

4948 MONROE STREET  
TOLEDO, OH 43623

COMMERCIAL BUILDING FOR LEASE  
31,903 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**FORMER JOANN FABRICS**



## GENERAL INFORMATION

Lease Rate:	\$14.00 per square foot
Space Available:	31,903 square feet
Building Size:	31,903 square feet
Number of Stories:	One
Year Constructed:	1997
Condition:	Good
Acreage:	1.947 acres
Closest Cross Street:	Talmadge Road
County:	Lucas
Zoning:	CR – Regional Comm.
Parking:	263 spaces
Curb Cuts:	Two
Street:	4 lane with center turn



For more information, please contact:

**STEVE SERCHUK**  
(419) 460 7070  
serchuk@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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### BUILDING SPECIFICATIONS

Exterior Walls:	Dryvit
Structural System:	Block/steel
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	Sales floor – 11' – 14' Warehouse – 20' to bottom of trusses, 22' to roof deck Garage – 18'
Basement:	No
Heating:	Gas
Air Conditioning:	Central
Power:	800a/480/277v 800a/208/120v
Restrooms:	Two
Security System:	Yes
Overhead Doors:	Three – 12'
Sprinklers:	Yes
Signage:	Facia & pole
Delivery area:	Truck dock in rear

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	See listing agent

### LEASE DETAILS

Term:	10 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsible For:	Utilities & prorata share of taxes, insurance and CAM.

### 2025 REAL ESTATE TAXES

TD:	22
Parcels:	88878
Assessor Number:	03-758-006
Total Annual Taxes:	\$75,653.22 (\$2.38/SF)

### Comments:

- The only available retail box space directly across from the 1.3 million square foot Westfield Franklin Park Mall.
- Traffic light with direct access to J.C. Penney at the Mall.
- Co-tenancy with Barnes & Noble.

