

2801 / 2815 Monroe St
Toledo OH 43606

2801 Monroe St.



2794 Monroe St
Toledo, OH 43606

2801 Monroe St.

Street View - Nov 2016

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01

Executive Summary

Offering Summary

Location Summary

Demographics

Demographic Charts

2801 MONROE ST.

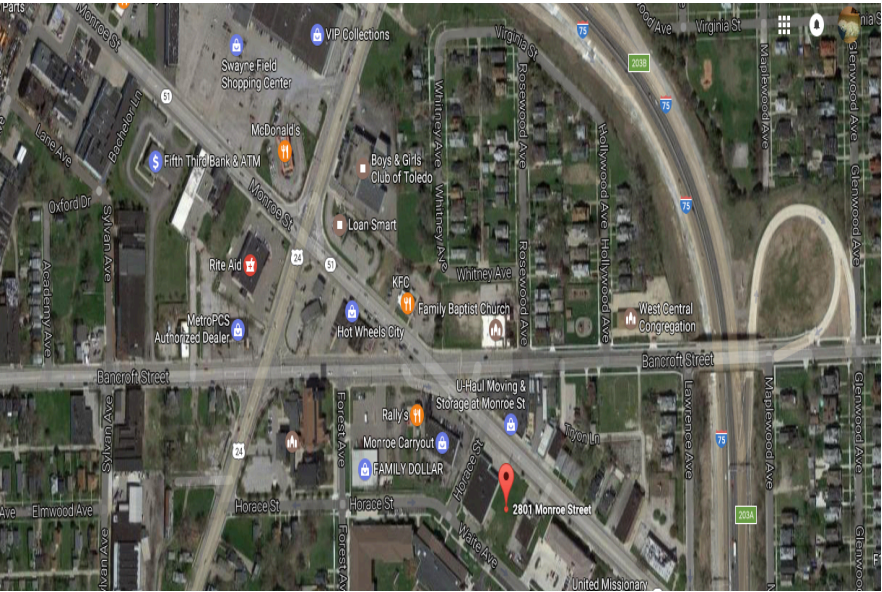
OFFERING SUMMARY

ADDRESS	2801 / 2815 Monroe St Toledo OH 43606
COUNTY	Lucas
MARKET	Toledo, Ohio
BUILDING SF	13,184
GLA (SF)	13,184
LAND SF	39,821 SF
YEAR BUILT	1907
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

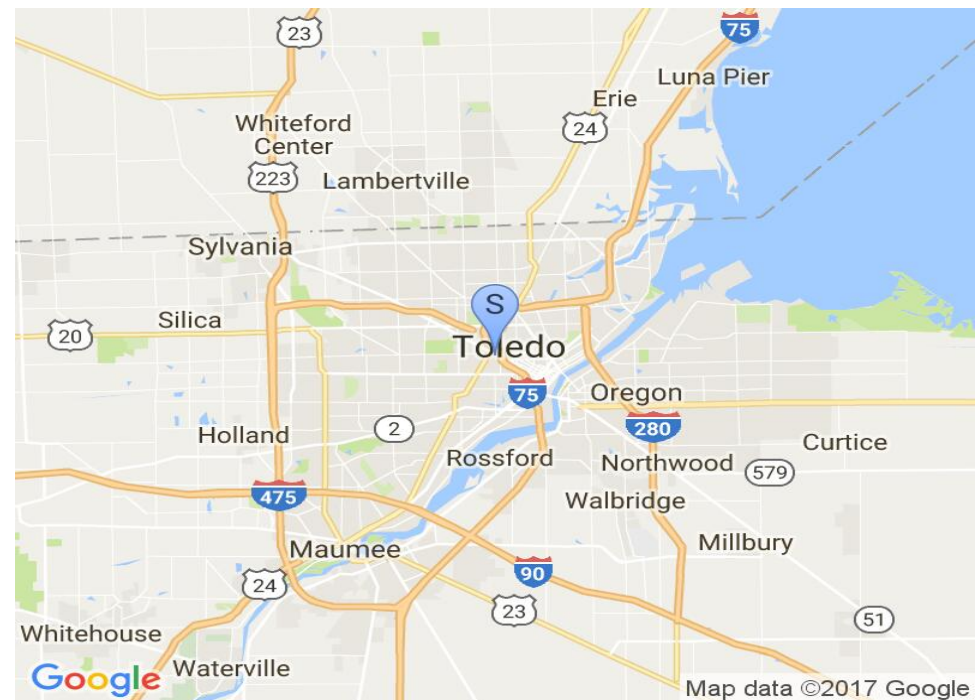
OFFERING PRICE	\$449,000
PRICE PSF	\$34.06

