

RITE AID

8239 Waterville Swanton Road, Waterville, OH 43566

RK



Offering Summary

Sale Price:	\$4,250,000
Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	14,673 SF
Available SF:	14,673 SF
Lot Size:	3.76 Acres
Year Built:	2014
Zoning:	Commercial District

Location Overview

This property is positioned at a signalized intersection with a daily traffic count of 9,700 vehicles and is less than a mile from US Hwy 24, a major thoroughfare to Toledo. The area boasts a strong tenant mix, including a Kroger-anchored center, Key Bank, the YMCA, Edward Jones Investments, Dollar General, and more. Additionally, the property is well situated near a mix of single-family homes and multi-family complexes.

Property Highlights

- Freestanding building with drive-thru, previously a Rite Aid
- Great lease or redevelopment opportunity in a prime retail area with easy access to nearby neighborhoods, well-known national and regional retailers, and main commuter routes
- High visibility thanks to extensive street frontage and a large pylon sign
- 3,900 vpd on Waterville Monclova, 7,000 on Waterville Swanton aka Michigan Ave, 24,000 on US Hwy 24
- Listed in conjunction with Joseph Simon of SRS National Net Lease Group

Duke Wheeler, CRRP

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Lease Rate	\$20.00 SF/Yr
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Lease Details

Available SF	14,673 SF
Lease Type	NNN

Building Information

Building Size	14,673 SF
Number Of Floors	1
Year Built	2014
Tenancy	Single
Center Type	Free Standing Building
Construction Status	Existing
Exterior Signage	Fascia and monument
Delivery Area	Rear loading door
Climate Controlled	Yes

Property Details

Zoning	Commercial District
Acreage	3.76 Acres
Annual Real Estate Taxes	\$87,890.89
Annual Real Estate Taxes Per SF	\$6.04
Parcel / APN Numbers	96-00122
Lot Frontage	235 ft
# Parking Spaces	60
# Truck Parking Spaces	1

Location Information

Building Name	Rite Aid
City, State & Zip	Waterville, OH 43566
County	Lucas
Cross Streets	Michigan Ave & Waterville Monclova Rd
Nearest Highway	Less than 1 mile from US Hwy 24 (24,000 vpd)

Utilities

Internet Provider	Brightspeed
Power Provider	Toledo Edison
Fuel Provider	Waterville Gas Co.

