

# LAND FOR SALE

0 Airport Highway, Swanton, OH



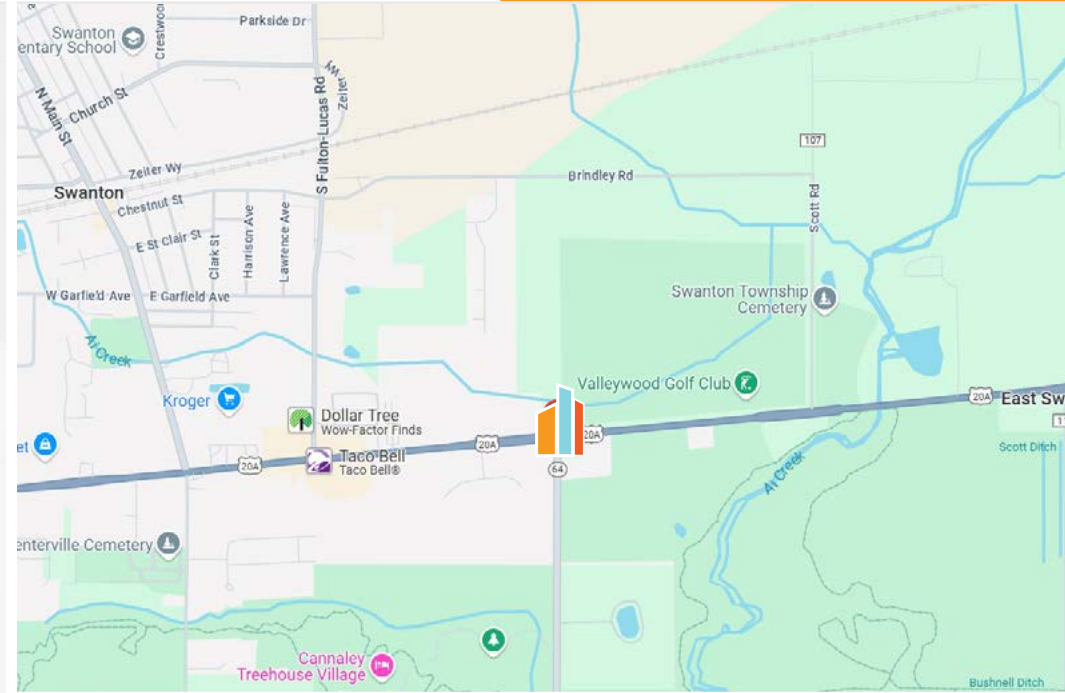
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## PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS

