

GOODWILL

2021 S REYNOLDS ROAD, TOLEDO, OH 43614



SINGLE TENANT GOODWILL STORE & DONATION CENTER FOR SALE



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OFFERING SUMMARY

Sale Price	\$1,952,980
Cap Rate	7.75%
NOI	\$151,356
Price/PSQF	\$89.95
Tenant	Goodwill
Guarantor	Corporate
Building Size	21,712 SF
Total Lot Size	1.92 Acres
Lease Commencement	12/01/1990
Lease Expiration	11/30/2028
Term Remaining	2+ Years
Renewal Options	None
Lease Type	NN
Landlord Obligations	Roof and Structure
Roof	Landlord
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant



PROPERTY HIGHLIGHTS

- **Attractive Yield:** Offered at a 7.75% cap rate with ~\$151K NOI, providing strong in-place cash flow
- **Corporate-Backed Tenant:** Lease guaranteed by Goodwill, a nationally recognized operator with over 4,000 locations and \$7B+ in revenue
- **Recession-Resilient Use:** Essential, needs-based retail with consistent traffic driven by donation and resale model
- **Minimal Landlord Responsibilities:** NN lease structure with tenant covering majority of expenses, reducing ownership burden
- **Strong Real Estate Fundamentals:** 21,712 SF building on 1.92 acres with ample parking and functional layout
- **High Visibility Location:** Positioned on a heavily trafficked corridor with excellent frontage and accessibility
- **Value-Add Potential:** Below replacement cost (~\$90/SF) with future repositioning or redevelopment upside
- **Dense Retail Corridor:** Surrounded by national retailers and strong consumer traffic drivers. (see aerials on pages 5–6)
- **Accessible Midwest Market:** Located in Toledo with a population of ~170K within 5 miles and solid household incomes



S REYNOLDS RD (32,600+ VPD)





REYNOLDS PLAZA
HARBOR FREIGHT
LESLIE'S
JOANN
OLLIE'S
O'Reilly


Goodwill
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DOLLAR TREE

NAPA

WAFFLE HOUSE

Bob Evans

Speedway

Steak 'n Shake

SUBWAY

RITE AID

Shell

McDonald's

S REYNOLDS RD (24600+ VPD)

