Marcus & Millichap

±3,250 SQUARE FEET

FORMER WENDY'S

FREE-STANDING
2nd GEN QSR/RETAIL
REPOSITIONING OPPORTUNITY

14180 AIRPORT HIGHWAY
SWANTON, OH 43558

$1 RESERVE AUCTION

FIRST BID MEETS RESERVE

RI MARKETPLACE

ONLINE AUCTION

OCTOBER 19-21, 2026

±3,250 SF, FREESTANDING, VALUE ADD RETAIL/ 2ND GENERATION QSR (FORMER WENDY'S) ON ±0.988 ACRES OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

COMPELLING VALUE-ADD OPPORTUNITY THROUGH LEASE-UP, REPOSITIONING OR ADAPTIVE REUSE, WITH EXISTING DRIVE-THRU INFRASTRUCTURE AND FLEXIBLE COMMERCIAL ZONING

WITHIN THE TOLEDO MSA ALONG A HIGH-TRAFFIC CORRIDOR WITH EXPANSIVE FRONTAGE ALONG AIRPORT HIGHWAY (15K+ VPD) ACROSS FROM MCDONALD'S NEAR A KROGER RETAIL CENTER

$1 RESERVE AUCTION

VIEW ONLINE AUCTION OCTOBER 19-21, 2026

FORMER WENDY'S

14180 AIRPORT HIGHWAY, SWANTON, OHIO 43558

ONLINE AUCTION: OCTOBER 19-21, 2026 | $1 RESERVE AUCTION

BUILDING SIZE: ±3,250 SF

PARCEL NUMBERS: 7500034

LOT SIZE: ±0.988 AC (±43,058 TOTAL SF)

FREESTANDING

PROPERTY TYPE: RETAIL/QUICK SERVICE RESTAURANT (QSR)

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT

YEAR BUILT: 1987

PARKING: 48 SPACES

PYLON SIGN

ZONING: B-3, CENTRAL BUSINESS

DRIVE-THRU

TOLEDO MSA

HIGHWAY FRONTAGE (AIRPORT HWY)

±7-MIN TO EUGENE F. KRANZ TOLEDO EXPRESS AIRPORT

±7-MIN TO I-80 + I-90

±30-MI TO TOLEDO, OH

±75-MIN TO DETROIT, OH

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for building size, lot size/land area, zoning and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing, second-generation QSR (Quick Service Restaurant)/retail building located at 14180 Airport Highway in Swanton, Ohio 43558 (the "Property"). Formerly occupied by Wendy's, the Property is being offered significantly below replacement cost, providing an attractive opportunity for owner-users, investors, and developers to acquire a highly visible commercial asset within the Toledo MSA. **FIRST BID MEETS RESERVE!**

Constructed in 1987, the Property consists of a ±3,250-square-foot, single-story retail building situated on a ±0.988-acre parcel (±43,058 SF). The site benefits from prominent visibility and accessibility with two dedicated curb cuts and ±195 feet of frontage along Airport Highway, with ±15,031 vehicles per day (VPD) passing the site. The Property is further enhanced by 48 surface parking spaces (±14 spaces/1,000 SF), prominent pylon signage, and an existing drive-thru configuration. Previously occupied by Wendy's on a triple-net (NNN) basis, the Property presents a compelling value-add opportunity through lease-up at market rents (CoStar-estimated Market Asking Rent of $20/SF NNN Retail), repositioning, or adaptive reuse. Existing second-generation QSR infrastructure, substantial land area, ample parking, and flexible B-3 Central Business zoning within the Airport Highway Corridor Overlay District support a broad range of retail, restaurant, commercial, and service uses.

