



TWO PROPERTY NATIONAL FRANCHISE NET LEASE PORTFOLIO



3145 LAGRANGE ST. TOLEDO, OH 43608



2535 STARR AVE., OREGON, OH 43616

ABOUT THIS LISTING

This real estate investment opportunity offers two buildings that are leased to a well established Little Ceasars franchise operator under a long term absolute NNN lease, providing investors with predictable income and virtually no landlord responsibilities. These buildings are only offered as a portfolio and not sold separately. Business operations and fixturing are not included in this sale.

■ OFFERING INFORMATION

3145 Lagrange St. Toledo, OH 43608

2535 Starr Ave., Oregon, OH 43616

COMBINED PORTFOLIO PURCHASE TOTAL

\$1,075,000

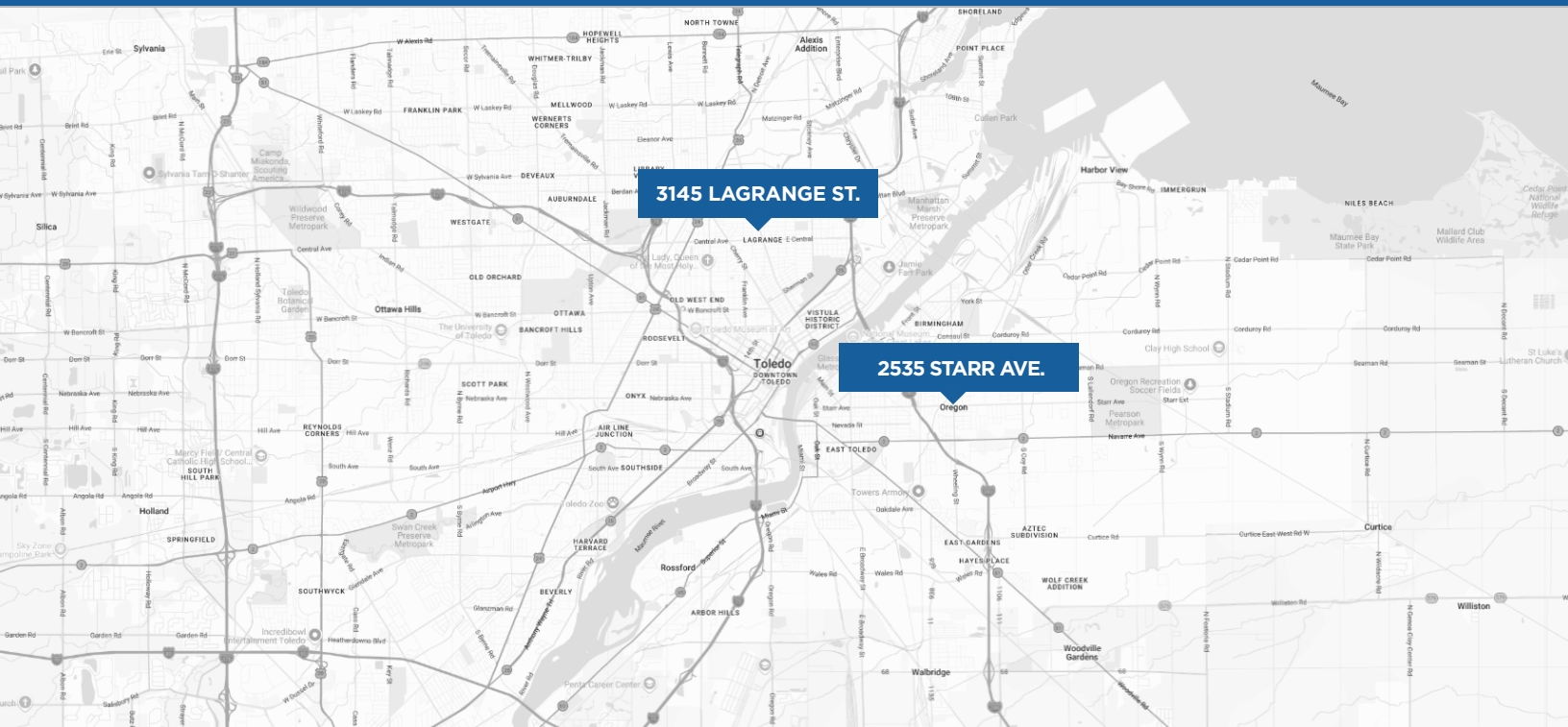
MEET YOUR AGENT



JERRY MILLER

Vice President & Broker

- 419-877-7777
- 419-392-6935
- jerry@millerdiversified.com
- 1656 Henthorne Dr. Maumee, OH 43537



PORTFOLIO HIGHLIGHTS

Turnkey net-lease opportunity in Toledo, Ohio: two fully occupied Little Caesars single-tenant buildings totaling 2,610 SF, each on new 15-year absolute NNN leases with rent escalators.