amazon



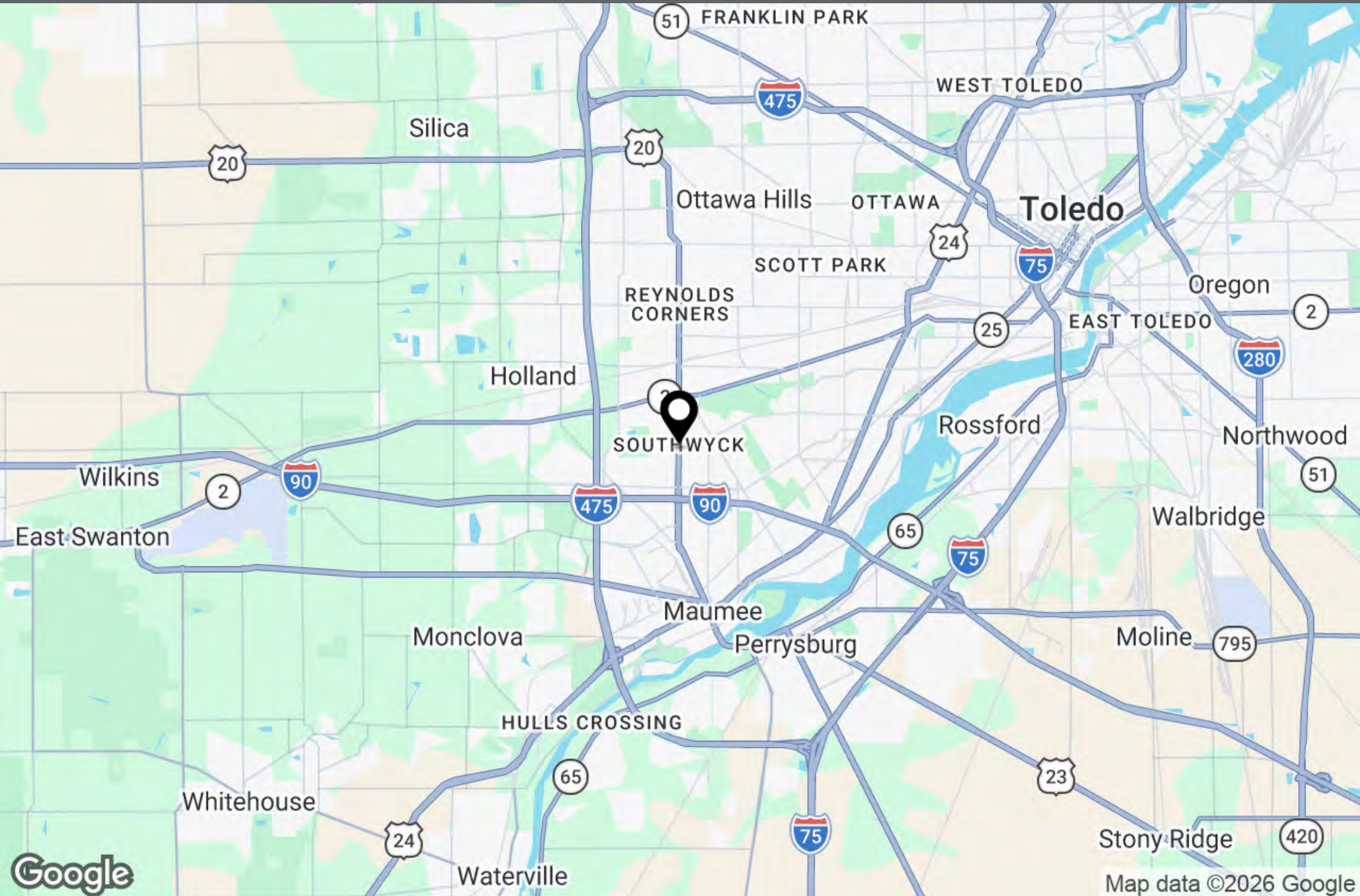


OVERVIEW

Goodwill is a nationally recognized nonprofit organization and one of the largest providers of workforce development and employment services in the United States. Through its extensive network of retail thrift stores, donation centers, and career training facilities, Goodwill supports individuals facing barriers to employment by offering job training, education, and placement services. Revenue generated from its retail operations is reinvested into community-based programs that strengthen local economies and promote long-term self-sufficiency. Founded in 1902, Goodwill operates thousands of locations nationwide under a decentralized model of independent regional organizations, allowing each location to tailor services to local community needs while maintaining strong national brand recognition. As a tenant, Goodwill is known for long-term occupancy, stable operations, and consistent foot traffic driven by its essential retail and donation-based model. Its mission-driven approach, brand strength, and operational resilience across economic cycles make Goodwill a reliable and attractive tenant for commercial real estate investments.