Strategically located within the Toledo MSA, the Property is positioned along Airport Highway, the primary commercial corridor serving Swanton and western Lucas County. The site benefits from proximity to the S Main Street (±4k VPD) intersection and an established concentration of national retailers, restaurants, financial institutions, and service providers, including Kroger, Dollar Tree, Family Dollar, Verizon Wireless, H&R Block, NAPA Auto Parts, Fifth Third Bank, KeyBank, and First Fed Delta Bank. The Property is situated directly across Airport Highway from McDonald's, with additional nearby QSR and restaurant operators including Taco Bell, Marco's Pizza, and Subway, creating strong retail synergy, established consumer draw, and complementary traffic generators throughout the immediate trade area. The surrounding corridor also serves local residents, commuters, airport travelers, and employees throughout western Lucas County and the broader Toledo region. Airport Highway provides convenient regional connectivity to Eugene F. Kranz Toledo Express Airport and I-80/I-90 (Ohio Turnpike with ±27,391 VPD), with the Property situated ±7-min from both, ±30-min from Downtown Toledo, and ±75-min from Detroit. This combination of established retail demand, prominent corridor positioning, airport proximity, and direct access to the regional highway network enhances the Property's appeal for retail, restaurant, and service-oriented users seeking exposure within one of western Lucas County's primary commercial corridors. Within a ±5-mi radius, the surrounding area supports more than 12,750 residents with an average household income (AHHI) above $107k, providing an established consumer base for retail, restaurant, medical, and service-oriented users. This combination of strong demographics, established demand, airport proximity, and regional highway accessibility positions the Property along one of western Lucas County's primary commercial corridors.