Ideal 1031
opportunity



Long-term lease
security



National brand
recognition



Institutional level
stabilized asset



Fully occupied with newly
signed 15-year lease



Efficient investment in
geographical market



Minimal landlord
responsibilities



Tenant with proven
track record



Billboard revenue
(Lagrange property)



Well-maintained
buildings



Built-in rent escalation



5.85%
Cap rate



Periodic renovations per
franchise agreement



Absolute NNN lease



Great exposure
and access



PROPERTY 1

■ PROPERTY DESCRIPTION

An exceptional investment opportunity in the Toledo, Ohio area! This property portfolio features 2 single tenant buildings totaling 2,610 SF, both buildings are fully occupied with a nationally-recognized franchise with new long term leases and a great track record of performance. Built in 1980 and 1986 respectively the properties have been maintained exceptionally well and have undergone periodic updates and renovations per the franchise agreement. New 15 year leases with built-in rent escalators, absolute NNN leases, billboard revenue is received as well on the LaGrange St. property. This is as easy as it gets for investment ownership. **These buildings are only offered as a portfolio and not sold separately.**

■ PROPERTY HIGHLIGHTS

- New 15 year lease agreements
- Built in rent escalators
- Absolute NNN leases - hands free investment
- Long standing tenant with proven track record of performance
- Well maintained buildings with periodic upgrades per franchise agreement
- 2% per annum bumps captured each 5 years

■ INVESTOR SNAPSHOT

PORTFOLIO	\$1,075,000.00
CAP RATE YEAR 1	5.85%
NOI	\$62,900

JERRY MILLER

■ 419-392-6835
■ jerry@millerdiversified.com

MillerDiversified.com



**BUILDING INFORMATION**

BUILDING SIZE	1182 SF
GROSS LEASABLE AREA	1182 SF
YEAR BUILT	1980
TENANCY	Single
OCCUPANCY	100%
# OF FLOORS	1
PARKING SPACES	8
PARKING TYPE	Surface/asphalt

**LOCATION INFORMATION**

ADDRESS	3145 Lagrange St.
BUILDING NAME	Little Caesars Toledo
COUNTY	Lucas
MARKET	Toledo
MARKET TYPE	Medium
NEAREST CROSS STREETS	Central & Lagrange
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Toledo Express

**TAX INFORMATION**

PER HALF	\$1,870.81
-----------------	------------

**PROPERTY INFORMATION**

PROPERTY USE	Investment
PRIMARY TYPE	Storefront Commercial
ZONING	10-CS
LOT SIZE	0.17 Acres
APN#	1202814, 1202811, 1202807
LOT FRONTAGE (FT)	60'
LOT DEPTH (FT)	120' +/-
CORNER PROPERTY	No
ROAD	Paved
TRAFFIC COUNT	8,150
FREESTANDING	Yes





Front Waiting Area



Front counter



Interior photo



Interior photo



Interior photo - kitchen



Interior photo


PROPERTY 2

■ PROPERTY DESCRIPTION

An exceptional investment opportunity in the Toledo, Ohio area! This property portfolio features 2 single tenant buildings totaling 2,610 SF, both buildings are fully occupied with a nationally-recognized franchise with new long term leases and a great track record of performance. Built in 1980 and 1986 respectively the properties have been maintained exceptionally well and have undergone periodic updates and renovations per the franchise agreement. New 15 year leases with built-in rent escalators, absolute NNN leases, billboard revenue is received as well on the LaGrange St. property. This is as easy as it gets for investment ownership. **These buildings are only offered as a portfolio and not sold separately.**

■ PROPERTY HIGHLIGHTS

- New 15 year lease agreements
- Built in rent escalators
- Absolute NNN leases - hands free investment
- Long standing tenant with proven track record of performance
- Well maintained buildings with periodic upgrades per franchise agreement
- 2% per annum bumps captured each 5 years