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 Population	13,923	124,728	246,802
2016 Median HH Income	\$22,670	\$28,799	\$34,627
2016 Average HH Income	\$37,576	\$40,896	\$47,498

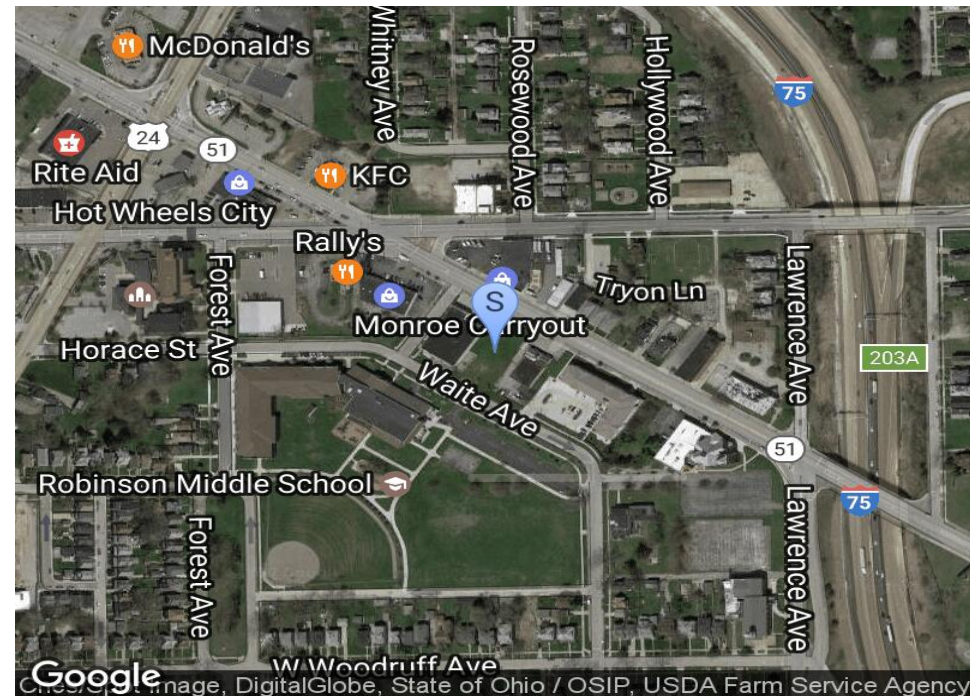


Nearly 1 Full acre with a 13,184 square foot building in a very high traffic high profile commercial district. Monroe Street is the main corridor into downtown Toledo, Ohio. This property is near interstate 75, one minute from the Toledo Museum of Art. Near many retailers such as Dollar General, Rally's, Save A Lot, Sunoco, KFC, McDonald's, Wendy's, U haul 5/3 Bank, Rite Aid and many more. The parcels are on a corner and accessible from three streets. This nearly full acre in highly visible is prime and ready for redevelopment.