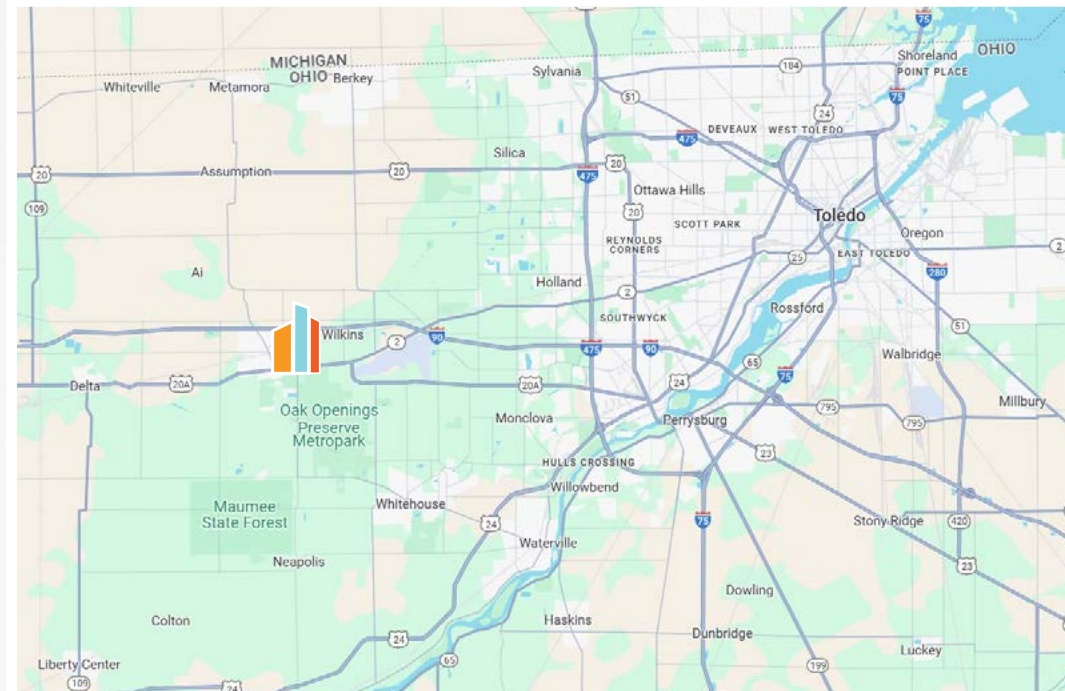
- Adjacent to Recent Metropark Expansion and Tree House Destination
- 4.80 Acres Available
- APN: 75-00239
- Tax District: Swanton Village
- Zoning Code: 18-B3
- Zoning Description: Central Business