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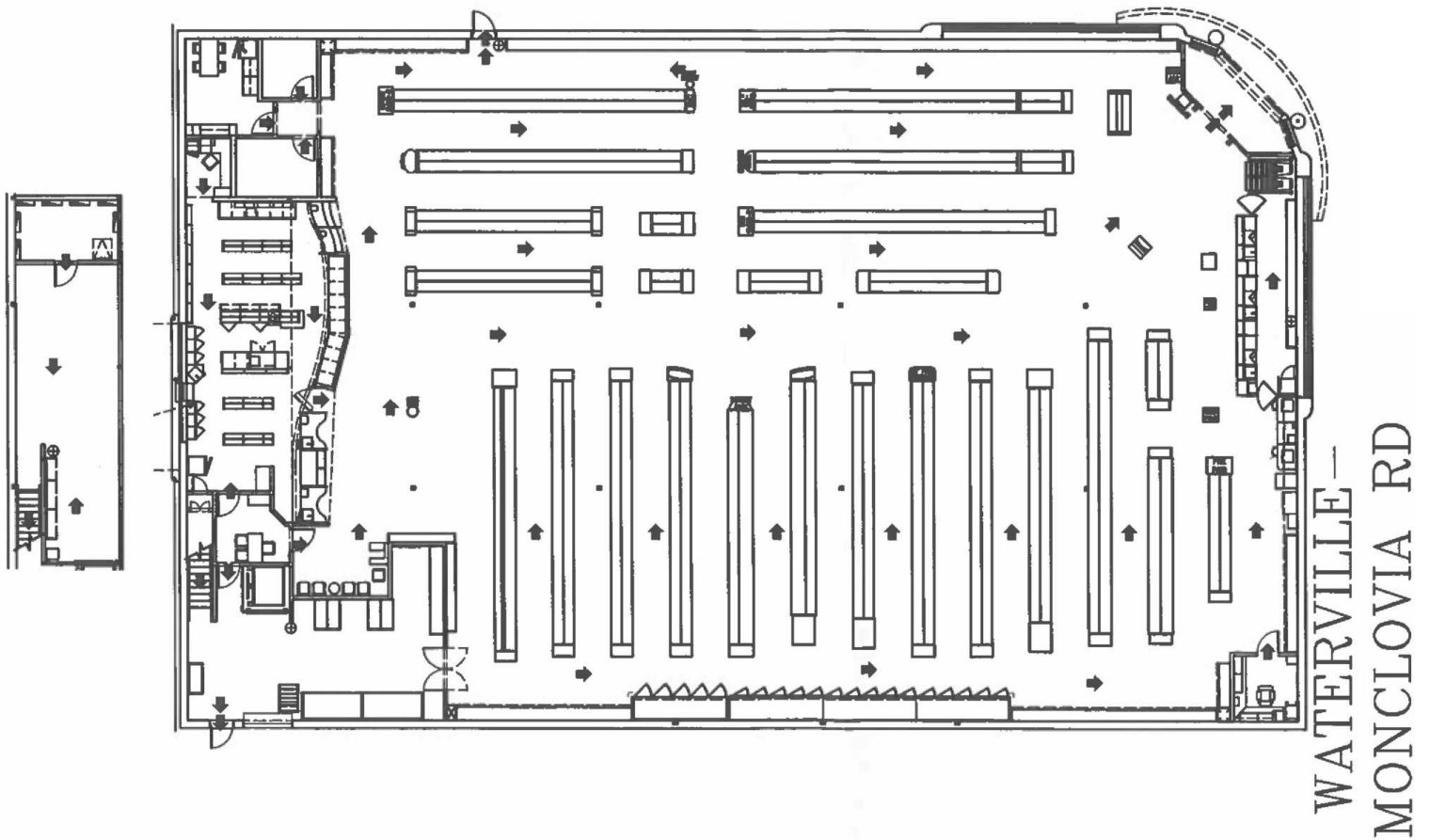
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MICHIGAN AVE



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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,578	13,453	38,293
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,679	5,092	14,543
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$118,610	\$135,666	\$143,857
Average House Value	\$276,607	\$321,417	\$347,516

Demographics data derived from AlphaMap

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Photo from www.youtube.com/@behindthelens475

Big Business with a Small-Town Experience

Waterville, Ohio, is a thriving, historical city located in the southwestern part of Lucas County. With a population of approximately 5,500 residents, Waterville offers a blend of small-town charm and proximity to major metropolitan areas. The city is situated just 15 miles southwest of Toledo, making it easily accessible to larger markets while maintaining a distinct, close-knit community atmosphere.

Founded in the early 19th century, Waterville's early economy was rooted in agriculture, particularly in the cultivation of grains and the milling industry. As transportation evolved, Waterville became a key stop along the Miami and Erie Canal, boosting its economic significance. In the 20th century, Waterville expanded its industrial base, with manufacturing playing a critical role. The city has since transitioned into a more diversified economy, with a growing emphasis on retail, services, and residential development.

Waterville, Ohio, presents a unique opportunity for retail investors looking to tap into a growing market with a strong community foundation. Its strategic location, favorable demographics, and commitment to preserving its rich history make it an ideal location for large-scale retail development. As Waterville continues to grow, it offers a promising environment for businesses to thrive.