Regional Map



Locator Map

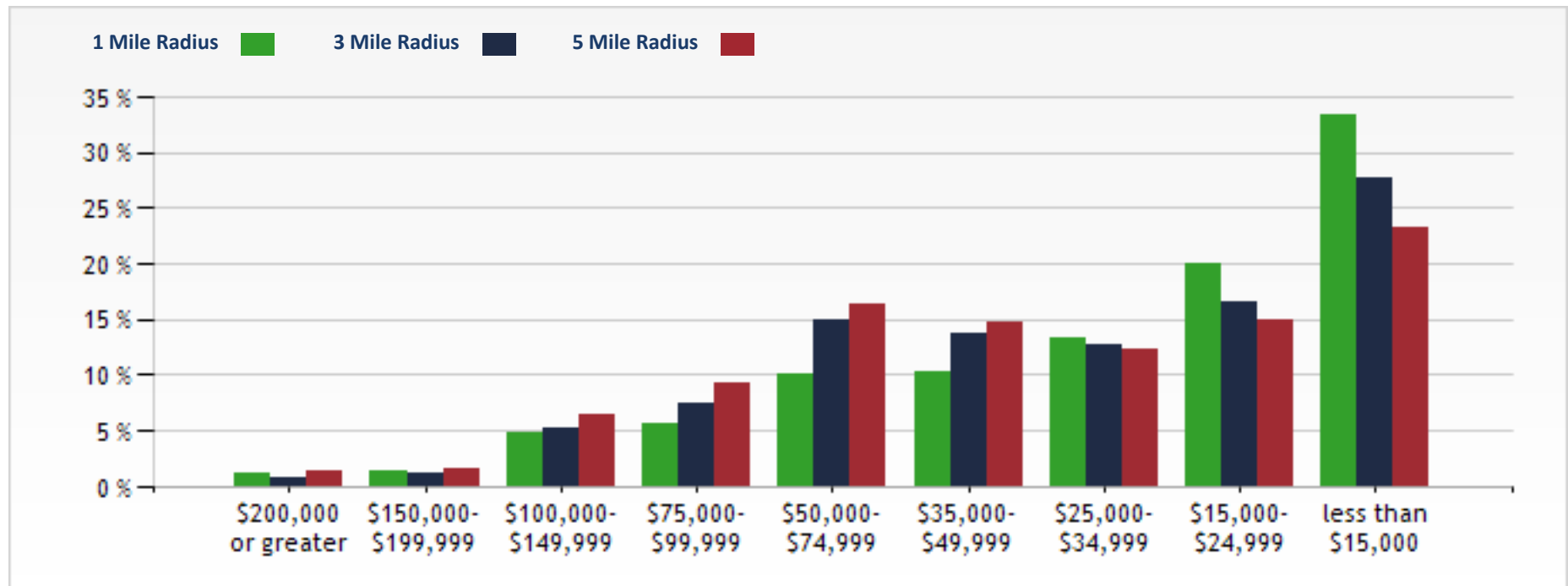


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,434	147,749	279,055
2010 Population	14,412	129,274	253,364
2016 Population	13,923	124,728	246,802
2021 Population	13,739	122,760	243,840
2016 African American	11,089	51,270	69,131
2016 American Indian	55	558	1,010
2016 Asian	52	1,413	3,378
2016 Hispanic	411	11,908	22,571
2016 White	2,099	60,769	154,252
2016 Other Race	125	4,463	7,983
2016 Multiracial	503	6,210	10,966
2016-2021: Population: Growth Rate	-1.35 %	-1.60 %	-1.20 %

