART  
THE UPS STORE | Tropical CAFE | OUTBACK | IHOP | Wendys  
LONGHORN | DUNKIN' DONUTS | CHUCK E. CHEESE | HOBBY LOBBY | WAFFLE HOUSE | SHOE CARNIVAL  
McDonald's | ALDI | Dunkin' Donuts | Arby's | Olive Garden | TACO BELL

DOLLAR TREE | GameStop | PartyCity | macys | petco  
BARNES & NOBLE | Burlington | FOREVER 21 | JCPenney | Bob Evans  
ULTA | Michaels | Dillard's | DISCOUNT TIRE | DSW | KOHL'S  
Chick-fil-A | Red Robin | WENDY'S | cricket | AT&T | American Express  
Applebees | VCR | VALUE CITY FURNITURE | O'Reilly AUTO PARTS | DICK'S | BR | RED LOBFESTER  
McDonald's | Dunkin' Donuts | Arby's | Kroger | BEST BUY | TACO BELL

DOLLAR GENERAL | DOLLAR TREE  
HARBOR FREIGHT | Tim Hortons | Wendys  
McDonald's | Starbucks | KFC | Kroger | BIG LOTS

**4580 MONROE ST**

Monroe St | 28,143 VPD

Secor Rd | 32,840 VPD

W Sylvania Ave | 70,480 VPD



Monroe St | 28,143 VPD

Secor Rd | 32,840 VPD

Gordon  
POOD SERVICE  
Walmart

FIVE GUYS | SUBWAY | T Mobile | CVS  
THE UPS STORE | FIRST WATCH | TJ-MAXX | Wendys  
Hollywood Feed | Chick-fil-A | Popeyes | SONIC | COSTCO  
Kroger | McDonald's | Starbucks | Big Lots | TACO BELL