An Educated, Affluent, and Established Population

- Population: 5,998 (2024)
- Median Age: 40.9 years
- Median Household Income: \$101,473
- Education: Over 47% of residents hold a bachelor's degree or higher.
- Homeownership Rate: 81.1%



Data from Waterville Area Chamber of Commerce: watervillechamber.com

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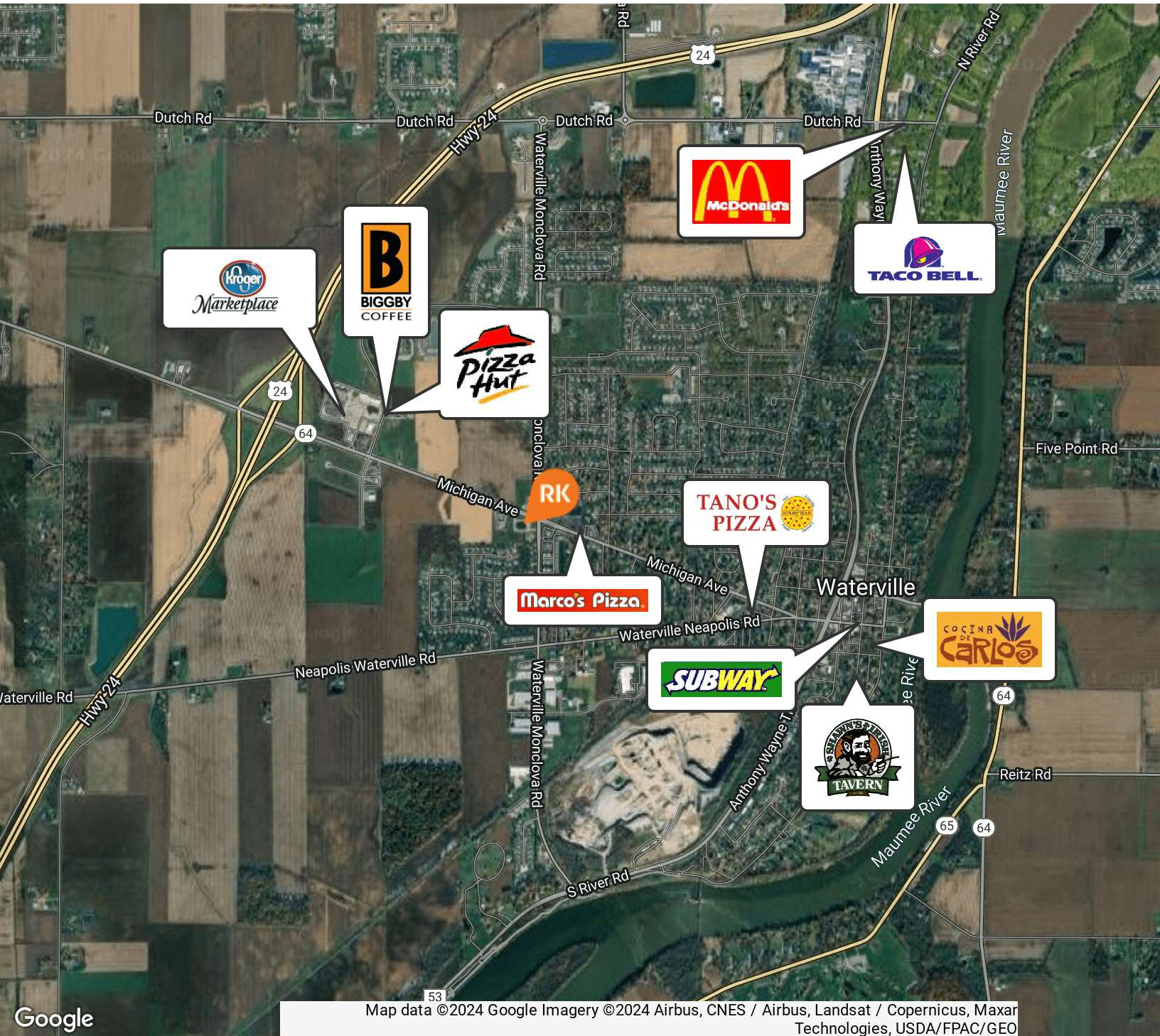
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