■ INVESTOR SNAPSHOT

PORTFOLIO	\$1,075,000.00
CAP RATE YEAR 1	5.85%
NOI	\$62,900

JERRY MILLER

■ 419-392-6835
 ■ jerry@millerdiversified.com

MillerDiversified.com



**BUILDING INFORMATION**

BUILDING SIZE	1428 SF
GROSS LEASABLE AREA	1428 SF
YEAR BUILT	1986
TENANCY	Single
OCCUPANCY	100%
# OF FLOORS	1
PARKING SPACES	19
PARKING TYPE	Surface/asphalt
FREE STANDING	Yes

**LOCATION INFORMATION**

ADDRESS	2535 Starr Ave.
BUILDING NAME	Little Caesars Oregon
COUNTY	Lucas
MARKET	Toledo
MARKET TYPE	Medium
NEAREST CROSS STREETS	Starr & Wheeling
NEAREST HIGHWAY	280
NEAREST AIRPORT	Toledo Express

**TAX INFORMATION**

PER HALF	\$2,776.39
-----------------	------------

**PROPERTY INFORMATION**

PROPERTY USE	Investment
PRIMARY TYPE	Storefront Commercial
ZONING	10-CS
LOT SIZE	0.29 Acres
APN#	4457274
LOT FRONTAGE (FT)	105'
LOT DEPTH (FT)	120' +/-
CORNER PROPERTY	No
ROAD	Paved
TRAFFIC COUNT	12,550
FREESTANDING	Yes





Front elevation



Parking lot and road access



Front counter



Waiting area



Interior photo



Interior photo



LOCATION INSIGHTS

TOLEDO, OH

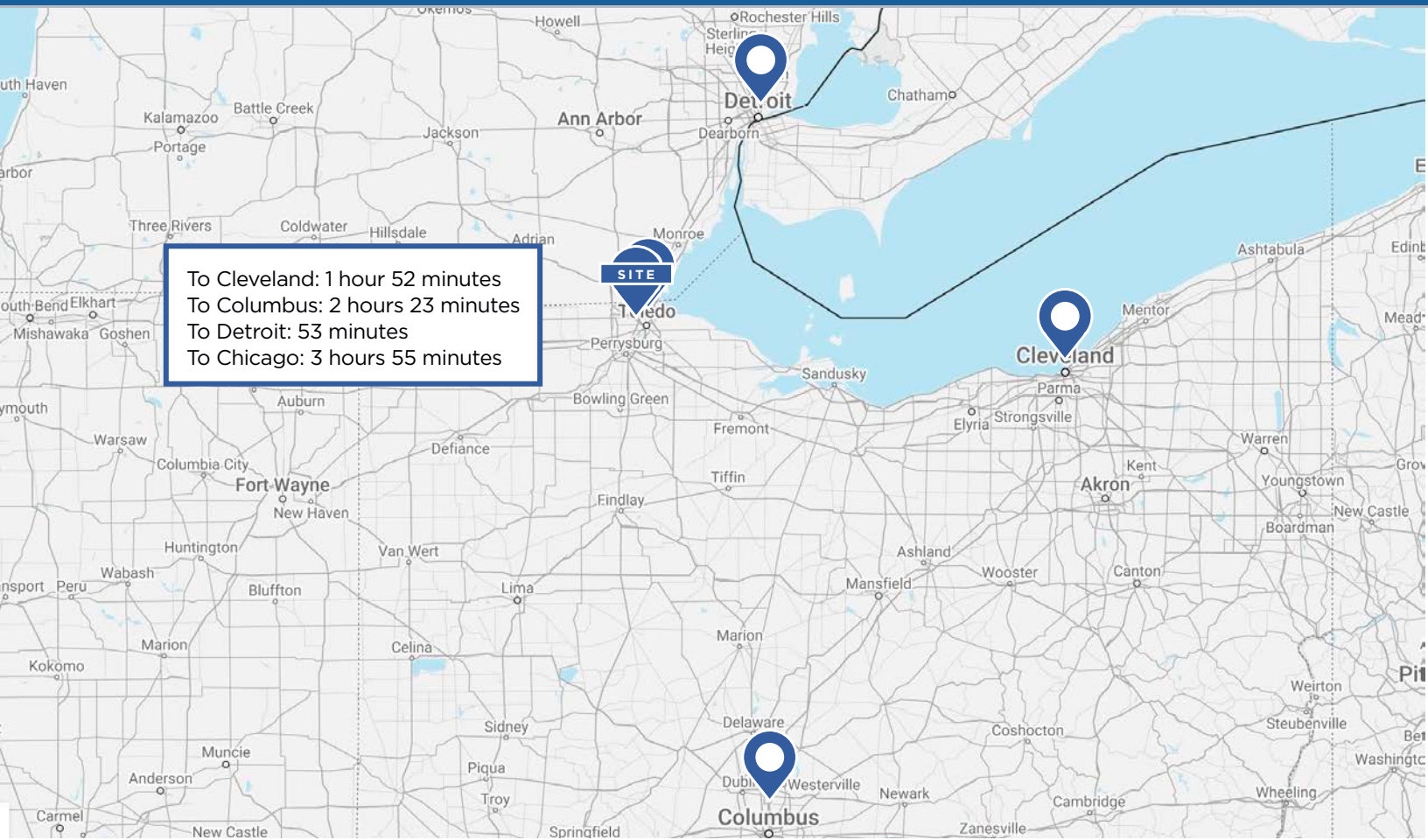
As Ohio's fourth largest city, Toledo has strong arts and cultural community and tremendous growth in the medical and financial industries. Home to several Fortune 500 companies in the metro area, and named #2 Best Place to Live in Ohio by US News (2024-2025), Toledo continues to be an epicenter of prosperity.