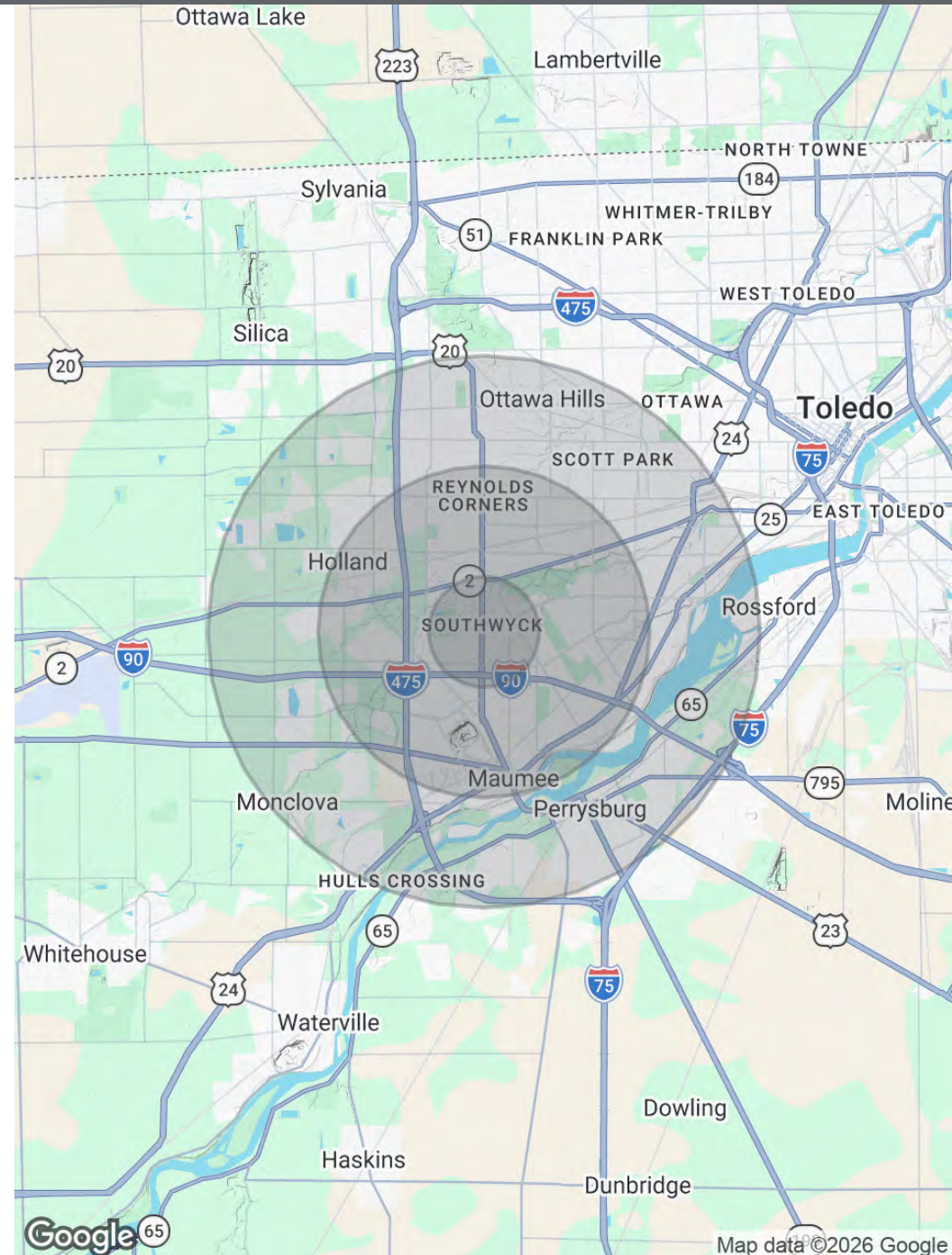
TENANT OVERVIEW

Company:	Goodwill
Founded:	1902
Locations:	4,245
Total Revenue:	\$7.4 Billion
Headquarters:	Derwood, Maryland
Website:	www.goodwill.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,882	68,483	169,452
Average Age	44	42	41
Average Age (Male)	41	40	40
Average Age (Female)	46	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,979	31,634	73,767
# of Persons per HH	2	2.2	2.3
Average HH Income	\$63,534	\$75,965	\$92,416
Average House Value	\$168,688	\$181,212	\$216,579
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,415	45,717	116,290
Total Population - Black	3,256	14,866	32,687
Total Population - Asian	197	1,240	4,305
Total Population - Hawaiian	0	15	67
Total Population - American Indian	25	211	507
Total Population - Other	199	1,241	2,996

2020 American Community Survey (ACS)





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