



# Prime Commercial Redevelopment Site

## 3 Parcels, 2 Buildings

4217 TALMADGE RD  
4303 TALMADGE RD  
4348 HOMERDALE AVE

### PRESENTED BY:

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# PROPERTY SUMMARY

## COMMERCIAL REDEVELOPMENT SITE

3 PARCELS  
2 BUILDINGS

### OFFERING SUMMARY

**SALE PRICE** \$3,000,000

**BUILDING SIZES,  
30,880 SF TOTAL** **4271 Talmadge:** 12,480 SF  
**4303 Talmadge:** 18,400 SF

**LOT SIZES,  
2.18 ACRES TOTAL** **24-02047:** 0.93 Acres  
**24-02041:** 0.96 Acres  
**24-20161:** 0.29 Acres

**ZONING** **24-02047:** CR  
**24-02041:** CR  
**24-20161:** CR & RS-9

**CURB CUTS,  
5 TOTAL** Along Talmadge: 2  
Along Homerdale: 3

**CAP RATE:** 0.0%

## PROPERTY SUMMARY

3 parcels totaling 2.18 acres, currently improved with a 12,480 SF retail/office building and a 18,400 SF office building. Prominently positioned in West Toledo, along the highly sought-after Talmadge Road retail corridor. Talmadge Road is a four-lane thoroughfare with a center turning lane and is ideally located between two of Toledo's primary arterial roads, Monroe Street and West Sylvania Avenue, ensuring strong traffic flow and connectivity.

The site benefits from outstanding visibility and access with approximately 629 feet of prime corner frontage and 5 curb cuts, surrounded by a dense mix of national and local retailers and restaurants. Directly across Talmadge Road is the 1.33 million square foot Franklin Park Mall, anchored by Dillard's, JCPenney, and Dick's Sporting Goods, drawing more than 7 million visitors annually. The property is also conveniently located less than one-half mile north of the I-475 interchange, providing immediate access to regional traffic.



## PROPERTY HIGHLIGHTS

- Excellent visibility with 629ft of prime corner frontage
- Currently 2 monument signs and fascia signage available
- Ample on-site parking
- All utilities on site
- Located within CRA: Allows property tax exemptions on increased assessed value from renovation or new construction
- Rear parcel is mixed zoning, CR & RS9 (Single dwelling residential)
- VPD's: Talmadge- 16,517 (25), Monroe St- 27,438 (25), W Sylvania Ave- 18,910 (25), I-475- 78,027 (25)