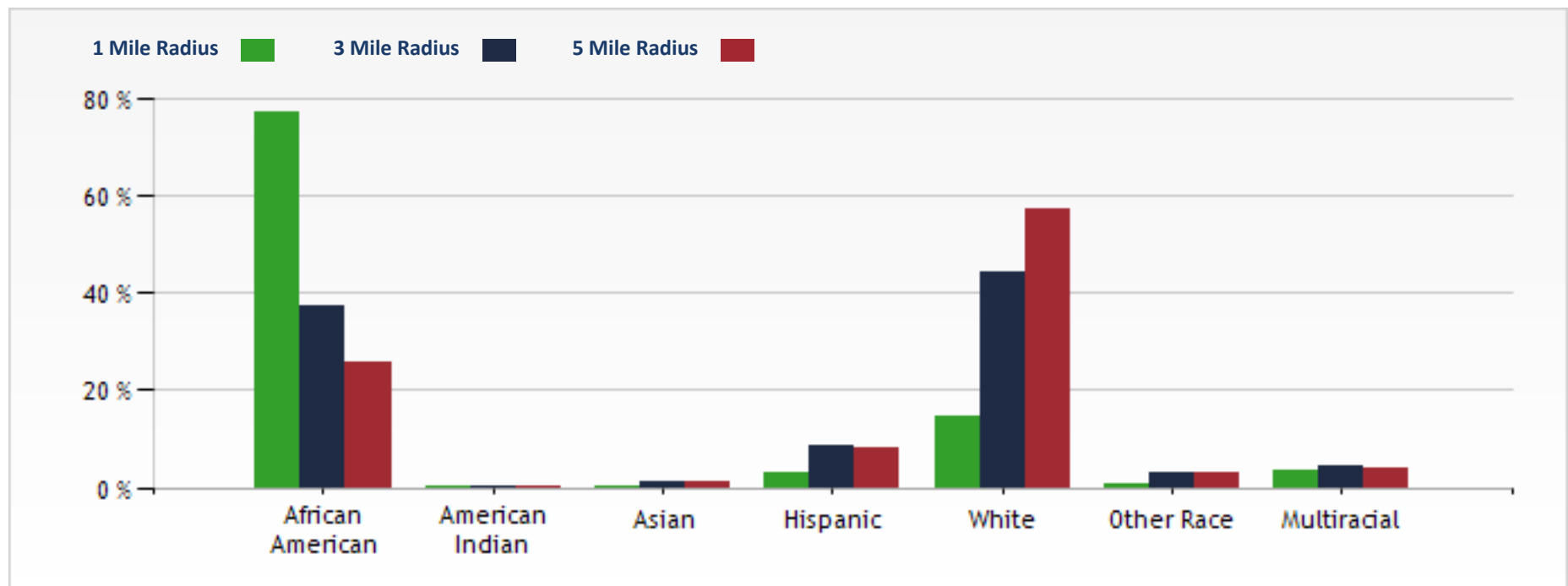
2016 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,006	13,672	23,482
\$15,000-\$24,999	1,203	8,190	15,193
\$25,000-\$34,999	805	6,244	12,461
\$35,000-\$49,999	619	6,784	15,021
\$50,000-\$74,999	604	7,377	16,567
\$75,000-\$99,999	342	3,666	9,466
\$100,000-\$149,999	292	2,533	6,527
\$150,000-\$199,999	81	520	1,493
\$200,000 or greater	69	382	1,350
Median HH Income	\$22,670	\$28,799	\$34,627
Average HH Income	\$37,576	\$40,896	\$47,498

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,655	64,030	122,887
2010 Total Households	6,108	50,477	103,028
2016 Total Households	6,019	49,369	101,560
2021 Total Households	5,985	48,863	100,865
2016 Average Household Size	2.24	2.41	2.35
2000 Owner Occupied Housing	3,257	31,990	67,833
2000 Renter Occupied Housing	3,848	25,306	44,798
2016 Owner Occupied Housing	2,275	22,959	53,032
2016 Renter Occupied Housing	3,744	26,411	48,527
2016 Vacant Housing	2,098	12,200	18,858
2016 Total Housing	8,117	61,569	120,418
2021 Owner Occupied Housing	2,237	22,558	52,383
2021 Renter Occupied Housing	3,749	26,305	48,482
2021 Vacant Housing	2,152	12,767	19,760
2021 Total Housing	8,137	61,630	120,625
2016-2021: Households: Growth Rate	-0.55 %	-1.05 %	-0.70 %

