



10621 FREMONT PIKE

Perrysburg, OH 43551

**Hospitality
Investment Opportunity**

Offering Memorandum

Renovated In 2025 | Out-of-State Owner | Located Near Toledo's Top Demand Drivers



MATTHEWS™

EXCLUSIVELY LISTED BY



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Table of Contents

- 04 Property Overview
- 09 Market Overview
- 13 Valuation Overview



PROPERTY OVERVIEW



THE OPPORTUNITY

Investment Opportunity

Matthews™ is pleased to present the opportunity to acquire the Quality Inn Perrysburg, a well-located select-service hotel positioned in one of **Northwest Ohio's strongest lodging markets**. Situated just off Interstate 75, the property benefits from **exceptional accessibility and visibility along one of the Midwest's busiest north-south transportation corridors**. The hotel is surrounded by a diverse mix of demand generators, including **Downtown Toledo, the University of Toledo, Owens Community College, and numerous industrial and distribution facilities** throughout the Toledo metropolitan area. Perrysburg is home to a significant concentration of manufacturing, logistics, and corporate employers—including operations for First Solar, Owens Corning, O-I Glass, and Amazon—which provide **stable year-round commercial lodging demand**. The property also benefits from **proximity to area retail, dining, and recreational attractions, including Levis Commons, the Toledo Zoo, and the Hollywood Casino Toledo, supporting additional leisure and weekend demand**. The Quality Inn flag offers investors the opportunity to acquire a well-recognized Choice Hotels brand in an **established Midwest market** with diverse economic fundamentals and multiple avenues for **future revenue growth**.

Investment Highlights

2025 Renovation

The hotel has no outstanding PIP as the owner completed a full renovation last year.

Operational Upside

Hotel ranks at 5 out of 6 compared to its comp set and owners are out of state.

Located Near Multiple Demand Drivers

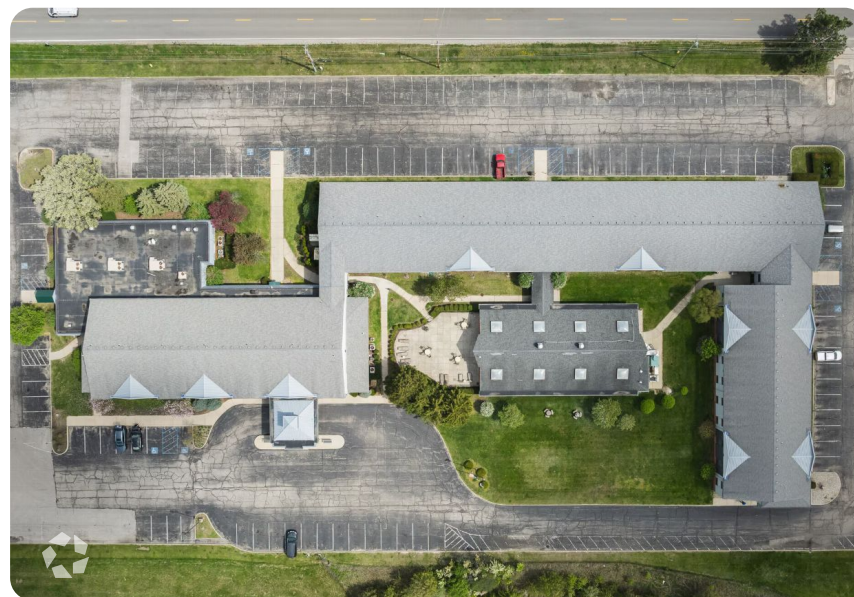
Strategically positioned just off Interstate 75 in Perrysburg, the hotel benefits from a diverse mix of lodging demand generated by corporate travel, manufacturing and logistics, healthcare, higher education.



PROPERTY OVERVIEW

Property Details

Property Name	Quality Inn Perrysburg
Total Keys	136
Address	10621 Fremont Pike
City, ST	Perrysburg, OH
Year Built/Last Renovation	1970/2025
Building Size	±34,520 SF
Lot Size	±5.06 AC
Vehicles Per Day (Helen Dr E)	±35,000 VPD
5-Mile Population	86,065
5-Mile Household Income	\$122,505
Hotel Location Type	Suburban
Market Name	Ohio North
Submarket Name	Toledo
Class	Midscale
Corridor	Interior
Stories	2