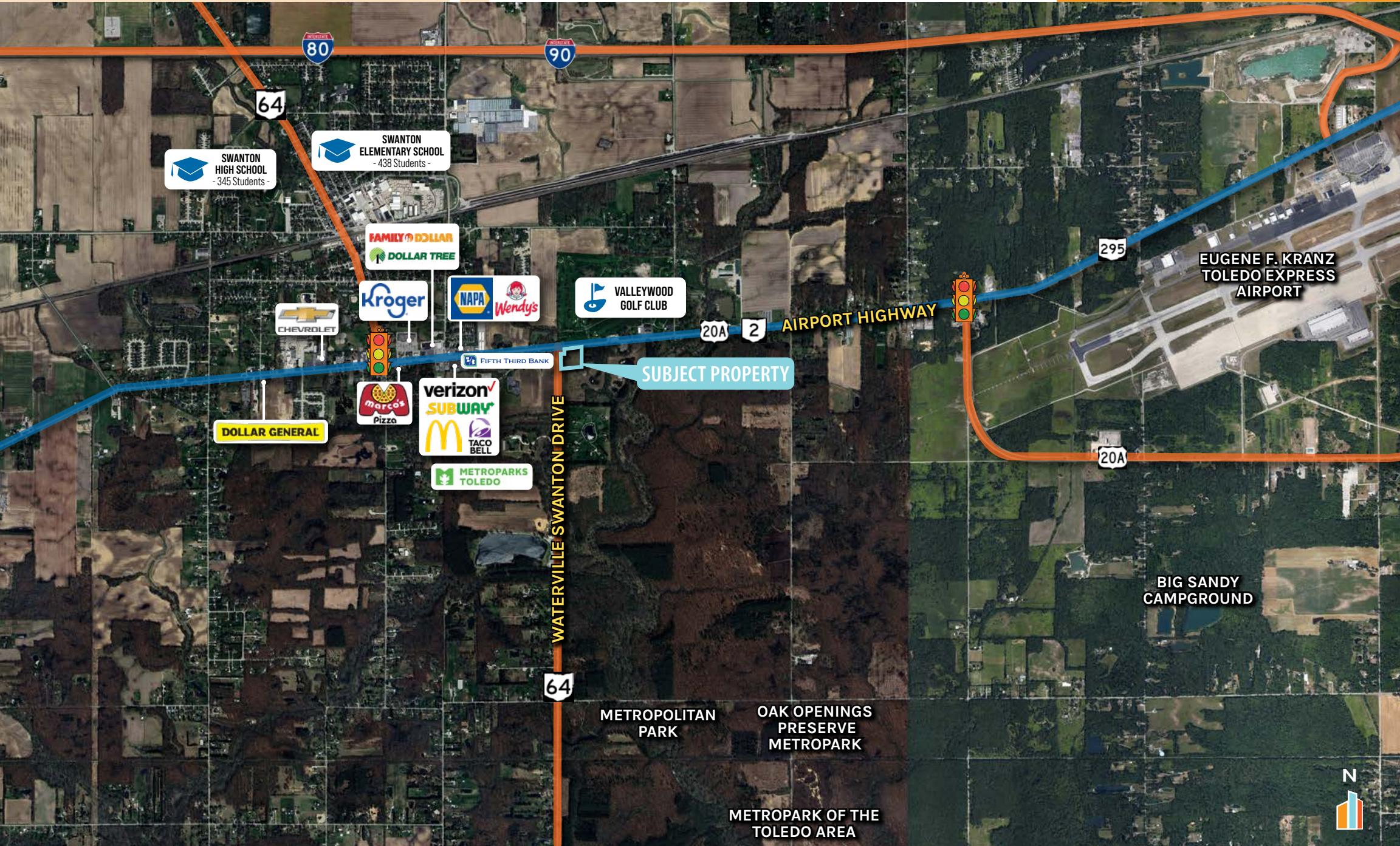
### TRAFFIC COUNTS

Airport Highway (20) - 30,000 Cars Per Day  
 Waterville Swanton Road - 4,320 Cars Per Day

DEMOGRAPHICS	5-Mile	10-Mile	15-Mile
Population	13,436	87,948	303,523
Households	5,414	35,163	128,477
Average Household Income	\$116,321	\$141,459	\$120,213
Employees	5,179	39,819	138,263
Total Businesses	443	3,200	12,074



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# AERIAL PHOTOS



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## SWANTON, OHIO

- A small, tight-knit village located in both Fulton and Lucas counties of northwestern Ohio
  - 20 miles southwest of Toledo; 75 miles southwest of Detroit, MI; 85 miles northeast of Fort Wayne, IN
- 4,133 residents in the incorporated village limits; 14,000+ residents in the 43558 zip code
- 93 million people accessible within 500 miles of the village; centrally located in the “ChiPitts Megalopolis”

## ECONOMY

- The local economy is largely supported by agriculture, manufacturing, and small businesses
- Its location along the Ohio Turnpike (I-80/90) facilitates trade and commuting
- Eugene F. Kranz Toledo Express Airport - Serves as a hub of economic activity in northwest Ohio by supporting manufacturing, military, air cargo, aviation training and education, commercial service aviation, and general aviation operations
  - \$581 million in annual economic output throughout the Toledo region; supports nearly 3,000 jobs
  - Located 3 miles from Swanton
- Cannaley Treehouse Village - A popular attraction located in Oak Openings Preserve, the largest park in the network of Metroparks Toledo which together generates \$60+ million in direct visitor spending across all parks
  - Consists of 4 treehouses and 3 elevated campsites for overnight stays
- 1,870 workers in the village; 72% white-collar jobs vs. 28% blue-collar jobs
- \$77,000 average household income paired with a cost of living 21% below the national average

## DEVELOPMENTS

- Metroparks Expansion - Acquisition of an additional 113 acres of land by Metroparks Toledo in the Oak Openings Preserve which includes a pre-existing campground on the property
  - Superior Made RV Resort - Renovation and rebranding of the pre-existing Big Sandy Campground to include refurbished campsites, a swimming pool, pickleball/volleyball courts, 2 new bathhouses, kayak access, and access to Oak Openings Preserve from the campground; construction to begin in 2026

## AREA OVERVIEW



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EUGENE F. KRANZ TOLEDO EXPRESS AIRPORT



CANNALEY TREEHOUSE VILLAGE