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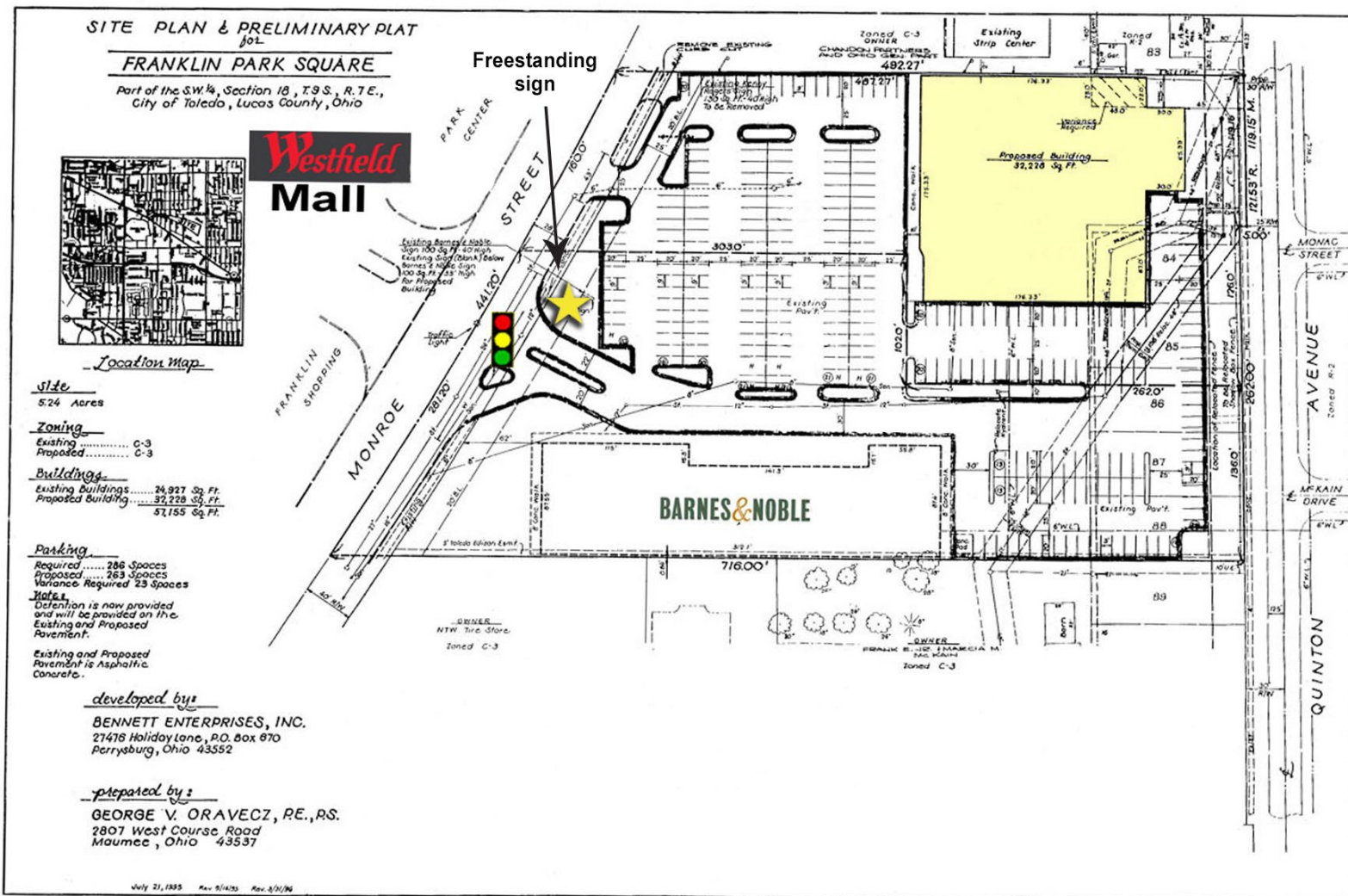
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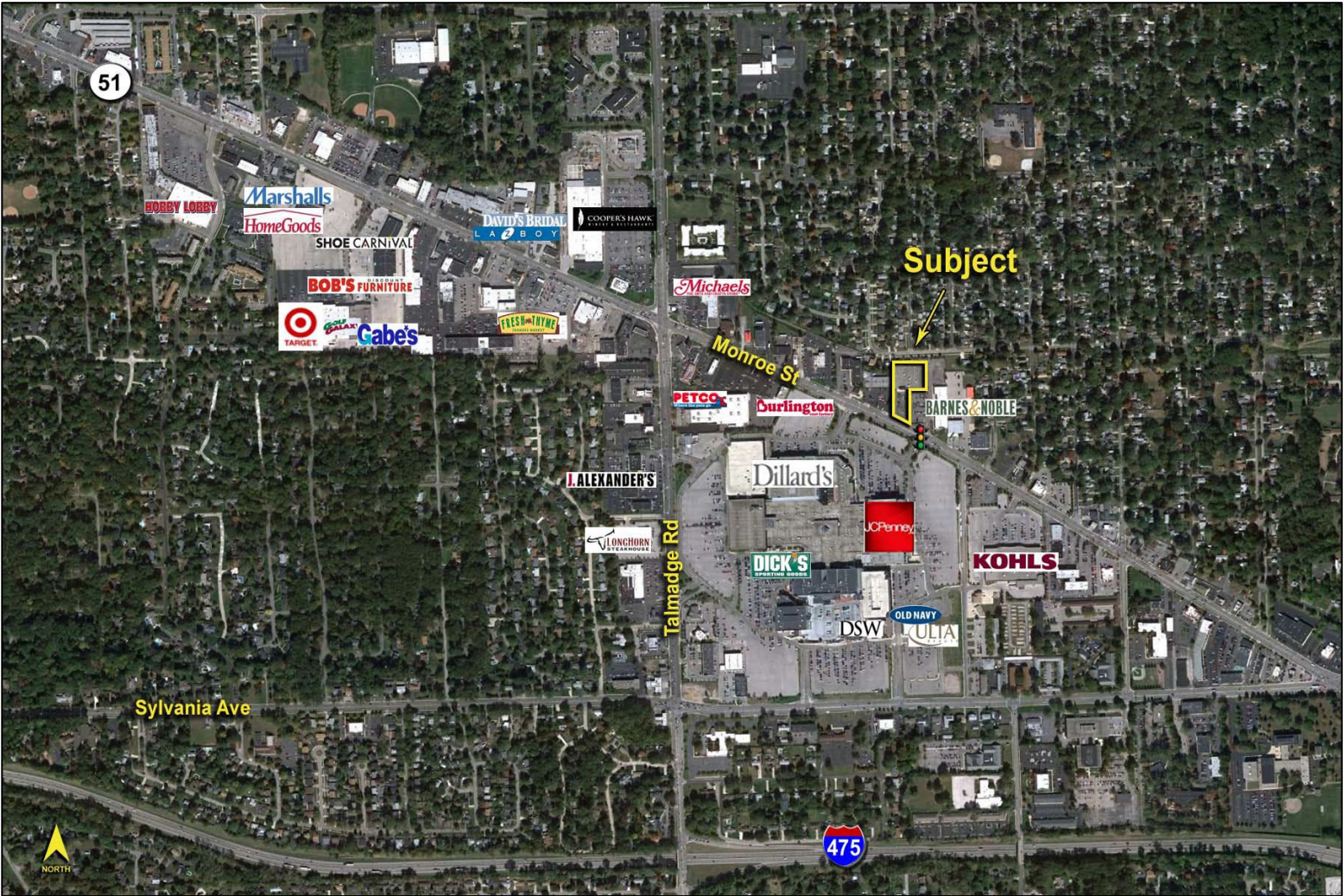
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	9,081	\$68,008
3 MILE	87,135	\$71,475
5 MILE	209,181	\$68,523