JERRY MILLER

■ 419-392-6835
■ jerry@millerdiversified.com

MillerDiversified.com





ABOUT TOLEDO

Affectionately known as “The Glass City”, Toledo is perched westward of Lake Erie. Culturally diverse and rich in arts and entertainment, Toledo continues to be celebrated for its economic growth, specifically in the manufacturing, medical, and financial industries. With a booming and vibrant downtown, a Metropark system consisting of 12,000 natural acres to stay active, and affordable housing, this area offers a great deal to its residents. Toledo continually gains attention as an ideal place to live, work and thrive, making it a strong market for commercial real estate investments.

KEY STATISTICS



Toledo MSA Population:
646,604



USA Best Places:
#98 Overall



Ohio Best Places:
#2 (out of 922)

LIFESTYLE & ENTERTAINMENT

AN OVERVIEW

From the sprawling acres of natural parks, to its globally-recognized art and cultural centers, to the famous minor league sports teams, Toledo is an ideal place to live, work, and play. A thriving and bustling downtown, Toledo has a vibrant nightlife and was ranked number five in the country for bar density. The Metropark System, consisting of 19 parks, offers outdoor adventures, natural wonders, and beautiful trails to satisfy all different levels of activity. Toledo's Glass City Metropark even won the 2024 NRPA Best In Innovation Award. Smartly located, Toledo provides easy access to fellow major cities, including Detroit, Cleveland, Indianapolis, and Cincinnati.

ACCOLADES & AWARDS

- + Ranked as a top city by The Trust For Public Land for access to parks
- + Award-winning Metroparks, recognized for excellence annually
- + Glass City Metropark was the recipient of the 2023 Ohio Governor's Award
- + Home to award-winning National Museum of the Great Lakes
- + 81% of residents reside within a 10-minute walk to a park
- + Toledo Museum of Art nationally acclaimed with Gold Addy Award and Best Art Museum in USA TODAY's Best Readers' Choice Awards
- + Ranked #4 by Expedia on a list of America's favorite midsize destinations
- + Ranked #1 by Livability for minor league sports cities in the country
- + Maumee River and proximity to Lake Erie ideal for sportsmen
- + Vibrant nightlife as Toledo ranks fifth in the nation for bar density
- + Attend the Greek American Festival, attracting tourists near and far
- + Average daily commute is a quick 20 minutes

IN YOUR AREA:



