

708 S. BYRNE ROAD  
TOLEDO, OH 43609

VACANT LAND FOR SALE  
1 Acre Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT SITE**



## GENERAL INFORMATION

Sale Price:	\$200,000
Acreage:	1 ac
Dimensions:	95' x 475'
Closest Cross Street:	Airport Hwy.
County:	Lucas
Zoning:	IL – Light Industrial
Easements:	Yes
Curb Cuts:	1
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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## Vacant Land For Sale

1  
Acre  
AVAILABLE

### PROPERTY DESCRIPTION

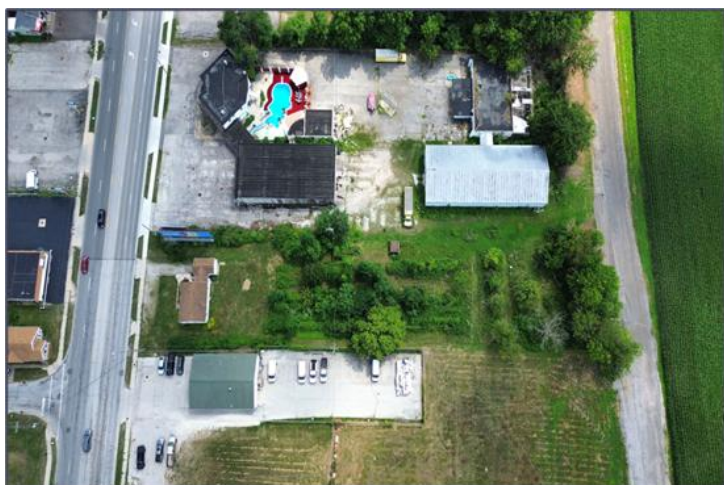
Improvements:	Vacant single-family home
Restrictions:	None
Sign on Property:	Yes

### Adjacent Land

North:	IL – office/storage lot
South:	IL – vacant commercial
East:	C – retail/office
West:	IL – vacant land

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,890	\$36,513
3 MILE	84,652	\$57,096
5 MILE	204,315	\$63,654



### UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo - DPU
Sanitary Sewer:	City of Toledo - DPU
Storm Sewer:	City of Toledo - DPU

### 2025 REAL ESTATE TAXES

TD:	02
Parcel Number:	05171
Assessor Number:	05910045
Total Annual Taxes:	\$1,371.10

### TRAFFIC COUNTS (TWO-WAY)

13,050	S. Byrne Road
18,861	Airport Highway
18,900	Hill Avenue

### Outdoor Advertising Billboard (“Sign”):

- Leased with Lamar Company
  - 10-year lease commencing February 1, 2024
  - \$1,300 per year income (1-5 years)
  - \$1,600 per year income (6-10 years)
  - Lamar Co. #293 lease on file

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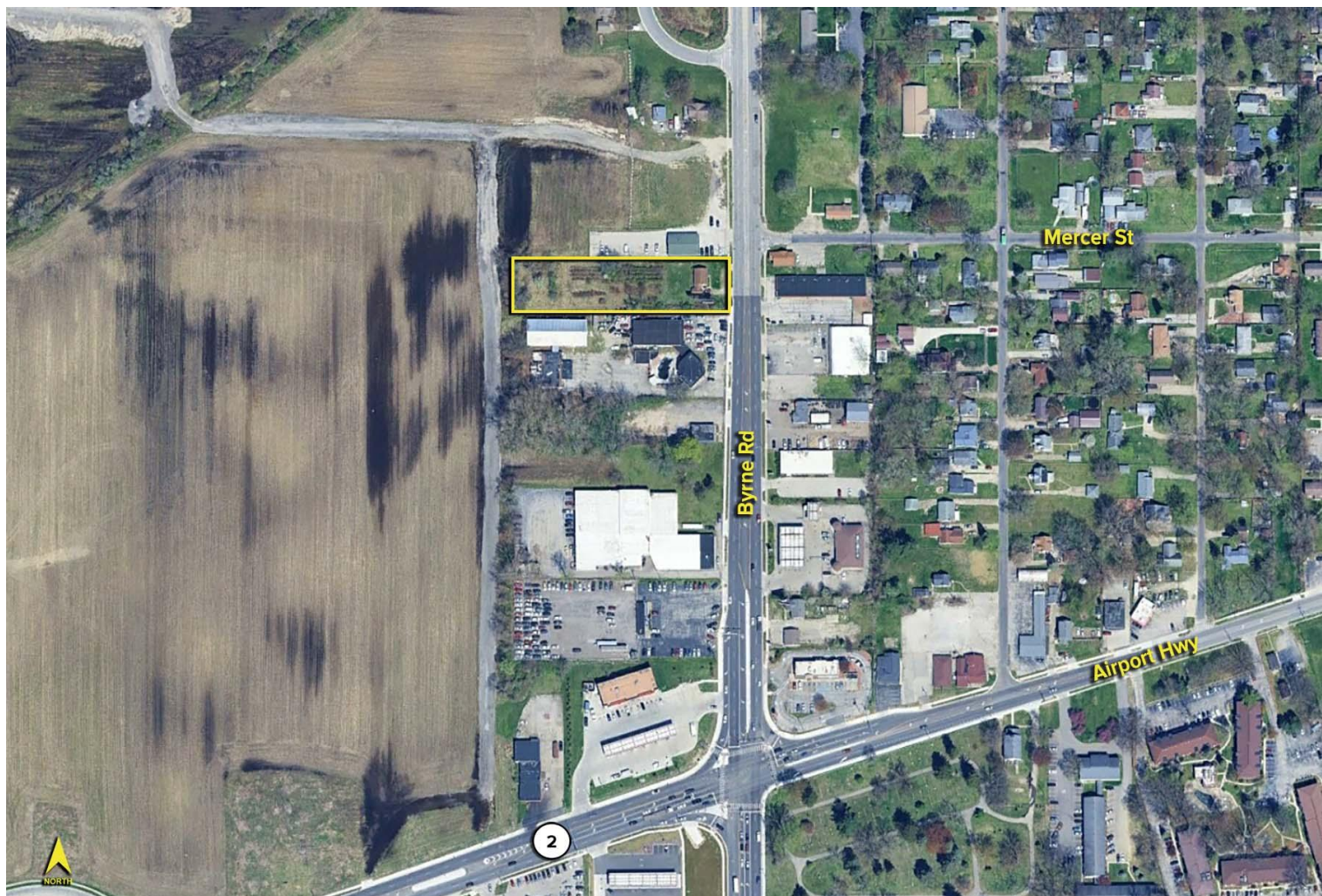
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