TRAFFIC COUNTS (TWO-WAY)	
MONROE STREET	20,308 (2023)
TALMADGE ROAD	16,402 (2024)

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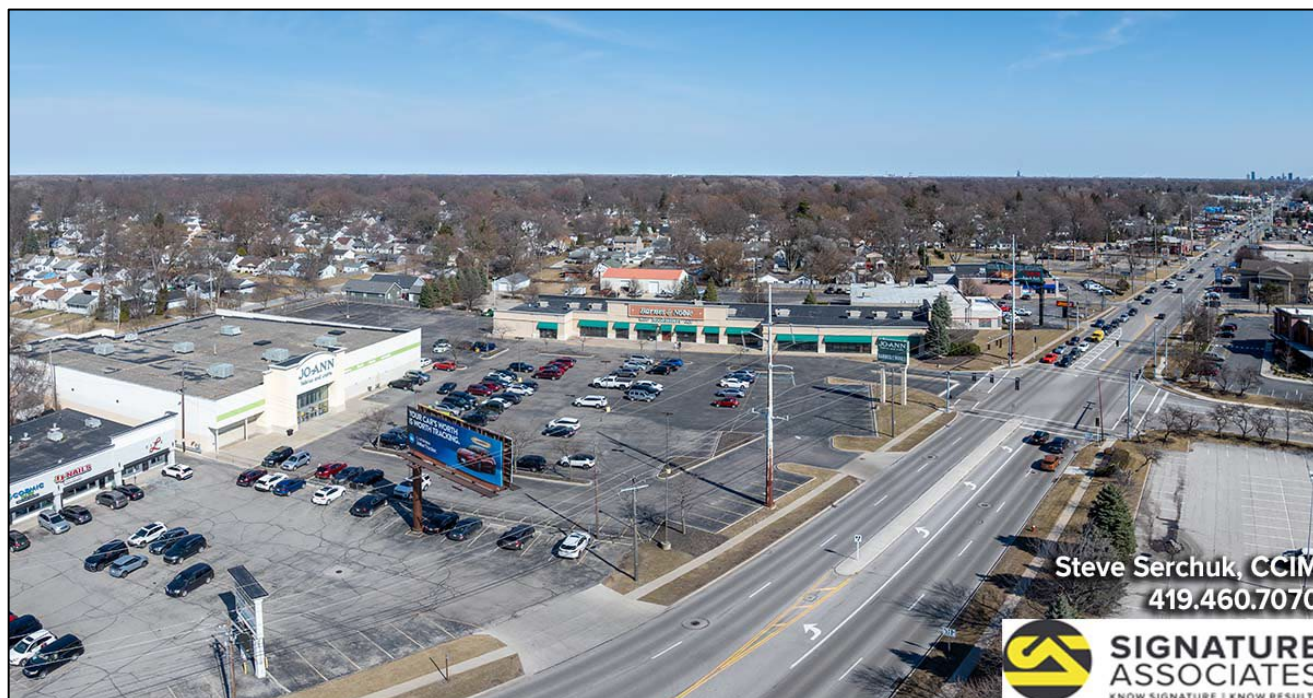
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