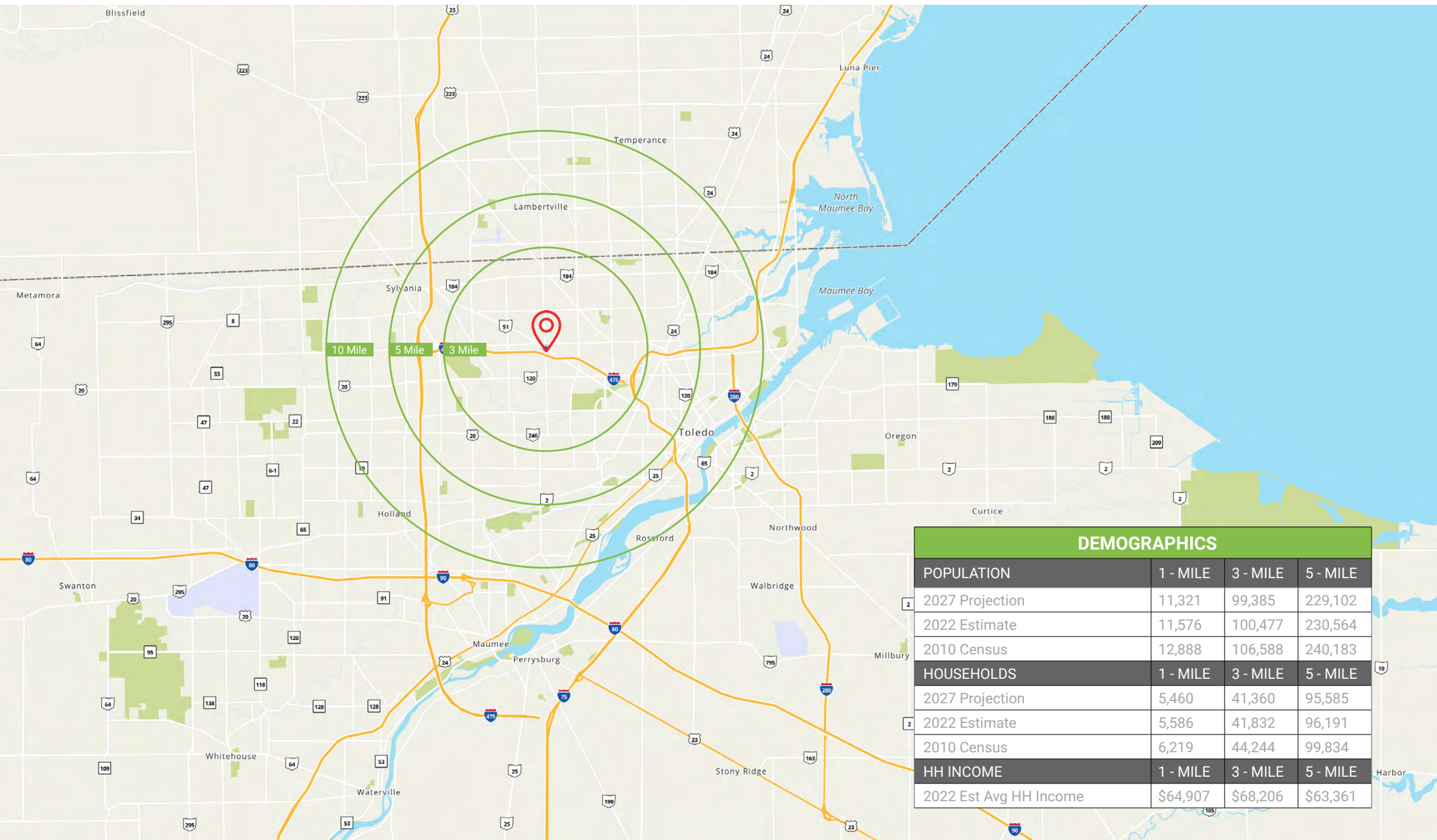
THE UNIVERSITY OF  
**TOLEDO**

ST. FRANCIS DE SALES  
SCHOOL



# DEMOGRAPHICS

## 4580 MONROE ST



DEMOGRAPHICS			
<b>POPULATION</b>	<b>1 - MILE</b>	<b>3 - MILE</b>	<b>5 - MILE</b>
2027 Projection	11,321	99,385	229,102
2022 Estimate	11,576	100,477	230,564
2010 Census	12,888	106,588	240,183
<b>HOUSEHOLDS</b>	<b>1 - MILE</b>	<b>3 - MILE</b>	<b>5 - MILE</b>
2027 Projection	5,460	41,360	95,585
2022 Estimate	5,586	41,832	96,191
2010 Census	6,219	44,244	99,834
<b>HH INCOME</b>	<b>1 - MILE</b>	<b>3 - MILE</b>	<b>5 - MILE</b>
2022 Est Avg HH Income	\$64,907	\$68,206	\$63,361

# LOCATION OVERVIEW

## 4580 MONROE ST

Toledo, Ohio, is a vibrant city nestled along the banks of the Maumee River, offering a blend of rich history, diverse culture, and modern amenities. Here's a snapshot of what makes Toledo a prime location for your next real estate investment:

### Location:

Toledo enjoys a strategic location in the heart of the Midwest, making it a hub for commerce, industry, and transportation. Situated just a short drive from major cities like Detroit, Cleveland, and Chicago, Toledo provides easy access to regional markets and business opportunities.

### Economy:

With a robust economy anchored by manufacturing, healthcare, education, and technology sectors, Toledo offers a stable environment for business growth and investment. The city's diverse economic base ensures resilience and opportunities for entrepreneurs and investors alike.

### Culture and Recreation:

Toledo boasts a vibrant cultural scene with world-class museums, theaters, and galleries. From the renowned Toledo Museum of Art to the historic Toledo Zoo, residents and visitors alike can explore a wealth of cultural and recreational attractions. The city's beautiful parks, scenic waterfront, and numerous outdoor activities make it an ideal destination for nature lovers and outdoor enthusiasts.

### Education:

Home to several top-rated universities and colleges, including the University of Toledo and Bowling Green State University, Toledo offers exceptional educational opportunities for students of all ages. The city's strong focus on education and research contributes to a skilled workforce and a thriving knowledge-based economy.

### Real Estate Market:

The real estate market in Toledo is dynamic and diverse, with a wide range of residential, commercial, and industrial properties to suit every need and budget. Whether you're looking for a charming historic home in one of Toledo's historic neighborhoods, a modern downtown loft, or prime commercial space in a bustling business district, you'll find plenty of options to choose from.

In summary, Toledo, Ohio, offers a winning combination of location, economy, culture, and amenities that make it an attractive destination for real estate investment. Whether you're a business owner, investor, or homeowner, Toledo has something to offer everyone. Contact us today to explore the exciting opportunities waiting for you in this thriving Midwestern city!

# ABOUT US

4580 MONROE ST

## OVER \$1.75 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$1.75+ Billion in Commercial Real Estate Transactions Across the United States in 40 States we are well-versed in many different CRE Sectors with a sole focus on investment Properties and Development Opportunities. We look forward to learning about your successes and finding ways To Add Value to your Commercial Real Estate Portfolio.

MOST RECENT TRACK RECORD



St. Cloud | MN

### Red Lobster

\$5,879,352  
6.95% CAP



South Vienta | OH

### Dollar General

\$1,515,000  
6.7% CAP



Knoxville | TN

### KFC

\$1,152,000  
6.25% CAP



Clinton Township | MI

### Chipotle

\$1,850,000  
6.3% CAP



Pensacola | FL

### Dollar General

\$2,328,080  
6% CAP



Milledgeville | GA

### Mavis

\$2,735,043  
6.7% CAP



Hockessin | DE

### Wawa

\$4,583,333  
6% CAP



Milwaukee | WI

### Red Lobster

\$8,250,000  
5.5% CAP



Dover | PA

### CVS Pharmacy

\$8,175,000  
6.10% CAP



# NET LEASED DISCLAIMER

## **TD Commercial Group, LLC. hereby advises all prospective purchasers of Net Leased property as follows:**

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, TD Commercial Group, LLC. has not and will not verify any of this information, nor has TD Commercial Group, LLC Conducted any investigation regarding these matters. TD Commercial Group, LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. TD Commercial Group, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to TD Commercial Group, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'**

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The information contained herein is not a substitute for a thorough due diligence investigation. TD Commercial Group, LLC. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property.

The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, TD Commercial Group, LLC has not verified, and will not verify, any of the information contained herein, nor has TD Commercial Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

# WALGREENS

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