Toledo's popular Fifth Third Field

BY THE NUMBERS

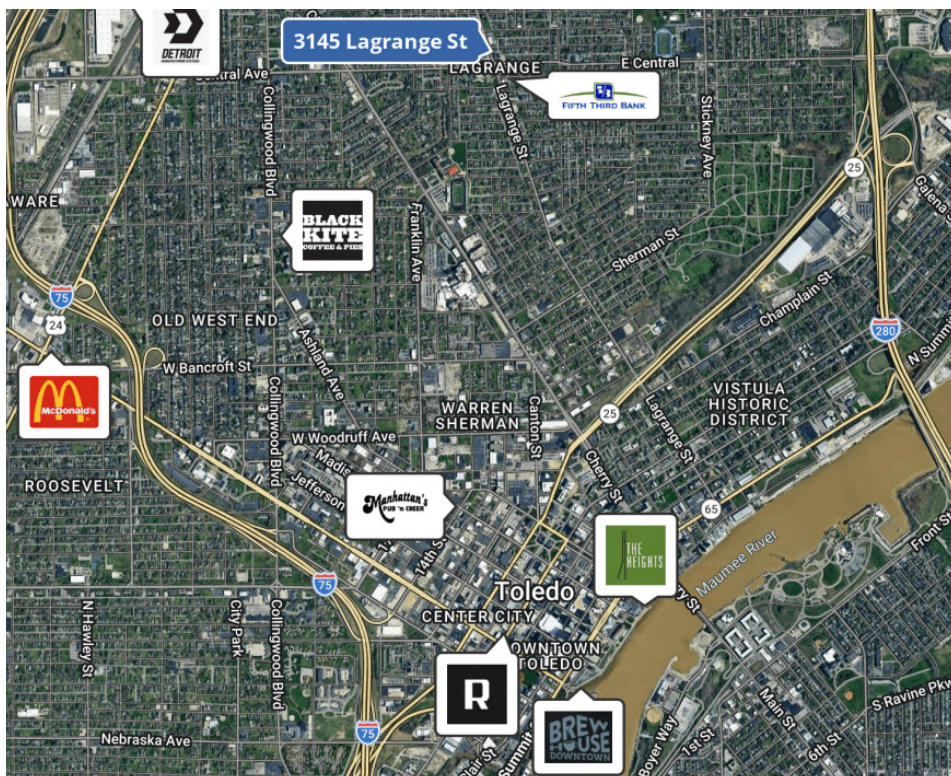
- 600+ restaurants
- 120+ bars and lounges
- 12,000 acres of parkland
- 120 miles of scenic trails
- 10 museums and galleries
- 2 minor league sports teams

BUSINESS & EDUCATION

AN OVERVIEW

Toledo offers a multitude of opportunities for investors, business owners, and students alike. Recently ranked by U.S. News as one of the top 100 best places to live, Toledo continues to attract attention nationwide. The University of Toledo, one of the city's largest employers, consistently draws new students from across the country, contributing significantly to the local economy and culture. Positioned strategically at the western tip of Lake Erie, Toledo serves as a thriving logistics center with extensive highway connectivity via I-75 and the Ohio Turnpike, a robust rail system, active Great Lakes shipping channels, and advanced fiber communication networks. Despite its metropolitan conveniences and easy access to other Midwestern cities, Toledo remains an affordable and friendly community, proving that the city's historic 1913 slogan, "You Will Do Better in Toledo," is just as relevant and appealing today. With its logistical advantages and welcoming environment, Toledo provides a stable and promising market where businesses can flourish.

IN YOUR AREA:



Fireworks on the Maumee River in Toledo

KEY STATISTICS

	Household Income Growth: 8.96%*
	Median Income: \$47,532*
	Unemployment Rate: 6.1%

BY THE NUMBERS

- 3.5%** projected job growth by 2030
- 5-13%** below national average for cost of living
- 85** largest city in America
- 15,100+** registered businesses and growing
- 39.1%** college attainment

