



## 519 Monroe Street

Toledo, Ohio 43604

### Property Highlights

- \*\*CONFIDENTIAL SALE\*\*
- Real estate only, FF&E available for purchase
- Adjacent to Fifth Third Field
- located in a DORA district
- Zoned 10-CD for flexible usage
- Prime location in Downtown Toledo
- Great visibility
- Close to entertainment and destinations

### Property Overview

Real estate sale only, business is not included. Do not contact employees. This historic building is perfect for Retail/Restaurant investors. Zoned 10-CD, presents a prime opportunity for creative development. Located in the heart of Toledo, this property has a rich architectural character. This building is ready to house a vibrant retail or culinary concept, making it enticing for forward-thinking investors and restaurateurs. There is a large well-maintained basement with walk-in coolers and freezers. Vacant 3rd floor ready for renovation.

### Offering Summary

Sale Price:	\$1,950,000
Building Size:	12,240 SF
Lot Size:	0.111 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	462	1,128	4,496
Total Population	740	2,133	9,243
Average HH Income	\$49,849	\$38,675	\$35,860

### For More Information

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Sale Price	\$1,950,000
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#### Location Information

Street Address	519 Monroe Street
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo CBD
Cross-Streets	Monroe & Huron
Signal Intersection	Yes
Nearest Highway	I-75
Nearest Airport	Toledo Express

#### Building Information

Building Size	12,240 SF
Tenancy	Single
Number of Floors	3
Average Floor Size	3,200 SF
Basement	
Year Built	1897
Year Last Renovated	2008
Free Standing	Yes
Walls	Brick

#### Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	10-CD
Lot Size	0.111 Acres
APN #	40410 & 00469
Traffic Count Street	Monroe
Traffic Count Frontage	7291
Power	1200 AMP

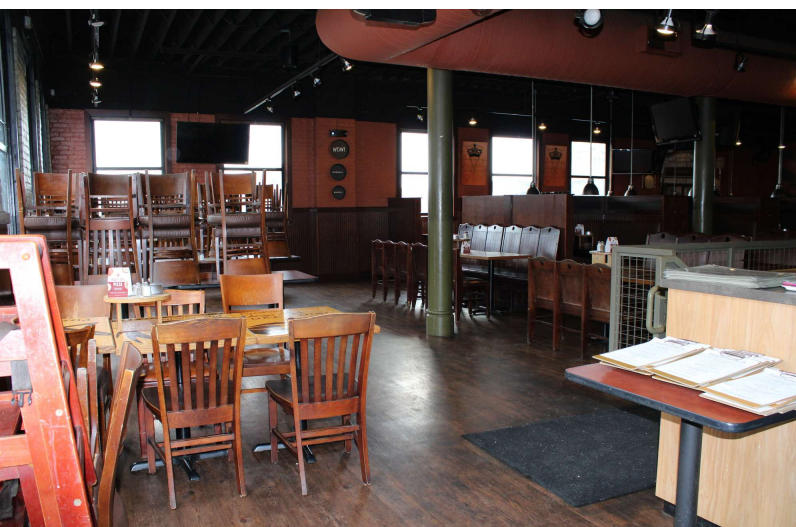
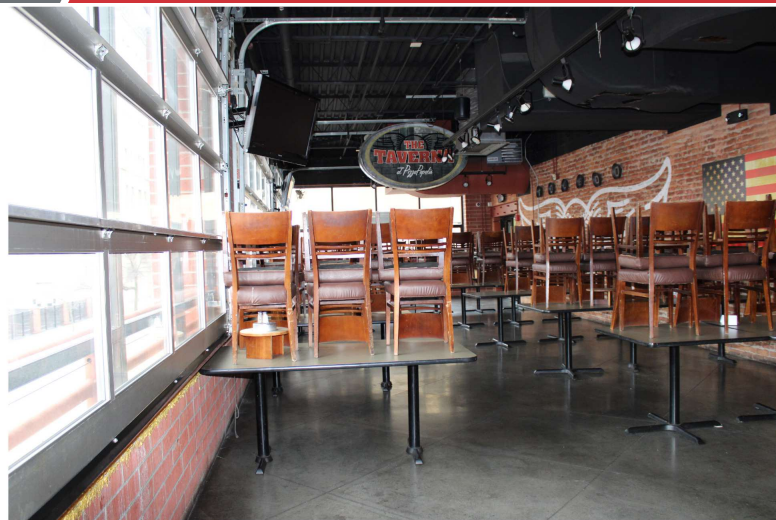
#### Parking & Transportation