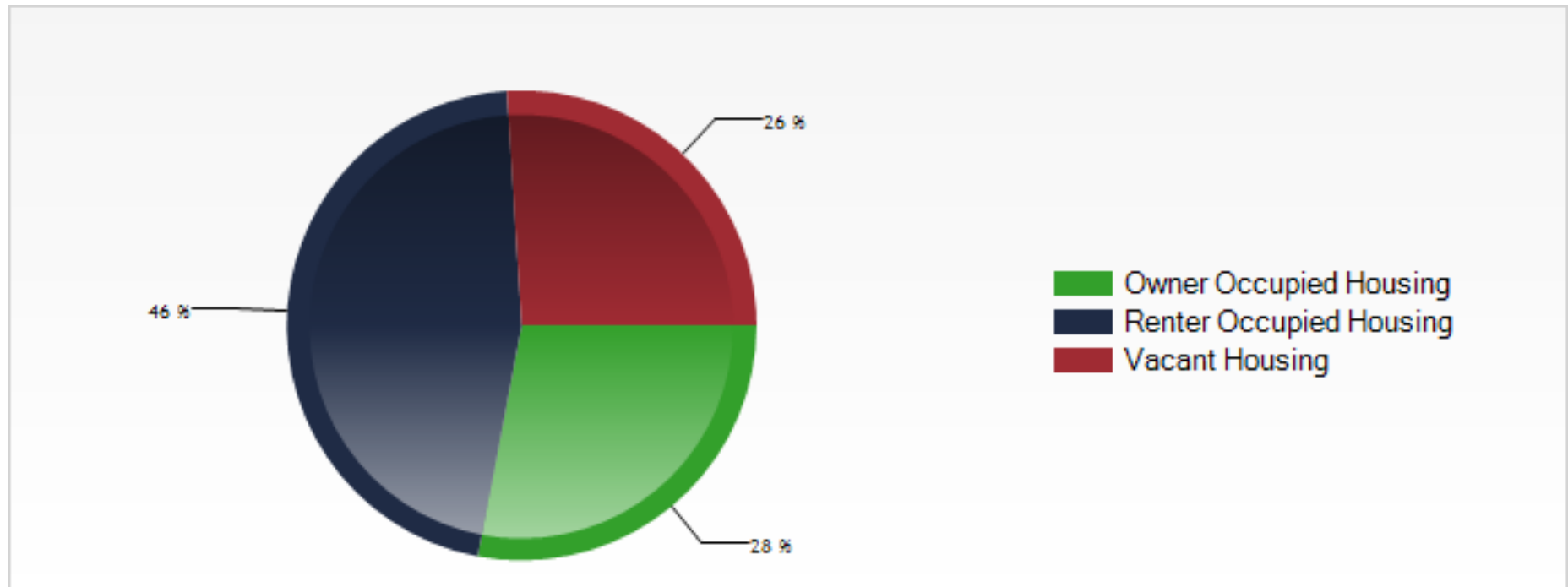
2016 Household Income



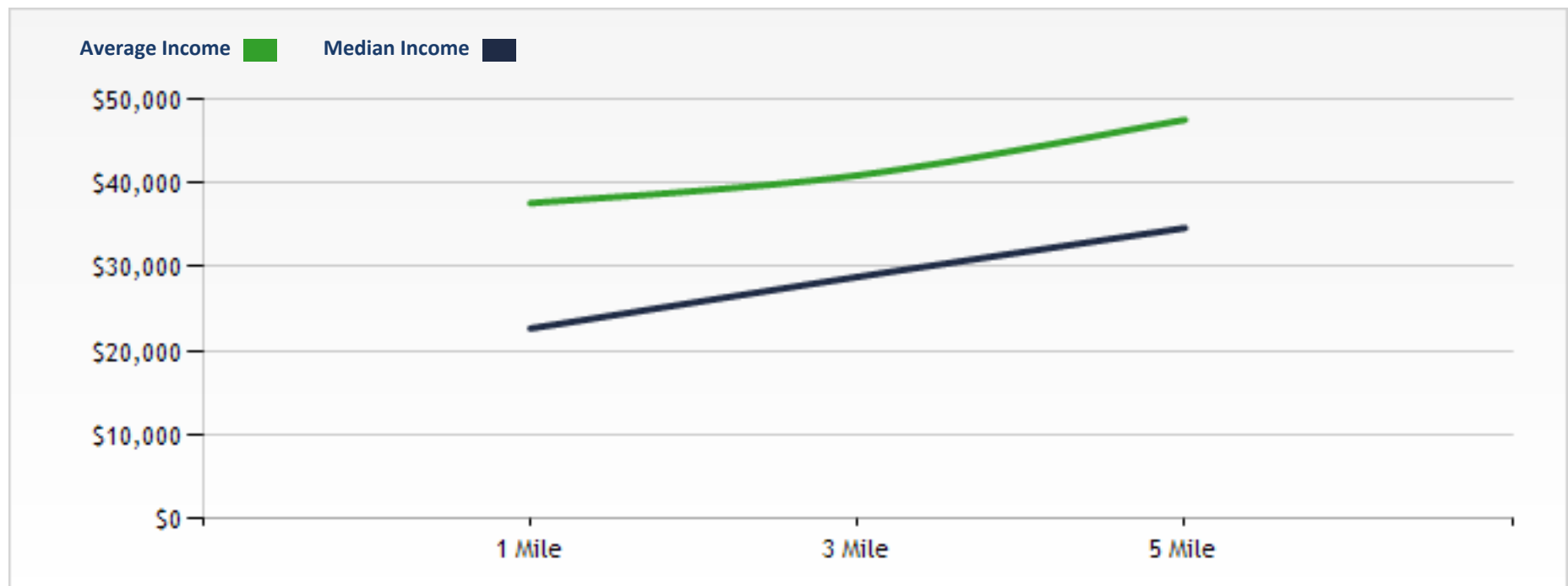
2016 Population by Race



2016 Household Occupancy - 1 Mile Radius



2016 Household Income Average and Median





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

2801 MONROE ST.

Site Description	
NUMBER OF TENANTS	0
GLA (SF)	13,184
BUILDING SF	13,184
LAND SF	39,821
LAND ACRES	0.91
YEAR BUILT	1907
# OF PARCELS	2
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	200 x 200
STREET FRONTAGE	200
CORNER LOCATION	Yes
TRAFFIC COUNTS	13,000
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

Lucas County
Department of Job &...