**BUILDING 1**



**BUILDING 2**



**VACANT LOT**

# PROPERTY DETAILS

**SALE PRICE** **\$3,000,000**

## LOCATION INFORMATION

**STREET ADDRESS** 4217 Talmadge Rd

**CITY, STATE, ZIP** Toledo, OH 43623

**COUNTY** Lucas

**MARKET** Toledo

**CROSS-STREETS** Homerdale Rd

**SIDE OF THE STREET** West

**NEAREST HIGHWAY** I-475

## ENTIRE LISTING INFORMATION

**PROPERTY TYPE** Retail

**ZONING** CR - Regional Commercial & Mixed Zoned: CR & RS9

**TOTAL LOT SIZE** 2.179 Acres

**APN #'S** 24-02047, 24-02041, 24-20161

**LOT FRONTAGE** 204 ft

**LOT DEPTH** 425 ft

## 4217 TALMADGE/BUILDING 1 INFORMATION

**BUILDING SIZE** 12,480 SF

**NOI** \$0.00

**CAP RATE** 0.0

**NUMBER OF FLOORS & USE** 2: Retail & Office, Vacant

**YEAR BUILT** 1967

**LOT SIZE** 0.9258 Acres

**APN** 24-02047

**ZONING** CR- Regional Commercial

## 4303 TALMADGE/BUILDING 2 INFORMATION

**BUILDING SIZE** 18,400 SF

**NUMBER OF FLOORS & USE** 2: Office, 1 Tenant on 1st Floor

**YEAR BUILT** 1966

**LOT SIZE** 0.9627 Acres

**APN** 24-02041

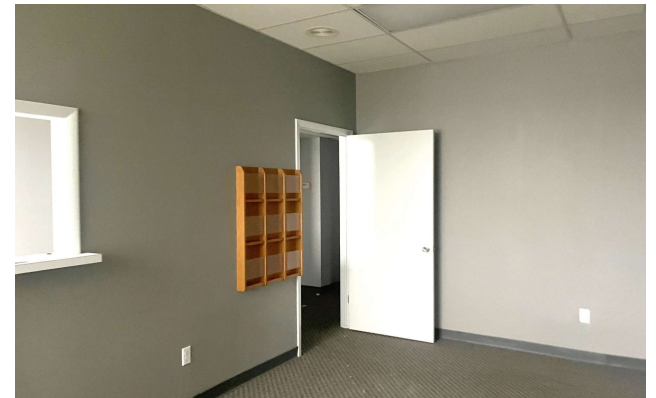
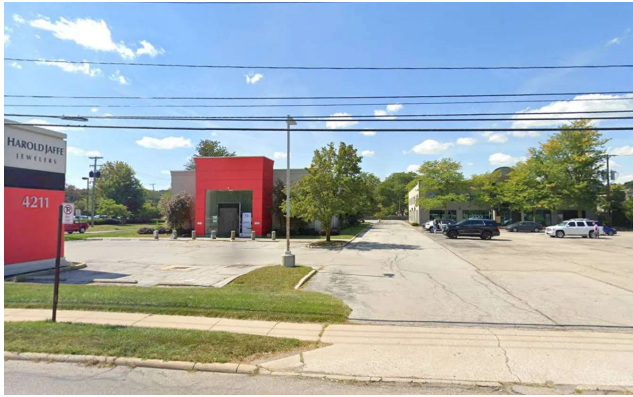
**ZONING** CR- Regional Commercial

## 4348 HOMERDALE AVE/VACANT LOT INFORMATION

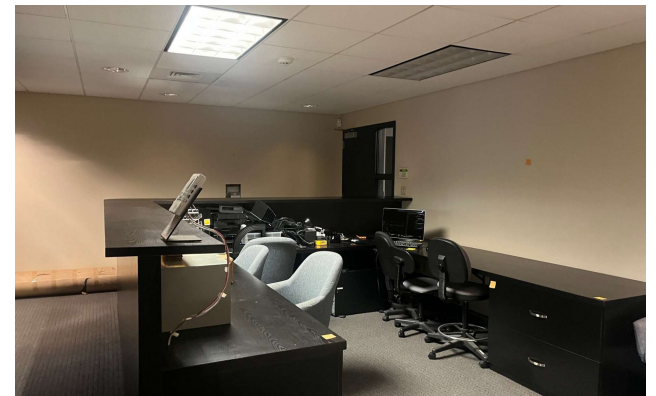
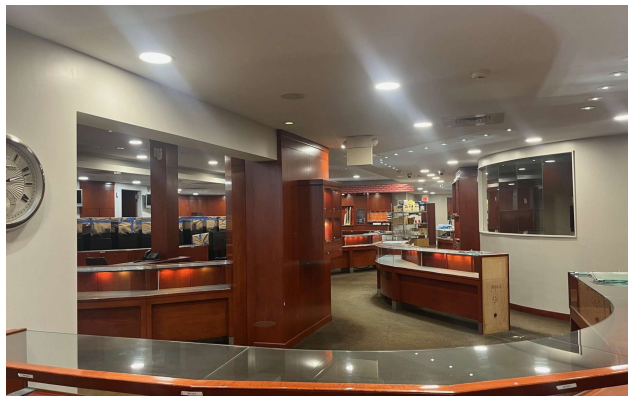
**LOT SIZE** 0.2906 Acres