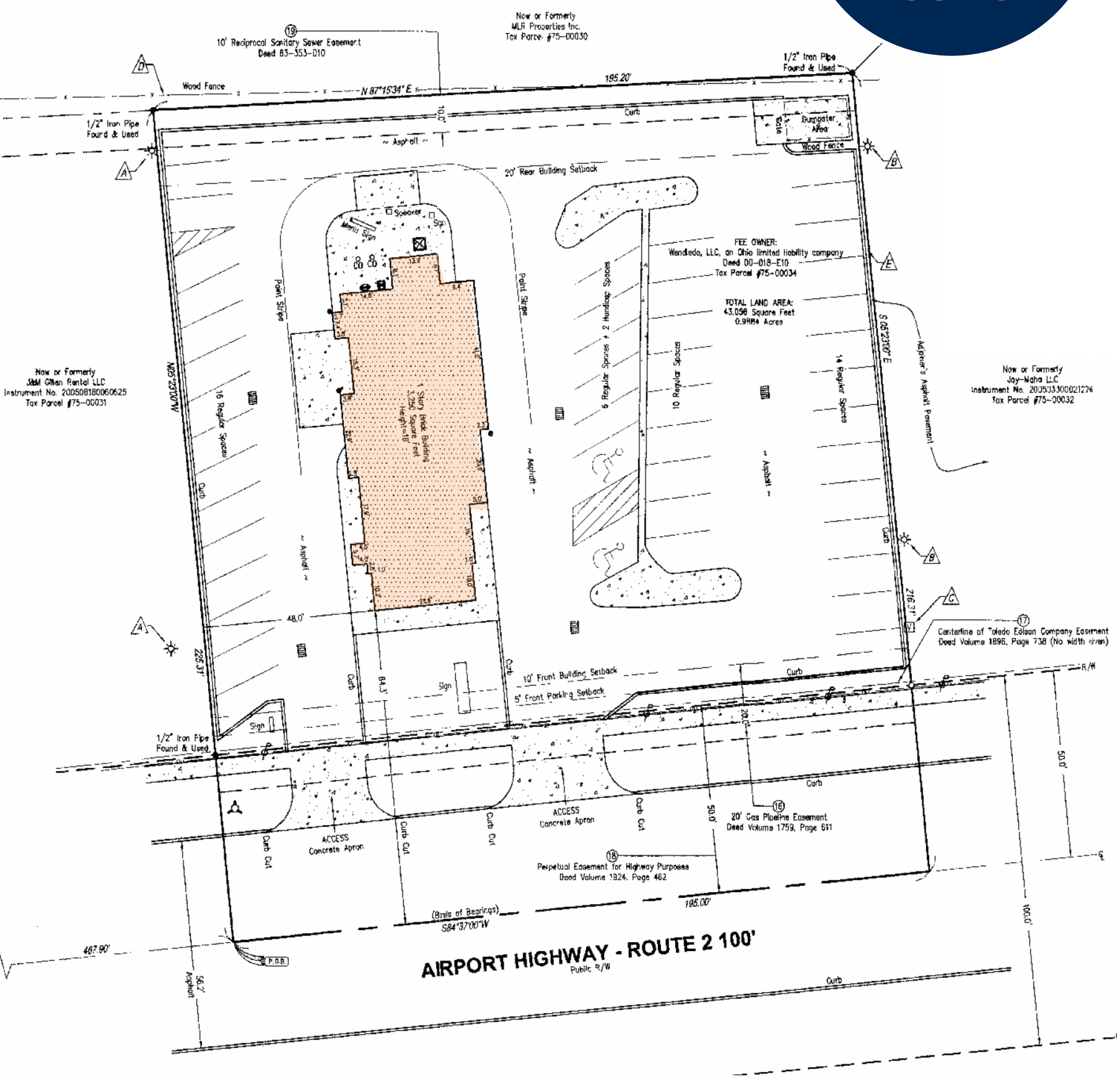
SWANTON, OH

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

PROPERTY AERIAL

FREE-STANDING BUILDING
FLEXIBLE ZONING

$1 RESERVE AUCTION



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

FORMER WENDY'S

SWANTON, OH

LUCAS COUNTY
SWANTON, OHIO

Located in Northwest Ohio along the western edge of Lake Erie, Lucas County is the principal population and economic center of the Toledo metropolitan area. The County encompasses approximately 340 square miles and includes the City of Toledo, five cities, six villages, and 11 townships. Lucas County had an estimated 423,347 residents in 2025, while Toledo, the County seat and Northwest Ohio's largest city, had an estimated 263,423 residents. The County also contains more than 183,000 households and approximately 202,000 housing units.

Lucas County supports a substantial employment and commercial base, with 9,282 employer establishments and nearly 188,000 jobs as of 2023. Annual payroll among County employers exceeded $10.6 billion, while major industries include automotive and advanced manufacturing, healthcare, transportation and logistics, glass production, renewable energy, education, and professional services. Major employers include ProMedica, the University of Toledo, Stellantis/Chrysler, Mercy Health, Toledo Public Schools, Kroger, General Motors, Owens Corning, and other major public and private employers. The County also supports significant consumer and service-sector activity. Lucas County generated nearly $8.0 billion in retail sales, approximately $6.0 billion in healthcare and social-assistance revenue, $1.37 billion in transportation and warehousing revenue, and $1.29 billion in accommodation and food-service sales in 2022. Median household income reached $62,224, while approximately 91.5% of residents age 25+ are high school graduates and 29.4% hold a bachelor's degree or higher.

Lucas County's economy has historically been anchored by automotive, glass, and manufacturing industries, while continued investment has expanded the region's presence in solar and alternative energy, logistics, medical services, technology, and advanced manufacturing. Its transportation infrastructure includes I-75, I-80/I-90 (Ohio Turnpike), major freight rail networks, Eugene F. Kranz Toledo Express Airport, and the Port of Toledo. The Port alone supports approximately 8,000 jobs and more than $900 million in annual economic activity, with 13 terminals providing access to global markets through the Great Lakes-St. Lawrence Seaway System.

Tourism provides another meaningful component of the County economy, attracting approximately 15.9 million visitors annually and generating $1.8 billion in visitor spending. Major regional destinations include the Toledo Zoo & Aquarium, Toledo Museum of Art, Imagination Station, Metroparks Toledo, and the Lake Erie waterfront. Combined with its large employment base, diversified economy, transportation infrastructure, and position between major Midwest markets, Lucas County serves as the economic anchor of Northwest Ohio.

LUCAS COUNTY SUPPORTS ±423,000 RESIDENTS AND IS PART OF THE BROADER TOLEDO METRO AREA, WHICH IS HOME TO 650,000+ RESIDENTS WITH A DIVERSE REGIONAL EMPLOYMENT BASE

SWANTON OFFERS DIRECT ACCESS TO I-80/I-90 (OHIO TURNPIKE), SR-57 AND EUGENE F. KRANZ TOLEDO EXPRESS AIRPORT, SUPPORTING CONNECTIVITY WITHIN NORTHWEST OHIO AND THE BROADER MIDWEST

LUCAS COUNTY ATTRACTS ±15.9 MILLION ANNUAL VISITORS AND THE COUNTY GENERATES ±$8.0 BILLION IN ANNUAL RETAIL SALES AND ±$1.29 BILLION IN ACCOMMODATION AND FOOD-SERVICE SALES