203B

24

51

S

203A

75

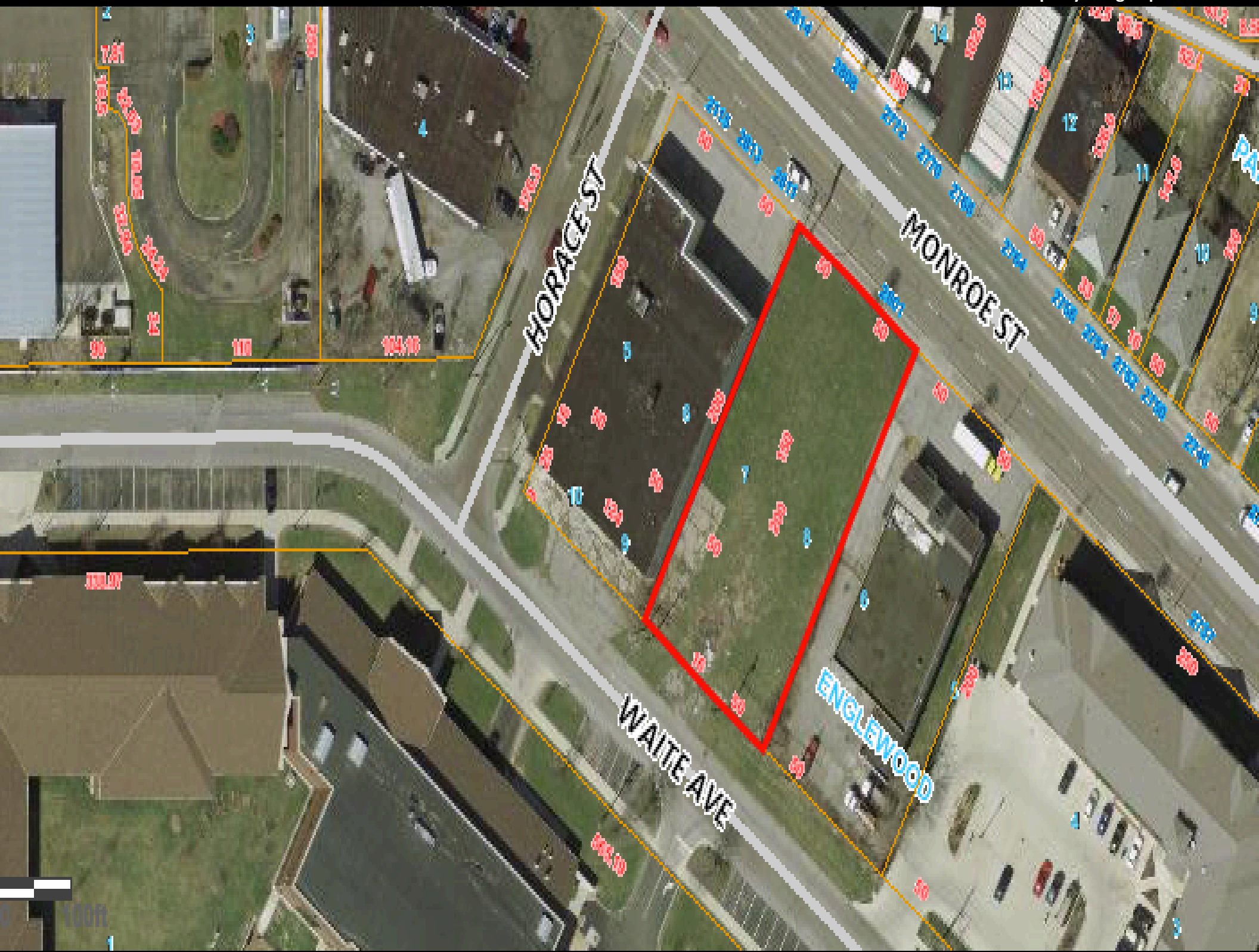
Lawrence Ave