* According to Census.gov

JERRY MILLER

■ 419-392-6835
■ jerry@millerdiversified.com

MillerDiversified.com





LOCATION INSIGHTS

OREGON, OH

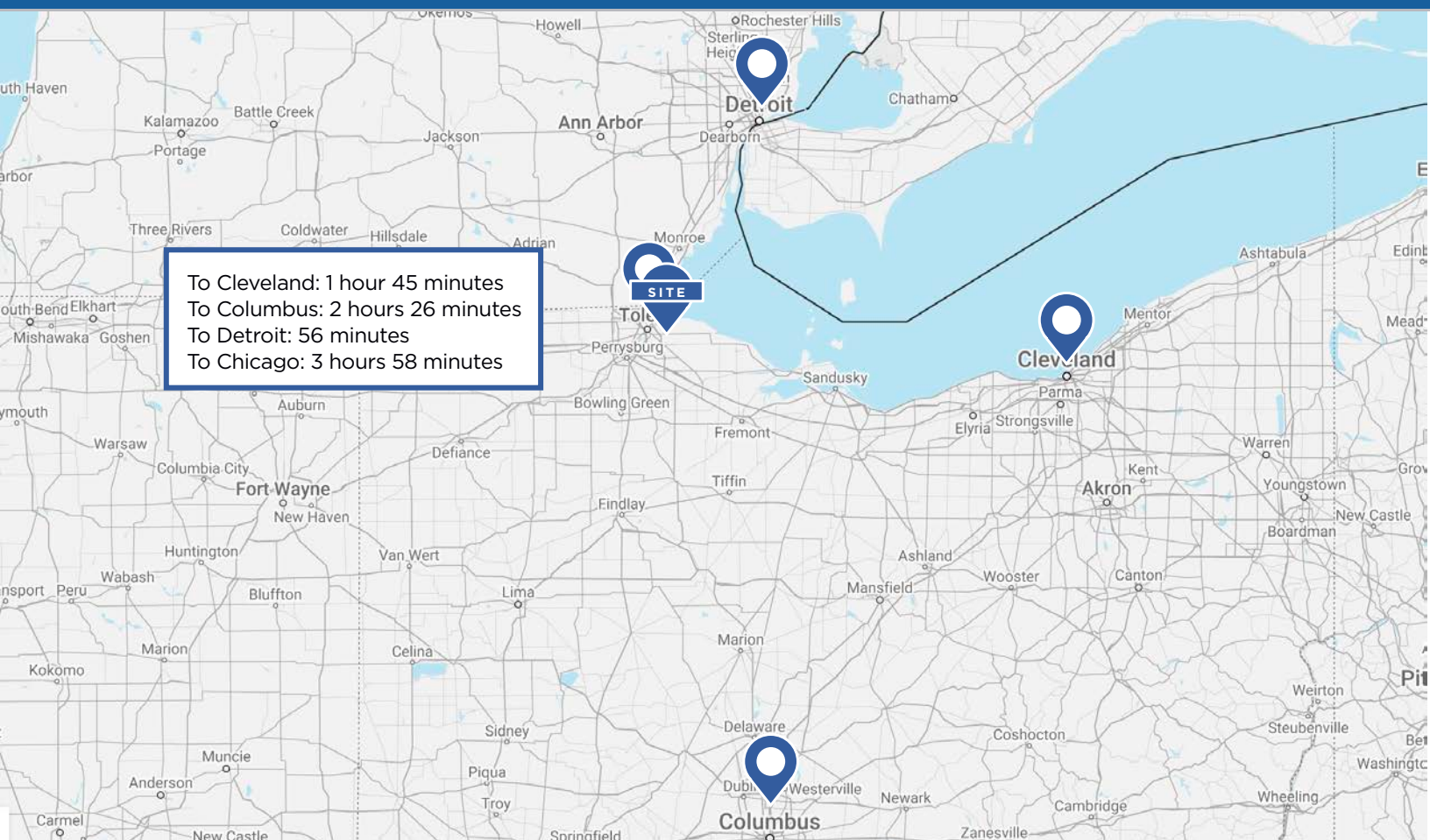
Oregon is a Lake Erie shoreline community located just east of Toledo. Known for its access to waterfront recreation, strong industrial base, and proximity to major transportation corridors, Oregon offers both residential stability and economic durability. Positioned minutes from downtown Toledo and directly connected to I-280 and the Ohio Turnpike, Oregon provides convenient regional access while maintaining its own identity and growth momentum.

JERRY MILLER

■ 419-392-6835
■ jerry@millerdiversified.com

MillerDiversified.com





ABOUT OREGON

Positioned along the western basin of Lake Erie, Oregon blends natural assets with industrial strength. The city benefits from proximity to the Port of Toledo, regional rail networks, and major interstate systems, making it an important logistics and manufacturing hub in Northwest Ohio. Residents enjoy access to Maumee Bay State Park, public beaches, golf courses, and miles of scenic trails. With strong municipal services, established neighborhoods, and steady commercial development along Navarre Avenue, Oregon continues to be a stable and attractive submarket within the greater Toledo region.