THE NORTHWEST REGION
TOLEDO, OHIO METRO AREA

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

$1 RESERVE AUCTION

DID YOU KNOW? QUICK FACTS

- ±650,000 Toledo MSA Population
- ±423,000 Lucas County Population
- ±289,000 Toledo MSA Labor Force
- ±301,000 Nonfarm Jobs
- Major Great Lakes Manufacturing & Logistics Hub
- Direct Access to I-75 + I-80/I-90
- Eugene F. Kranz Toledo Express Airport
- Port of Toledo / Great Lakes Access

The Toledo MSA serves as the economic center of Northwest Ohio, combining a substantial population and workforce with a diversified economy, extensive transportation infrastructure, and strategic access to major Midwest markets. Anchored by the City of Toledo and Lucas County, the region supports longstanding strengths in advanced manufacturing, automotive, healthcare, logistics, higher education, and professional services.

STRATEGIC LOCATION: Midwest & Great Lakes Connectivity

Positioned at the crossroads of major interstate, rail, air, and maritime transportation networks, the Toledo region provides exceptional connectivity throughout the Midwest and Great Lakes. I-75 provides direct north-south access between Detroit and Cincinnati, while I-80/I-90 (Ohio Turnpike) connects the region with Chicago, Cleveland, and markets throughout the eastern United States. The region is further supported by Eugene F. Kranz Toledo Express Airport and the Port of Toledo, reinforcing Northwest Ohio's importance as a regional transportation and logistics hub.

ECONOMIC POWERHOUSE: Manufacturing, Healthcare & Logistics

The Toledo region supports a diversified employment base with particular strengths in automotive and advanced manufacturing, healthcare, logistics and distribution, energy, education, and professional services. Major employers and institutions include ProMedica, Mercy Health, Stellantis, Dana Incorporated, Owens-Illinois, First Solar, the University of Toledo, and numerous manufacturing and distribution operations throughout Northwest Ohio. The region's established industrial base and transportation infrastructure continue to attract investment and support long-term employment.

REGIONAL STABILITY: Workforce, Infrastructure & Investment

Greater Toledo combines a skilled regional workforce with an established business environment, comparatively affordable operating costs, and extensive transportation infrastructure. Continued investment in advanced manufacturing, renewable energy, logistics, healthcare, and regional development strengthens the area's economic foundation, while proximity to Detroit and other major Midwest markets enhances Toledo's position as an attractive location for businesses, residents, and investment.

Sources: U.S. Census Bureau (www.census.gov); Lucas County, Ohio (www.lucascountyoh.gov); Toledo-Lucas County Port Authority (www.toledoport.org); Destination Toledo (www.visittoledo.org)

A CENTRAL U.S. GROWTH MARKET
INVEST IN OHIO

$1 RESERVE AUCTION

Ohio's combination of economic scale, nationally recognized infrastructure, competitive operating costs, and central U.S. location continues to attract employers, residents, and investment capital. Ranked #1 in CNBC's 2026 America's Top States for Business, the state offers businesses exceptional access to customers, workforce, transportation infrastructure, and major domestic and international markets.

Ohio offers businesses and investors a compelling combination of central U.S. positioning, economic scale, and long-term growth fundamentals. Home to ±11.9 million residents, Ohio is the nation's 7th-largest state by population and supports one of the country's largest and most diversified economies. The state's strategic location provides access to approximately 60% of the U.S. and Canadian population within a one-day drive, supporting efficient distribution and regional connectivity throughout the Midwest and eastern United States.

Ohio is supported by extensive multimodal transportation infrastructure, including one of the nation's largest interstate highway systems, one of its largest operating freight rail networks, major airports, extensive warehousing and distribution infrastructure, and Great Lakes port access. CNBC ranked Ohio #1 nationally for Infrastructure in 2026, reinforcing the state's strategic importance for manufacturing, logistics, distribution, and other transportation-intensive industries. Supported by a highly diversified economy, competitive operating environment, and substantial workforce, Ohio continues to attract corporate investment, industrial development, and emerging industries. The state maintains the 3rd-largest manufacturing workforce in the U.S. and benefits from more than 200 colleges and universities, nationally recognized healthcare systems, and growing advanced manufacturing, aerospace, energy, life sciences, and technology sectors. Ohio's combination of affordability, infrastructure, talent, and access to major Midwest and East Coast markets continues to support long-term business expansion and economic growth.

