



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



DANNY FRANCIS
Senior Director
248.450.3046
danny.francis@legacycrea.com



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com



SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com

2040 OTTAWA RIVER RD, TOLEDO, OH 43611

STRIP CENTER

FOR SALE \$1,250,000

LEGACYCREA.COM

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TOLEDO, OH

- Roof was replaced in 2021 and has a 20 year transferable warranty in place
- Seller Financing available (75% LTV) Contact Broker for more details
- Dense Demographics - 33,000+ People Reside Within 3 Mile Radius of Site
- High Traffic Counts - 11,000+ Vehicles Pass Site Daily on Ottawa River Rd
- 11,116 Sf Building on A 1.0 Acre Lot
- HVAC condition and age- Marco's Pizza (1 new unit and 1 that is 7 yrs old, River Diner (Installed in DEC 23'), Verizon (New unit installed 4-5 yrs ago)

PROPERTY DETAILS

Building Area:	11,116 SF
Land Area:	1 Acre
Price:	\$1,250,000
Price (PSF):	\$112.45

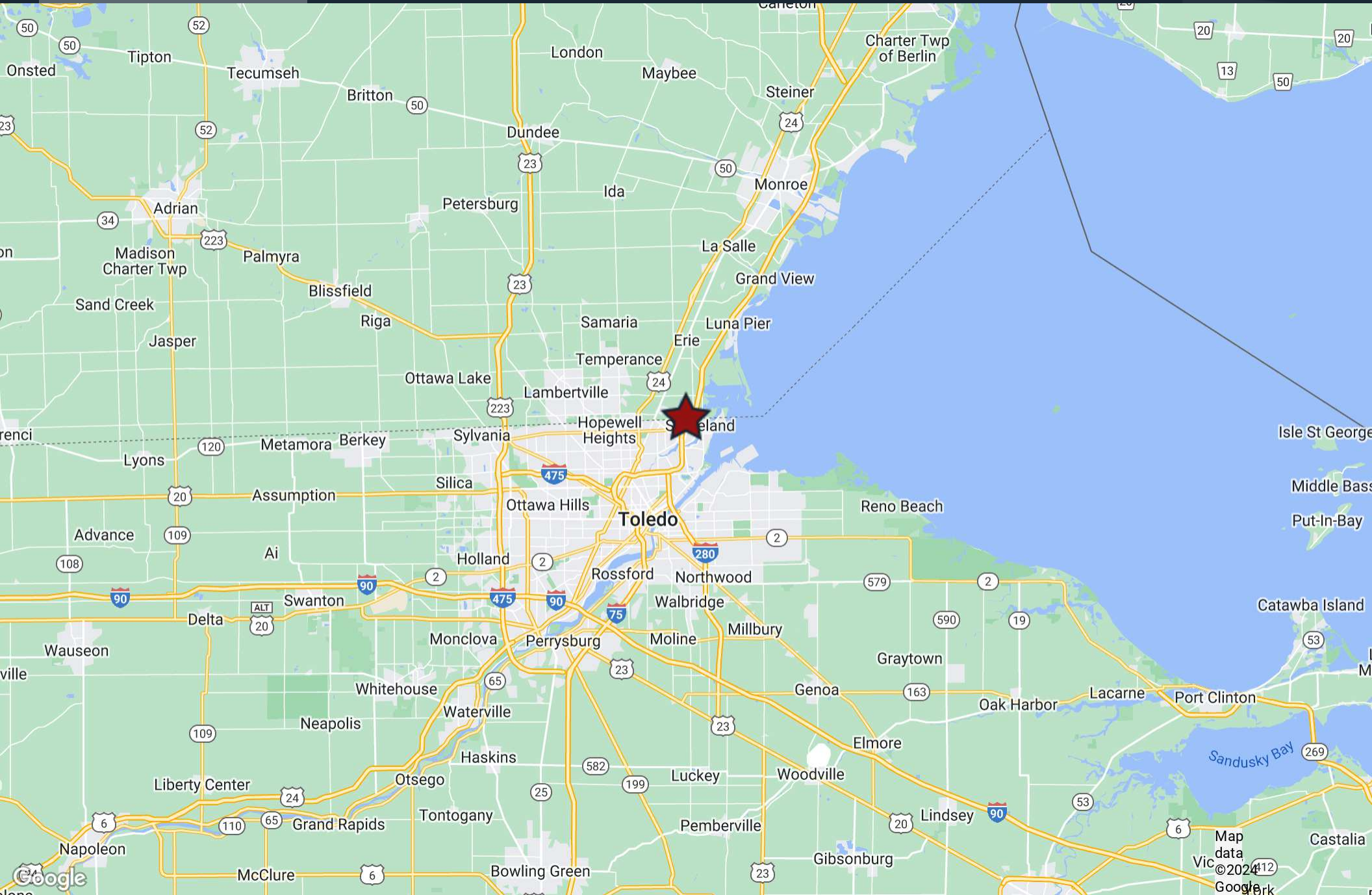
LEASE OVERVIEW

Lease Type:	Gross
CAM:	Tenant Reimburses
NOI:	\$34,814

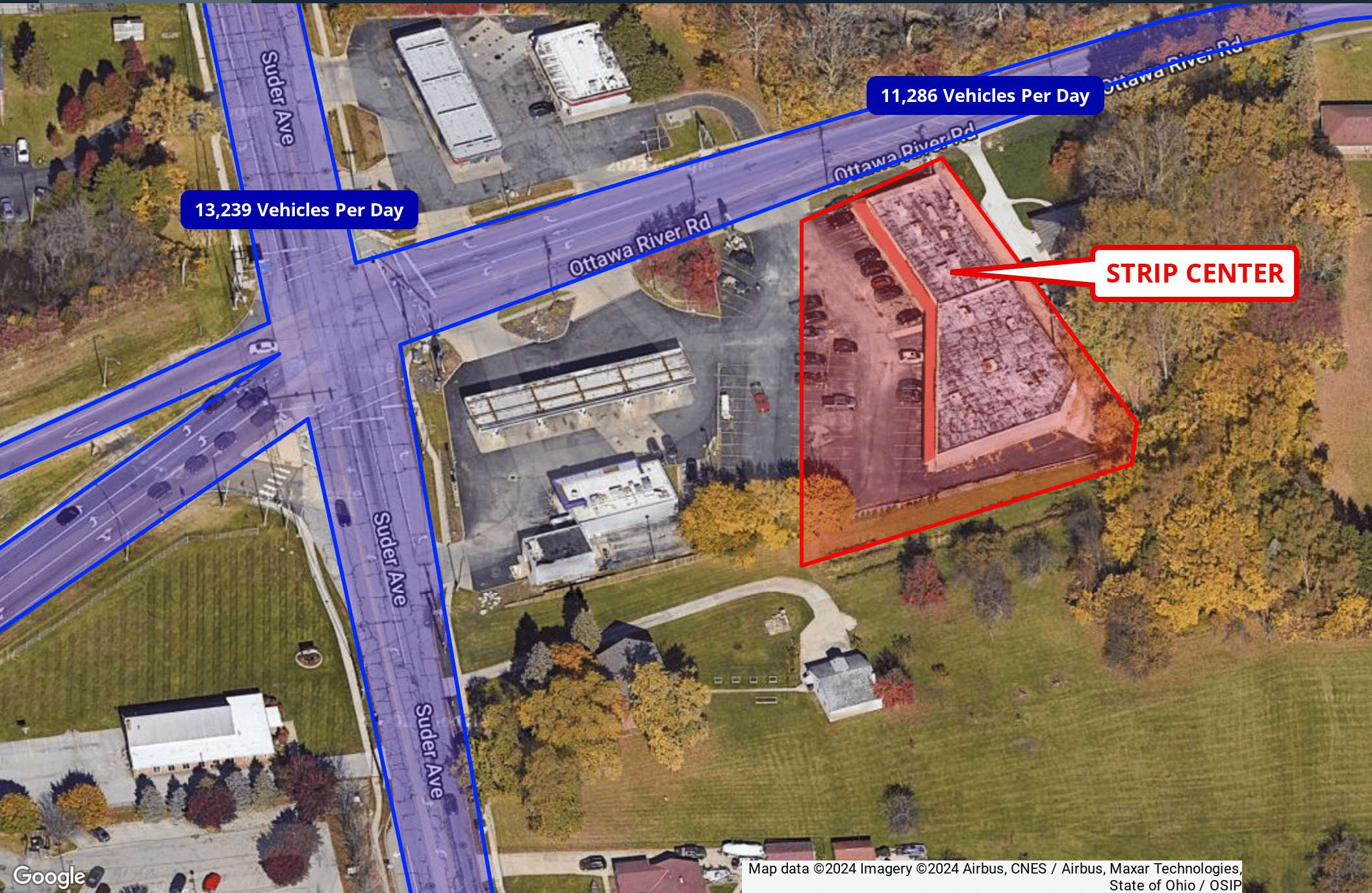
TENANT	SIZE (SF)	LEASE EXPIRATION	ANNUAL RENT	OPTIONS	INCREASES
River Diner	2,250 SF	12/31/2027	\$27,600	-	-
Marco's Pizza	2,000 SF	8/31/2026	\$21,540	(2) 5 Year	2% Annually
Verizon	900 SF	10/31/2025	\$16,632	(1) 3 Year	10% at Option
Vacant	6,000 SF	-	-	-	-
TOTALS	11,150 SF		\$65,772		