KEY STATISTICS



Oregon Population:
19,000



USA Best Places:
#7,330 Overall



Ohio Best Places:
#83 (out of 922)

JERRY MILLER

■ 419-392-6835
■ jerry@millerdiversified.com

MillerDiversified.com



LIFESTYLE & ENTERTAINMENT

AN OVERVIEW

Located along the shores of Lake Erie just east of Toledo, Oregon offers a blend of lakefront recreation, natural beauty, and suburban comfort. With convenient access to downtown Toledo, residents enjoy nearby cultural, employment, and entertainment options while living in a quieter, community-focused setting. Outdoor highlights include Maumee Bay State Park and Pearson Metropark, providing beaches, trails, birdwatching, and year-round recreation. Affordable housing and easy commuting make Oregon an appealing choice for those seeking balance between nature and city access.

ACCOLADES

- + Lake Erie waterfront access and outdoor recreation with parks and trails
- + Maumee Bay State Park offers experiences along the lake
- + Pearson Metropark preserves remnants of the Great Black Swamp
- + Community events like Boomfest bring residents together
- + Housing and cost of living generally below the national average
- + Proximity to Toledo's cultural attractions, shopping, and employment
- + A close-knit community atmosphere
- + A mix of suburban and waterfront living

IN YOUR AREA:



One of Oregon's many boardwalk trails

BY THE NUMBERS

73 restaurants

5 bars and lounges

1,963+ acres of parkland

JERRY MILLER

■ 419-392-6835
■ jerry@millerdiversified.com

MillerDiversified.com

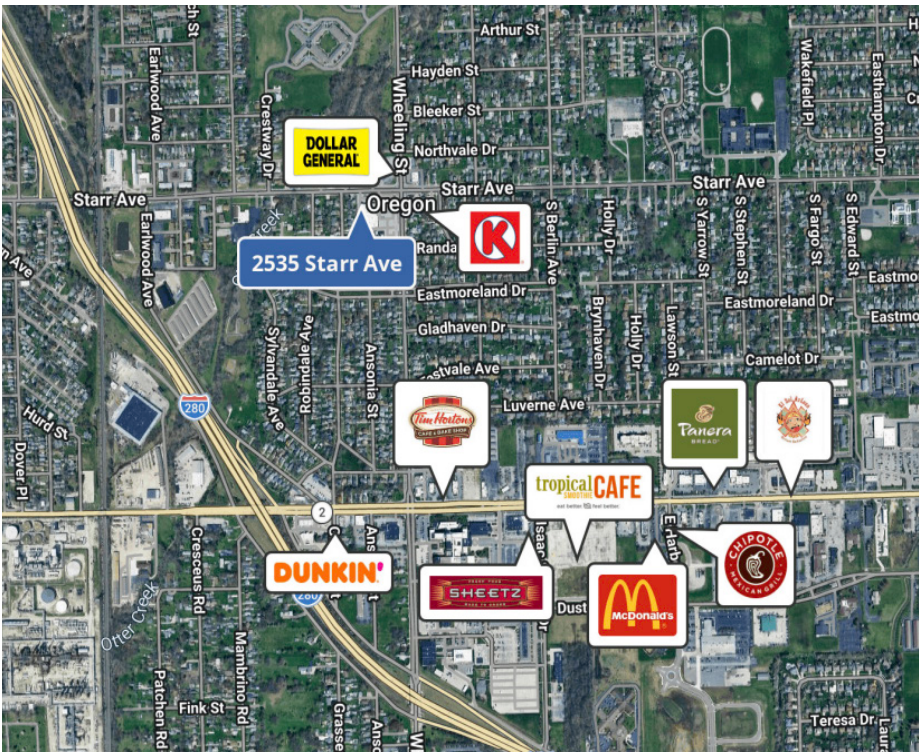


BUSINESS & EDUCATION

AN OVERVIEW

Oregon, Ohio offers a stable and diversified economic environment anchored by manufacturing, energy production, logistics, and port-related industries, benefiting from its strategic location along Lake Erie and immediate access to I-280, the Ohio Turnpike, regional rail lines, and the Port of Toledo. As part of the greater Toledo metropolitan area, Oregon draws from a broad regional labor pool while maintaining its own strong industrial tax base. Major employers in refining, power generation, healthcare, and distribution provide economic durability, while small businesses and retail services support the local residential base. Residents of Oregon have convenient access to higher education and workforce training through nearby institutions including the University of Toledo and regional career-technical centers. This combination of infrastructure, workforce access, industrial stability, and educational connectivity positions Oregon as a dependable and strategically located community within Northwest Ohio's economic landscape.