WHY OHIO

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

Business-Friendly | Infrastructure-Driven

PRO-BUSINESS STRUCTURE | Tax & Regulatory Advantages

Ohio maintains a highly competitive business climate supported by favorable tax policies, workforce development initiatives, and continued investment in infrastructure. With no traditional state corporate income tax and a competitive cost structure, Ohio continues to attract corporate expansion, manufacturing investment, and new business development across a broad range of industries.

INFRASTRUCTURE & CONNECTIVITY | In the Heart of It All

Ohio's central location and extensive multimodal transportation network position the state as one of the nation's leading logistics and distribution centers. **Ranked #1 in the U.S. for Infrastructure by CNBC in 2026, Ohio benefits from one of the nation's largest interstate highway and operating freight rail networks, extensive warehousing capacity, international airports, and Great Lakes port access.** Approximately 60% of the U.S. and Canadian population is accessible within a one-day drive.

DIVERSE & RESILIENT ECONOMY | Essential Industries

Ohio's economy is supported by a diversified mix of manufacturing, logistics, healthcare, finance, energy, aerospace, technology, and professional services. The state maintains the **3rd-largest manufacturing workforce in the U.S.**, while continued investment in advanced manufacturing, aerospace, life sciences, energy, and technology strengthens its long-term economic foundation.

WORKFORCE & EMPLOYMENT | Scale, Skill & Stability

Ohio offers employers access to a large and diversified workforce supported by **200+ higher education institutions** and an established network of universities, technical schools, and workforce-development programs. The state's combination of talent, comparatively affordable operating costs, major employment centers, and diversified industries supports long-term business expansion and investment.

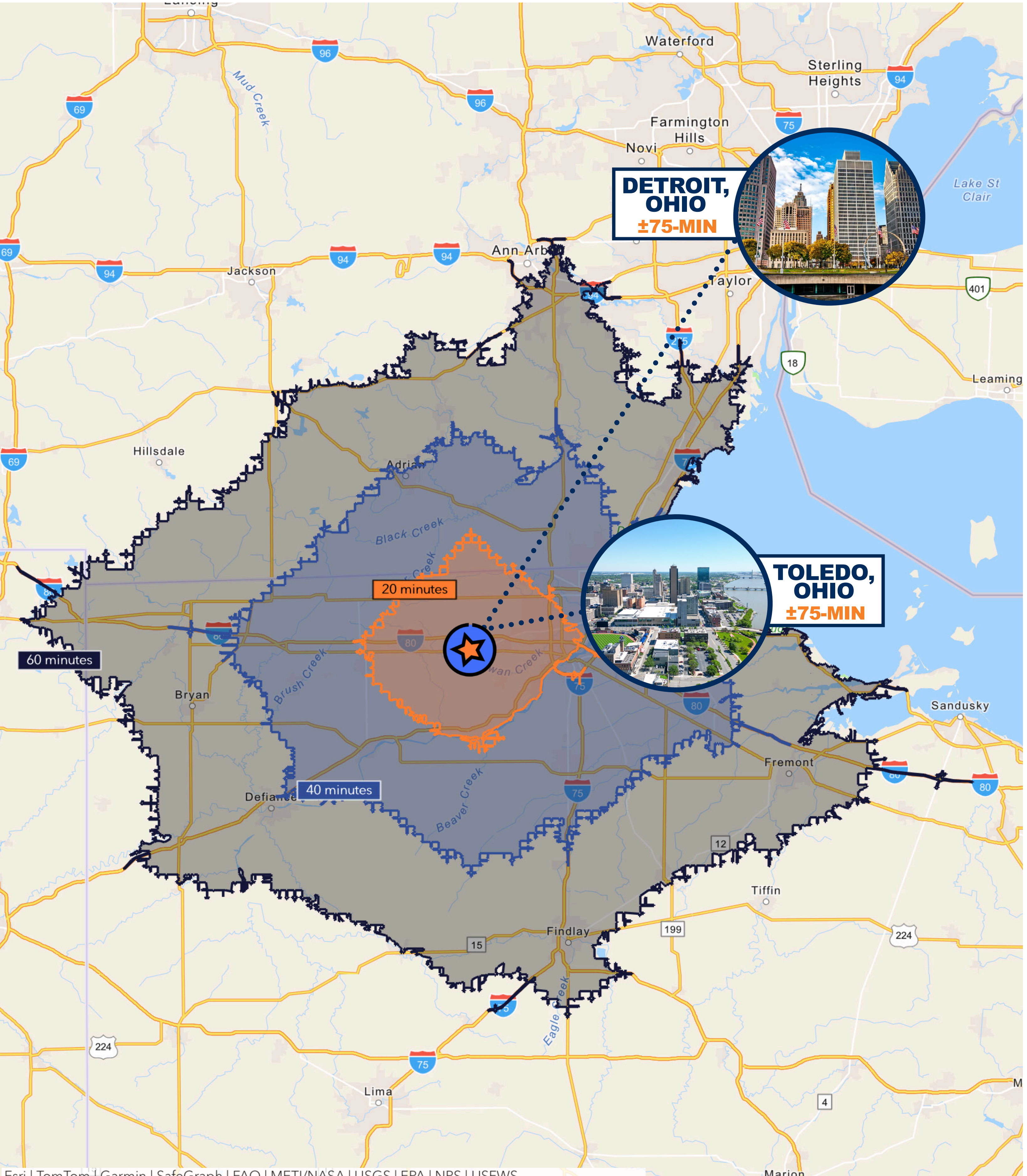
Sources: U.S. Census Bureau (www.census.gov); CNBC, America's Top States for Business 2026 (www.cnbc.com); JobsOhio (www.jobsohio.com)