INCOME SUMMARY	
Rental Income	\$65,772
GROSS INCOME	\$65,772
EXPENSES SUMMARY	
Real Estate Taxes	\$24,124
Insurance	\$4,634
CAM	\$1,200
Electricity	\$1,000
OPERATING EXPENSES	\$30,958
NET OPERATING INCOME	\$34,814









13,239 Vehicles Per Day

11,286 Vehicles Per Day

STRIP CENTER

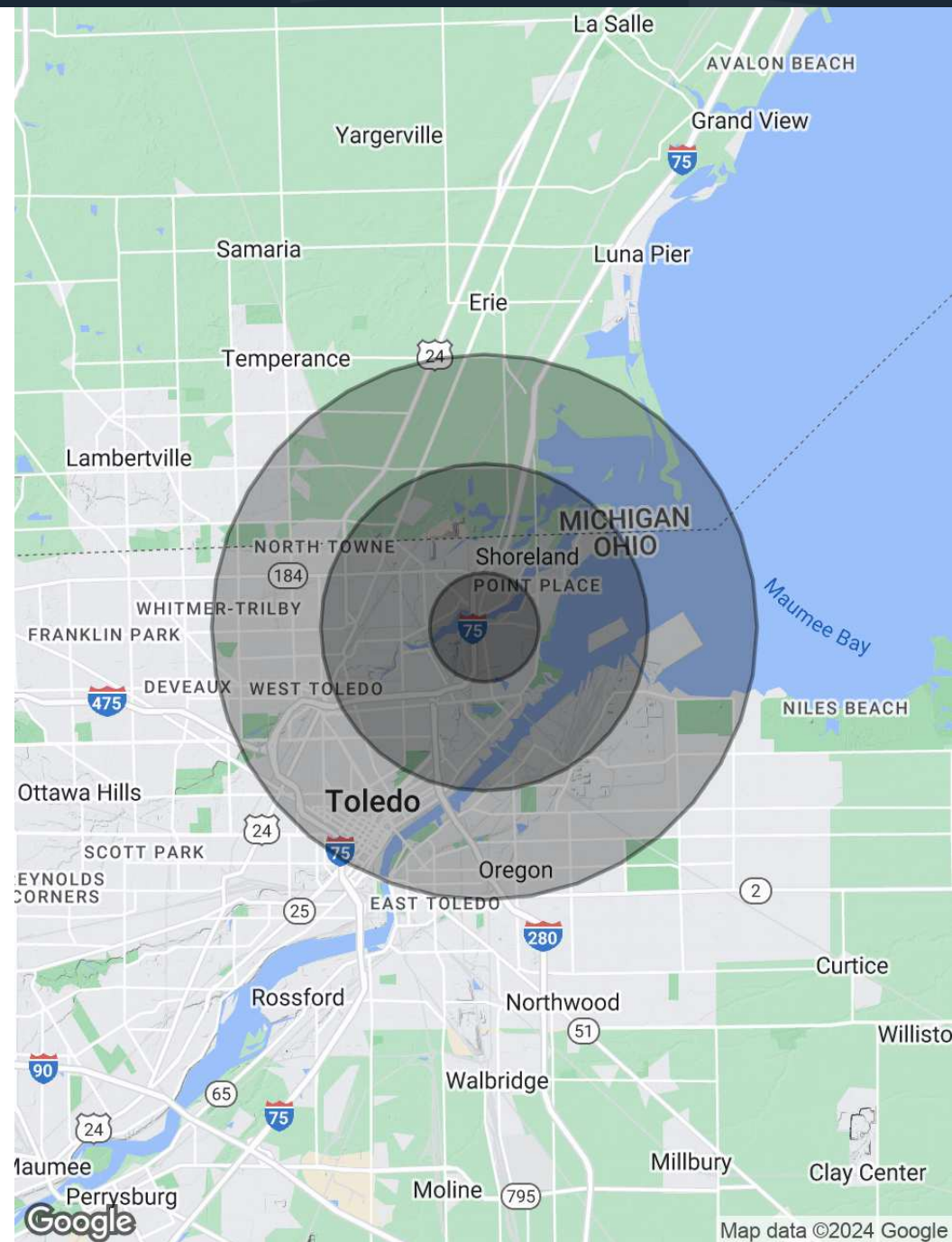
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, State of Ohio / OSIP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,674	33,928	122,372
Average Age	38.6	36.7	37.0
Average Age (Male)	37.8	37.0	36.1
Average Age (Female)	38.6	36.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,837	13,360	49,305
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$64,328	\$53,940	\$51,291
Average House Value	\$103,871	\$74,008	\$75,341

2020 American Community Survey (ACS)





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29777 Telegraph Rd Suite 4526
Southfield, MI 48034