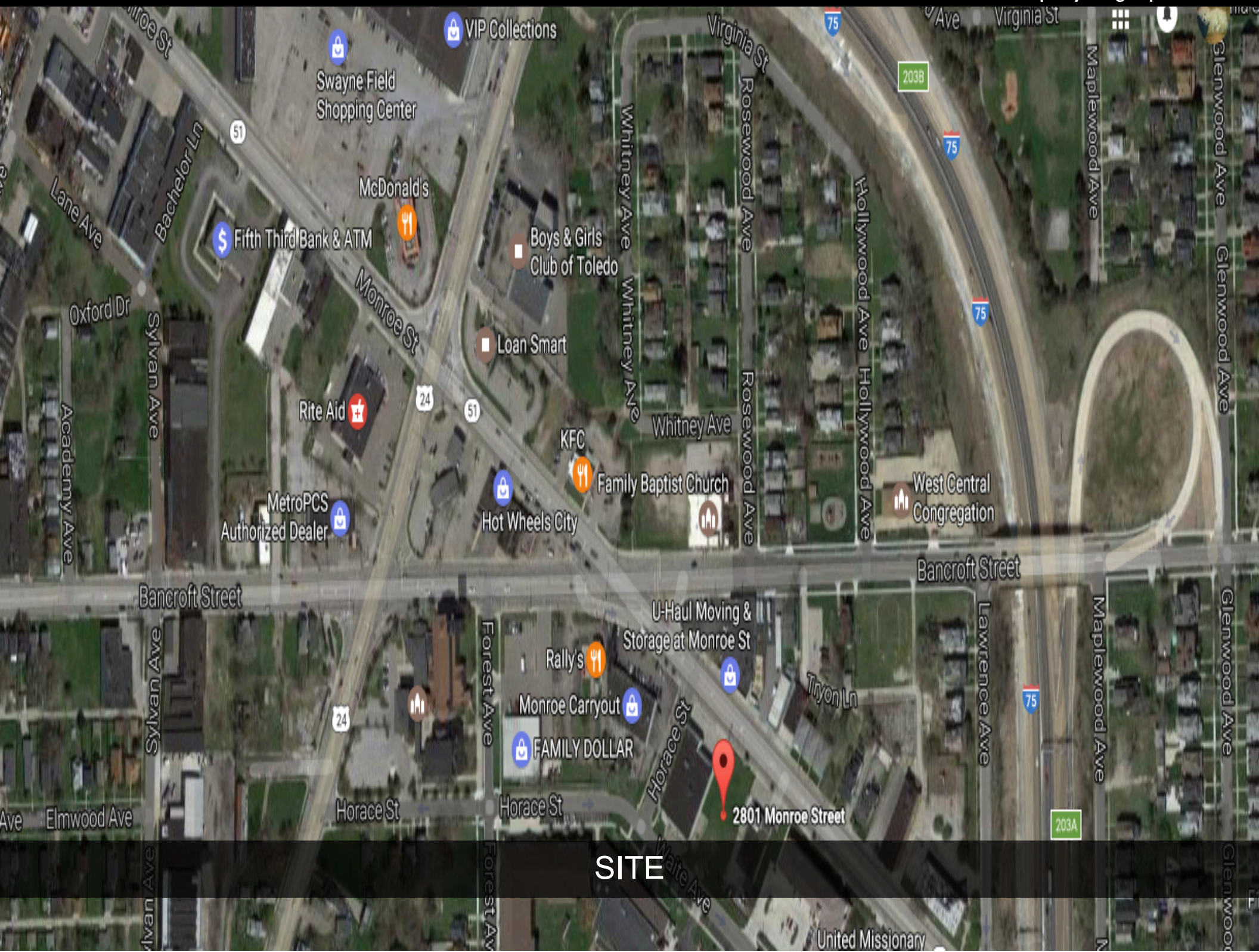
Monroe St

The Toledo
Museum of Art