0% state tax on corporate income	**#1** in the Midwest for Doing Business (CNBC)	**#2** Top States for Business: Cost of Doing Business
7th largest population in the U.S.	**5** out of the Top 50 Best Suburbs to Live in America in 2024	**8** top division professional sport teams
6 cities in Top 20 Metros for Young Professionals in 2024 (most of any state)	**2nd** most affordable state to buy a home (2025)	**#4** Columbus' rank in the best cities for new college graduates (2024)

EXPANDED AERIAL | ACTIVE COMMERCIAL CORRIDOR

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

TOLEDO, OH METROPOLITAN STATISTICAL AREA (MSA)
DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

FORMER WENDY'S
SWANTON, OH

Households

In 2018, there were **5,202** households with an average size of **2.42** people per household.

Household expenditure is **$93,642** per year, with **$3,687** spent eating out, **$10,889** on transport and **$31,670** on retail.

Household Income

Disposable income averages **$81,729** per household or **$43,907** per capita.

An estimated **8.5%** households live below the poverty line while **5.6%** have $200,000 or more in disposable income.

Population

12,763 people live in the area, **6,472** men and **6,291** women.

With growth of **-0.3%**, the population is expected to reach **12,589** by 2026.

Home Value

The median home value is **$233,239** with home ownership at **85.0%**.

Of the **5,470** homes **4,419** are owner occupied and **268** (**4.9%**) vacant.

Age

The median age is **45.8**.

19.4% are under 18,
57.6% 18-65 and
23.0% 65 or older.

KEY FACTS

12,763
Population

45.8
Median Age

2.4
Average Household Size

$107,855
2022 Average Household Income (Esri)

EDUCATION

6%
No High School Diploma

36%
High School Graduate

36%
Some College

22%
Bachelor's/Grad/Prof Degree

BUSINESS

371
2026 Total Businesses (NAICS)

4,228
2026 Total Employees (NAICS)

EMPLOYMENT

White Collar 58%

Blue Collar 30%

Services 12%

5.5%
Unemployment Rate

INCOME

$81,729
Median Household Income

$43,907
Per Capita Income

$351,075
Median Net Worth

ANNUAL HOUSEHOLD SPENDING

$2,230
Apparel & Services

$172
Computers & Hardware

$3,800
Eating Out

$7,304
Groceries

$8,257
Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap 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, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #XX

ONLINE AUCTION

STARTING BID $1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for OCTOBER 19-21, 2026.

RESERVE AUCTION

This will be an reserve auction and the Property will have a $1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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