

# FOR LEASE

Miller-Danberry Commercial Realty  
1656 Henthorne Dr., Suite 200  
Maumee, OH 43537  
419-877-7777



4202 Monroe St.  
Toledo, OH 43602

Retail  
Building



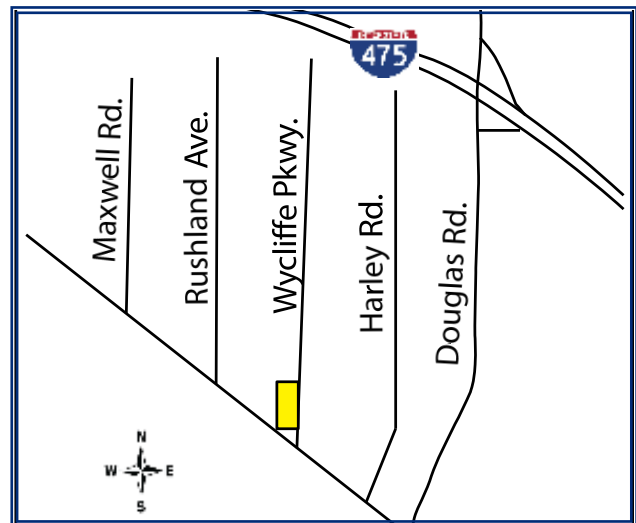
**Lease Rate:**  
\$1,700.00/mo  
Modified Gross

**Available Space:**  
1,824 SF

**Building Size:**  
1,824 SF

### Property Highlights:

- \*Former City Diner Restaurant
- \*Great exposure on Monroe St.
- \*Between two major hospitals
- \*Ideal for breakfast & lunch diner, pizza & subs, flower shop or insurance office.



*“Innovative Solutions At Work”*

For More  
Information  
Contact:

**Fadi Sbehi**  
419-377-0795  
fadi@millerdanberry.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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## GENERAL BUILDING SPECIFICATIONS

County	Lucas
Area of City	Towne Center
Nearest Intersection	Douglas
Zoned	CR
Parcel #	05-050001
Street	4 Lane + Center
Acreage	.18
Parking Spaces	15 + Street parking
Curb cuts	2
Total Building Size	1,824 SF
Units	1
Year Complete	1960
Number of floors	1
Floors	Carpet & Tile
Construction Type	Brick
HVAC	Gas Forced Air
Electrical	
Roof	Flat Rubber
Ceiling Height	9'
Over Head Doors	No
Restrooms	2
Property Taxes	3,809.36/yr

## LEASE DETAILS

**Term:** 3-5 years  
**Security Deposit:** One months rent  
**Options:** Negotiable  
**Improvement Allowance:** Negotiable  
**Tenant Responsibility:** Utilities, snow removal, landscaping and insurance  
**Showing Instructions:** Through listing agent

## DEMOGRAPHICS

	Population	Avg. Household Income
1 Mile	17,613	\$51,851
3 Mile	114,858	\$51,774
5 Mile	238,824	\$49,682

## TRAFFIC COUNTS

18,651 VPD (2016) on Monroe St.

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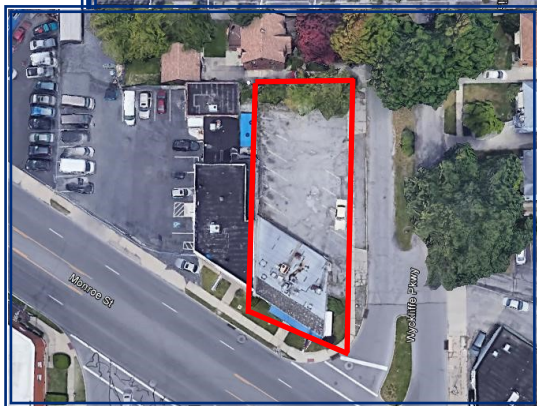
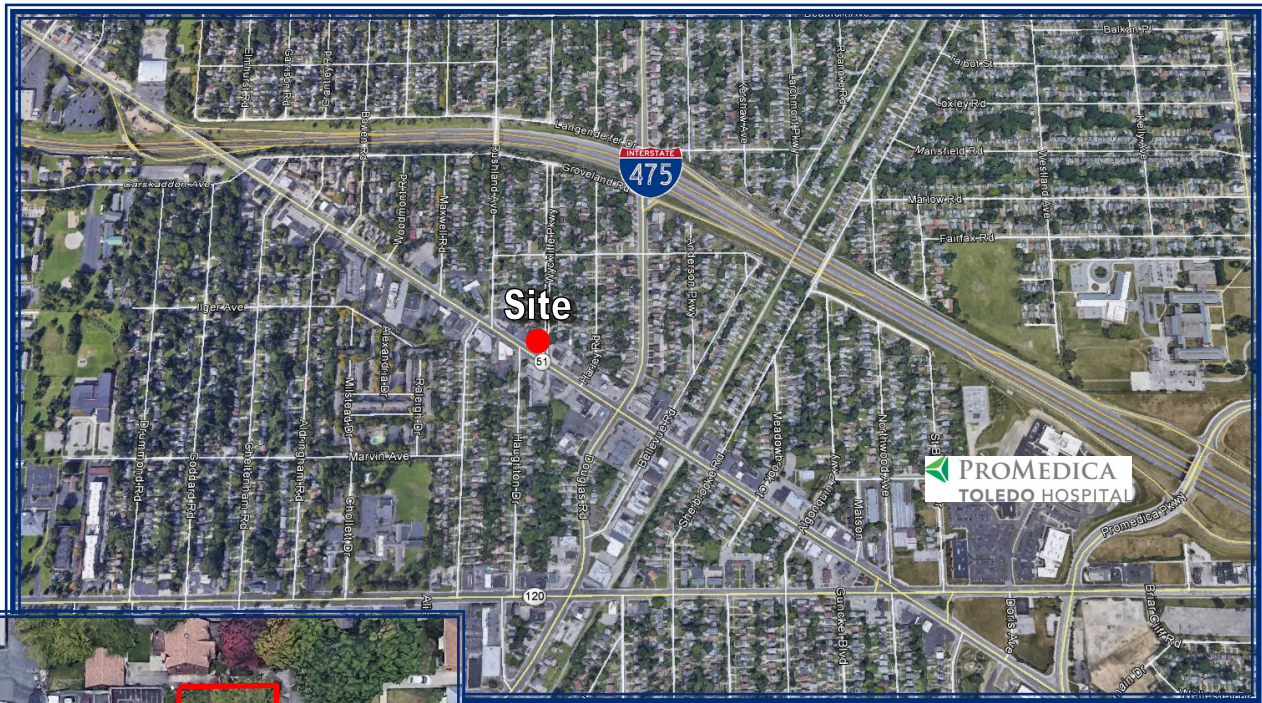
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