PROPERTY AMENITIES & SERVICES

Premium Free WiFi

Fitness Center

Ballroom

Meeting Room

Indoor Pool

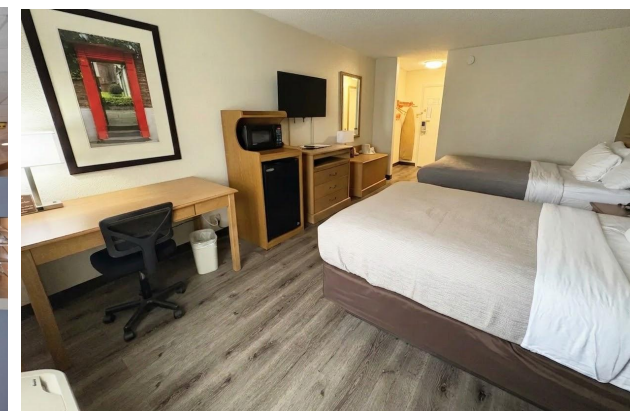
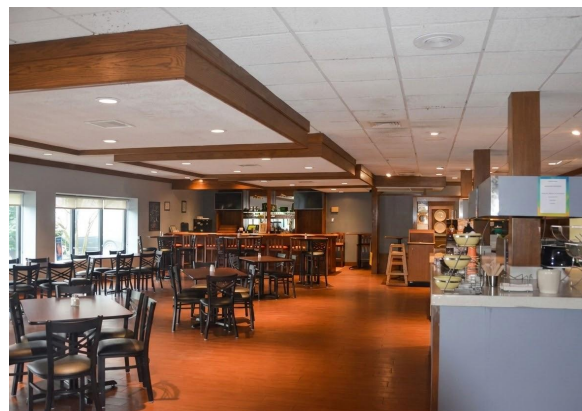
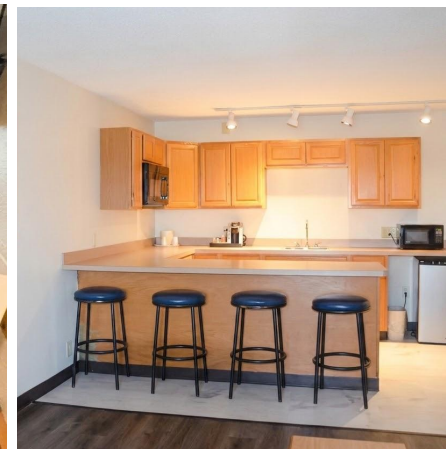
Free Hot Breakfast

Banquet Rooms

Business Center

Conference Facilities

Lounge/Bar





71

22

24

73

**THE UNIVERSITY OF TOLEDO**
The University of Toledo
±14,000 Students
±6,000 Employees

**Fifth Third Field**
±5000,000 Annual Attendance

 **THE GLASS CITY RIVERWALK**

 **PROMEDICA**
ProMedica World Headquarters
±1,000 On-Site Employees
±17,000 Global Employees

**HUNTINGTON CENTER**
Huntington Center
Concert and Hockey Arena

**THE UNIVERSITY OF TOLEDO**
The University of Toledo
Health Science Campus
±319 Beds | ±2,800 Employees

Toledo
HOLLYWOOD CASINO

**TOLEDO ZOO & AQUARIUM**

**OWENS CORNING**
Owens Corning World Headquarters
±1,200 On-Site Employees
±25,000 Global Employees

**FedEx Ground**

Levi's Commons
ARHAUS **LOVESAC**
BAM! **WHBM**
BOOKS-A-MILLION **WHITE HOUSE BLACK MARKET**
ATHLETA **CINEMARK**
ETHAN ALLEN **SEPHORA** **ANTHROPOLOGIE**

**OWENS COMMUNITY COLLEGE**
Owens Community College
±9,000 Students
±1,700 Employees

Subject Property

**First Solar**

**amazon**

**FORT MEIGS 1813**
Ohio's War of 1812 Battlefield
Fort Meigs Historic Site
±30,000 Annual Visitors

±73,000 VPD

±31,000 VPD

±34,900 VPD

±75,000 VPD

24

24

65

20-23

80-90

795

TR 110

321

107

128

795

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MARKET OVERVIEW



PERRYSBURG, OH

20M+

MSA Annual Visitors

2.6M+

Annual Airport Passengers

TOP 25

U.S. Convention City

4M+

Annual Cruise Passengers

Local Market Overview

Located within the Toledo metropolitan area along Interstate 75, Perrysburg benefits from exceptional regional connectivity via Interstate 75, the Ohio Turnpike (I-80/I-90), U.S. Route 20, and Toledo Express Airport. The city provides convenient access to major demand generators including Downtown Toledo, Levis Commons, Owens Community College, and premier recreational destinations, supporting consistent business and leisure travel throughout the year. Continued investment in commercial development, healthcare facilities, and mixed-use projects has contributed to increased visitation, hospitality demand, and long-term economic growth across the market.

Its strategic location within Northwest Ohio, expanding business environment, and year-round calendar of corporate travel, collegiate events, and regional attractions continue to support strong lodging demand and reinforce Perrysburg's position as one of Northwest Ohio's premier hospitality destinations.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,780	31,278	86,065
Current Year Estimate	8,931	31,937	87,232
2020 Census	8,575	32,303	87,013
Growth 2020-Current Year	4.15%	-1.13%	0.25%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,091	13,957	39,070
Current Year Estimate	4,011	13,892	38,946
2020 Census	3,754	13,765	37,912
Growth Current Year-Five-Year	2.00%	0.46%	0.32%
Growth 2020-Current Year	6.83%	0.93%	2.73%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$117,236	\$137,310	\$122,505

PERRYSBURG HOSPITALITY MARKET POSITIONED ALONG THE INTERSTATE 75 CORRIDOR SERVING TOLEDO AND NORTHWEST OHIO

Perrysburg is strategically positioned within the Toledo metropolitan area, offering immediate access to one of Northwest Ohio's strongest commercial corridors, major transportation infrastructure, and year-round business and leisure destinations. The city's central location supports strong lodging demand and regional connectivity while benefiting from Interstate 75, the Ohio Turnpike, Toledo's major employment centers, Toledo Express Airport, and the broader Northwest Ohio tourism market.