IN YOUR AREA:



Sunset at Maumee Bay State Park

KEY STATISTICS



Median Income:
\$82,467*



Unemployment Rate:
5.9%

BY THE NUMBERS

2.7-8% projected job growth by 2030

13% below national average for cost of living

1,167+ registered businesses and growing

* According to Census.gov

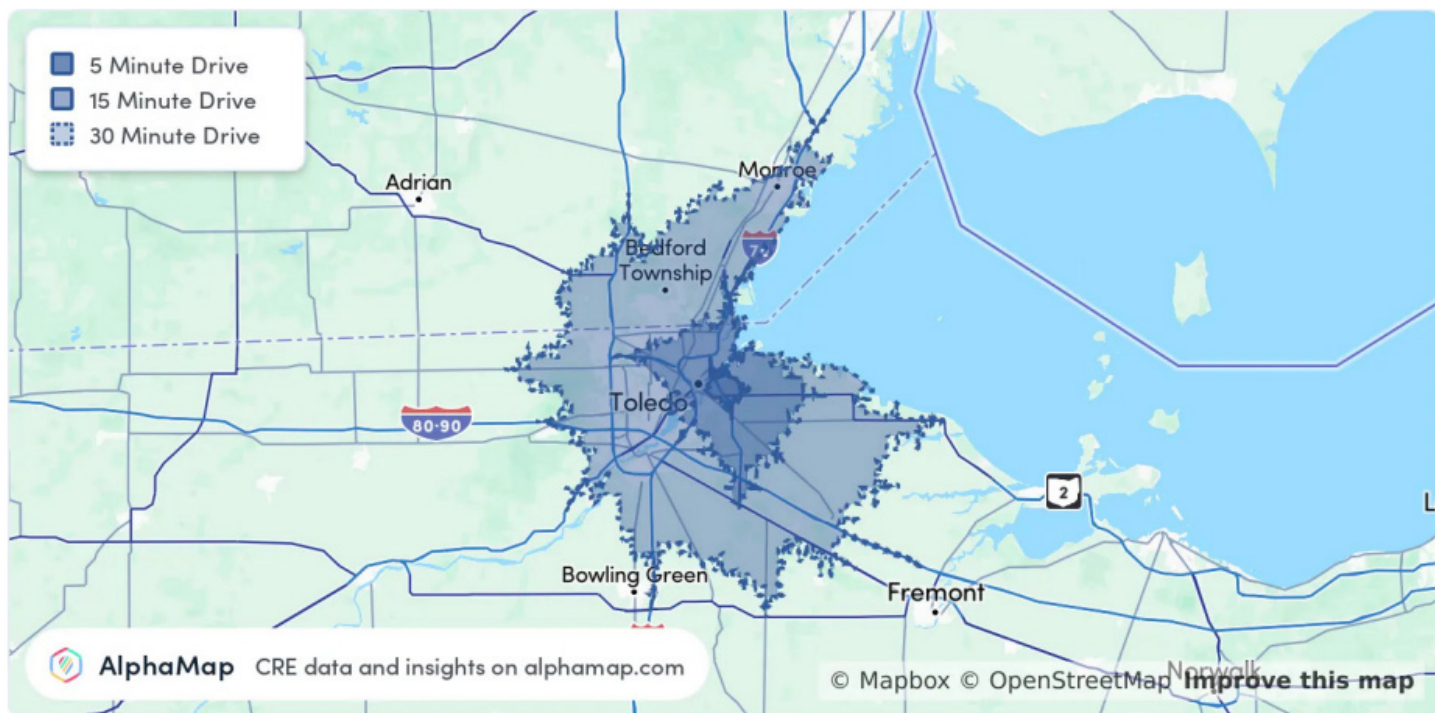
JERRY MILLER

419-392-6835
jerry@millerdiversified.com

MillerDiversified.com



DEMOGRAPHICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,797	82,080	172,971
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,900	34,678	73,839
Persons per HH	2.4	2.4	2.3
Average HH Income	\$60,145	\$58,533	\$65,142
Average House Value	\$133,099	\$126,726	\$137,375
Per Capita Income	\$25,060	\$24,388	\$28,322

Map and demographics data derived from AlphaMap



QUESTIONS?

JERRY MILLER

Vice President & Broker

■ 419-877-7777

■ 419-392-6935

■ jerry@millerdiversified.com