**APN** 24-20161

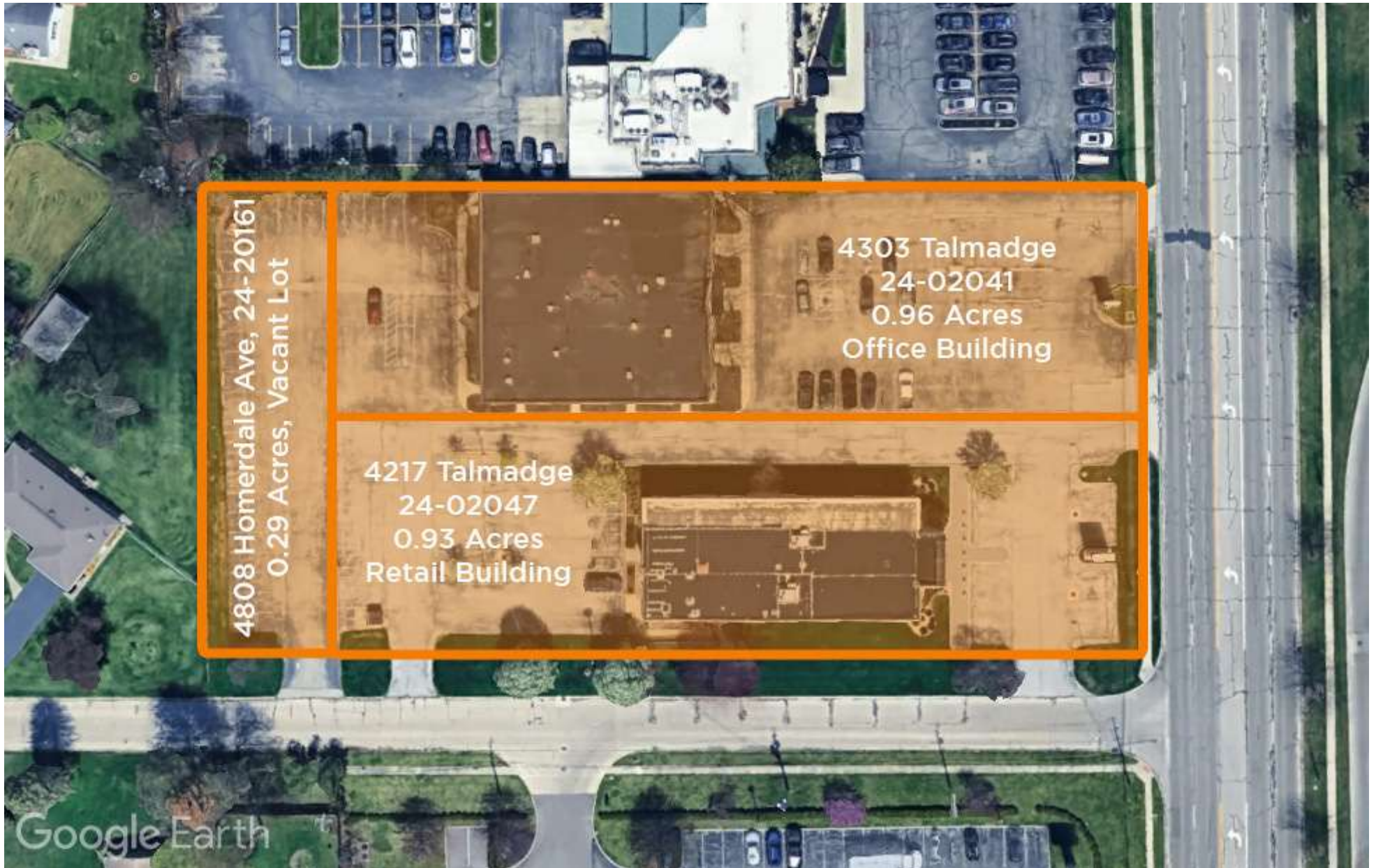
# 4217 TALMADGE PHOTOS



# 4303 TALMADGE PHOTOS



# PARCEL OUTLINES





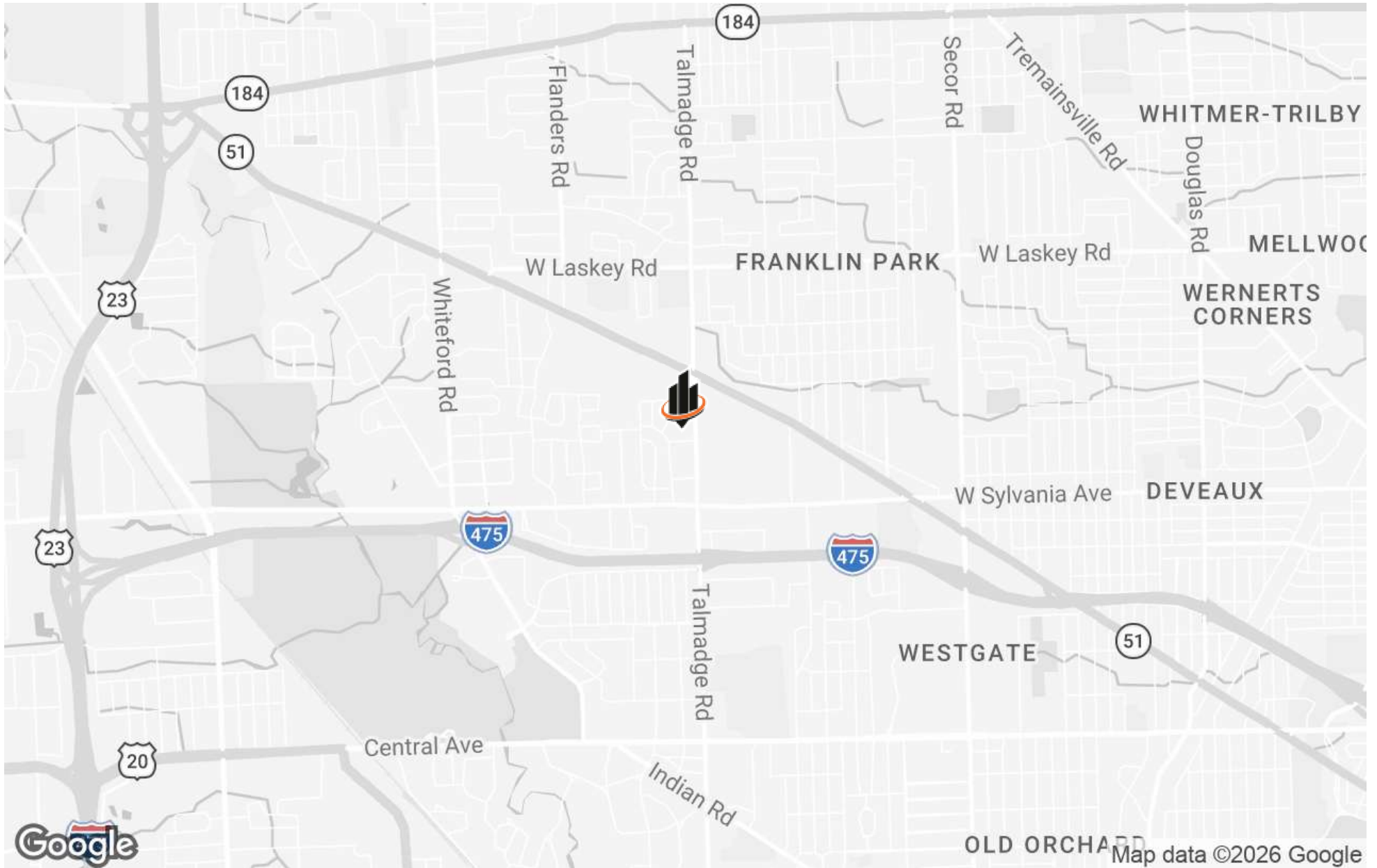




# RETAILER MAP



# LOCATION MAP





# Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,  
SUITE 064  
TOLEDO, OH 43064



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