2.4 Mi

Levis Commons

7.8 Mi

Hollywood Casino Toledo

8.1 Mi

Toledo Zoo & Aquarium

8.9 Mi

Downtown Toledo

9.2 Mi

University of Toledo

10 Mi

Toledo Express Airport



9.2 Miles From Quality Inn

Founded in 1872, The University of Toledo is one of Ohio's premier public research universities and a major educational and economic anchor for Northwest Ohio. Located within convenient access of the subject property, the university's main campus is home to nationally recognized programs in engineering, business, medicine, law, and the sciences. The university attracts students, faculty, researchers, and visitors from across the country while generating substantial demand for nearby hotels, restaurants, retail, and entertainment. The University of Toledo's continued investment in campus improvements, research initiatives, and student facilities further reinforces its long-term impact on the regional economy and hospitality market.

16

NCAA Division 1 Athletic Programs

100+

Annual Home Athletic Events

14,000+

Total Enrollment

NATIONALLY RECOGNIZED RESEARCH UNIVERSITY

Carnegie Classification of Institutions of Higher Education, 2025



PRICING OVERVIEW



FINANCIAL SUMMARY

\$4,700,000

List Price

3.20x

3 Yr Avg RRM

\$34K

Price Per Key

2026 - June STR	
Number of Rooms	136
Available Rooms	49,640
Occupancy	41.60%
ADR	\$67.81
RevPAR	\$28.22
Room Revenue	\$1,400,841

2025	
Number of Rooms	136
Available Rooms	49,640
Occupancy	39.90%
ADR	\$68.88
RevPAR	\$27.50
Room Revenue	\$1,365,100

2024	
Number of Rooms	136
Available Rooms	49,640
Occupancy	46.00%
ADR	\$69.13
RevPAR	\$31.80
Room Revenue	\$1,578,552

2023	
Number of Rooms	136
Available Rooms	49,640
Occupancy	45.80%
ADR	\$67.17
RevPAR	\$30.73
Room Revenue	\$1,525,437

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 10621 Fremont Pike, Perrysburg, OH, 43551 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Hospitality OM Template](#)

Investment Highlights

Property Highlights

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Property Highlights

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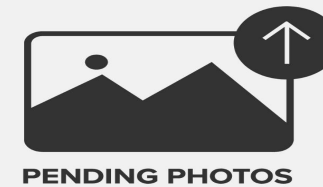
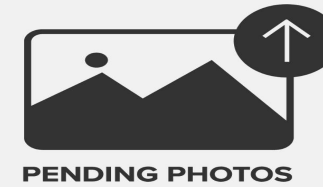


PENDING PHOTOS

Property Overview

12-Month [Market Name] Hotel Performance, Sales & Supply

Upper Midscale Occupancy	64.50%
Upper Midscale ADR	\$126.58
Upper Midscale RevPAR	\$81.64
Hotel Transactions	5
Price Per Hotel	\$2,700,000
Price Per Key	\$59,800
Cap Rate	11.20%
Number of Hotels Submarket	120
Average Rooms Per Hotel	51
Number of Rooms	6,400
Under Construction Hotels	1
Under Construction Rooms	94
Hotels Proposed/Final Planning	2
New Rooms Proposed/Final Planning	180



Financial Summary

\$000,000

List Price

\$0,000,000

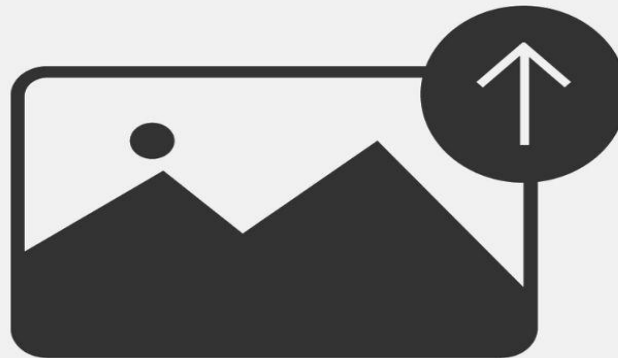
Price Per Acre

\$0

Price Per SF

\$000,000

Price Per Key



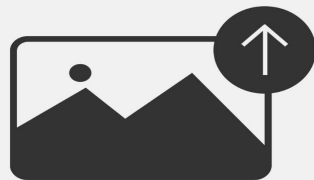
PENDING PHOTOS

Perrysburg, OH

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,780	31,278	86,065
Current Year Estimate	8,931	31,937	87,232
2020 Census	8,575	32,303	87,013
Growth Current Year-Five-Year	-1.69%	-2.06%	-1.34%
Growth 2020-Current Year	4.15%	-1.13%	0.25%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
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