Street Parking	Yes
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#### Utilities & Amenities

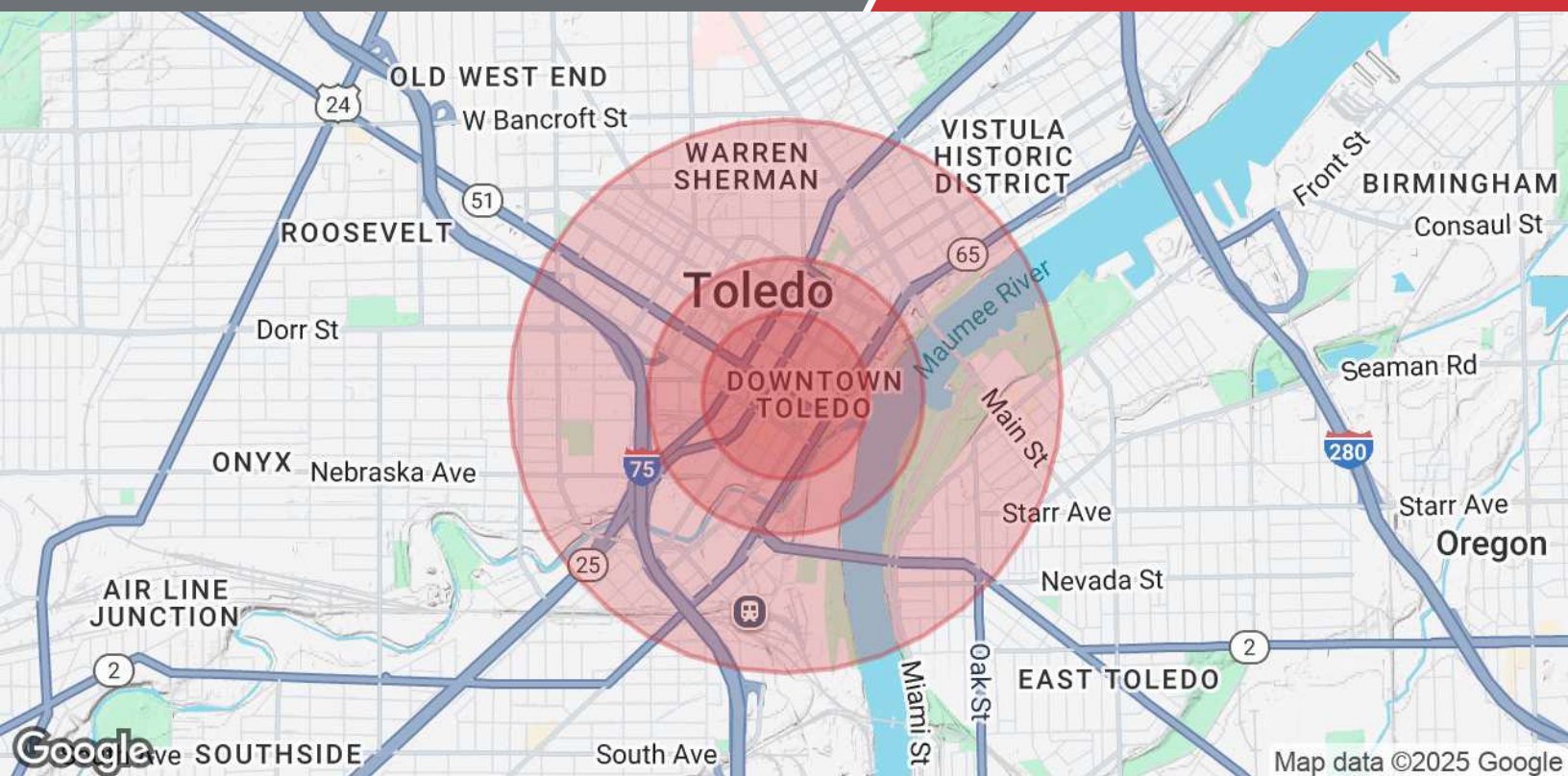
Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes











Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	740	2,133	9,243
Average Age	35	37	37
Average Age (Male)	35	36	36
Average Age (Female)	35	39	37
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	462	1,128	4,496
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$49,849	\$38,675	\$35,860
Average House Value	\$182,809	\$137,630	\$106,933

Demographics data derived from AlphaMap