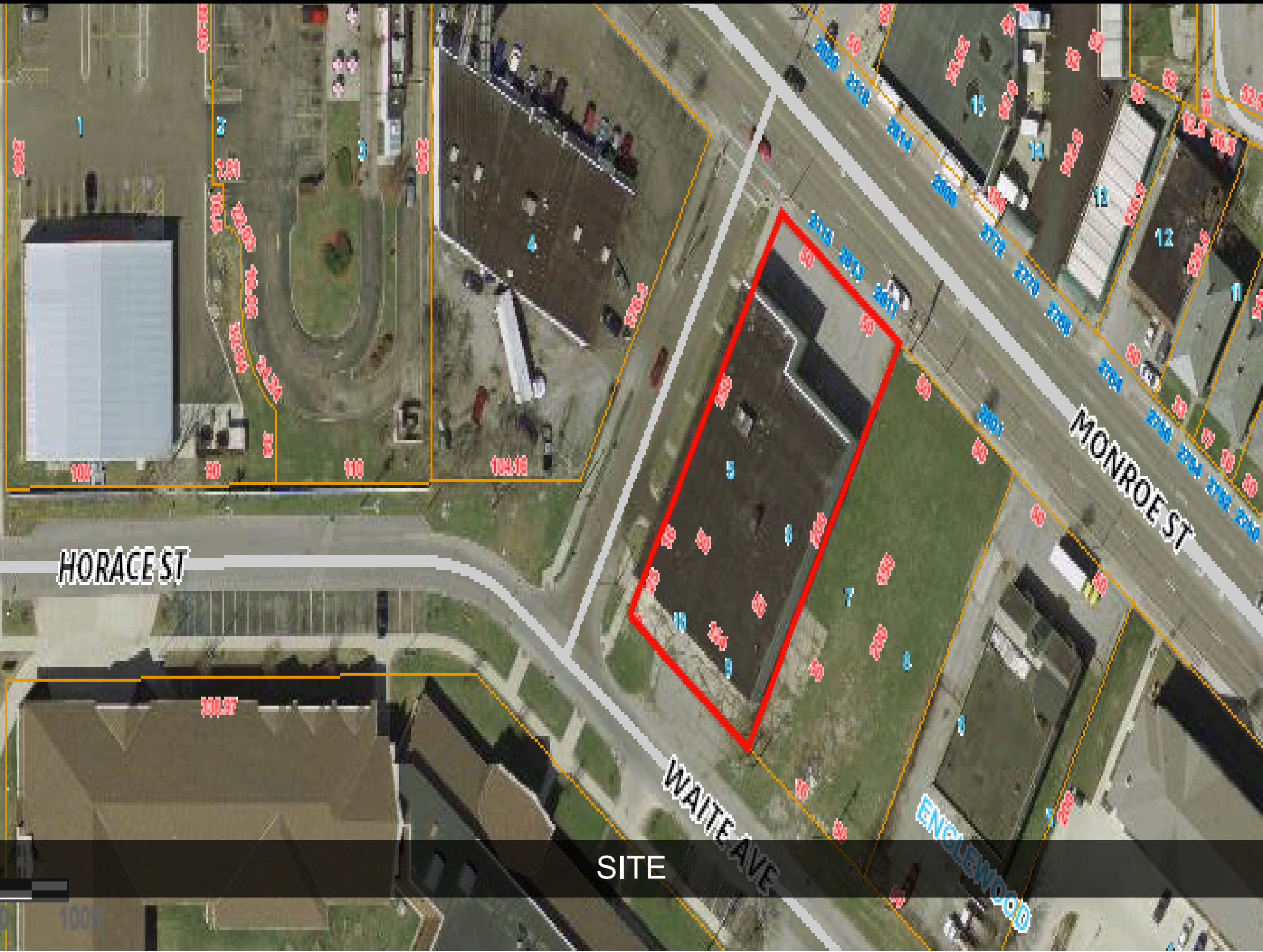
ROOSEVELT

Google





SITE



SITE

