

FOR SALE

COMMERCIAL DEVELOPMENT SITE



\$175,000

.96 Total Acres Available
Per Lucas County Auditor

**5310 Elmer Drive
Toledo, Ohio 43615
(Sylvania Township)**

- Shovel-ready site
- Located near Promedica Wildwood Medical Center
- Near Central Avenue/I-475 interchange
- C-2 Zoning- many potential uses
- Located at a stoplight-corner of Reynolds Rd.

Property Description

Dimensions: Approximately 157' x 364'

Closest Cross Street: Reynolds Rd.

Zoning: C-2 General Commercial

Parcel: 78-38961

Acreage: .9693 total acres (Lucas County Auditor)

Topography: Flat

Curb Cuts: 2

Survey Available: No

Environmental Report: No

Electric: First Energy

Gas: Columbia Gas

Water: Municipal

Sanitary Sewer: Municipal

Storm Sewer: Municipal

Annual Real Estate Taxes: \$2,047.38 (2025)

Telecomm/Fiber: Available

For more information: Jeremy Miller, Broker (419) 450-6854

Email: jmiller@equitymillrealestate.com

www.equitymillrealestate.com



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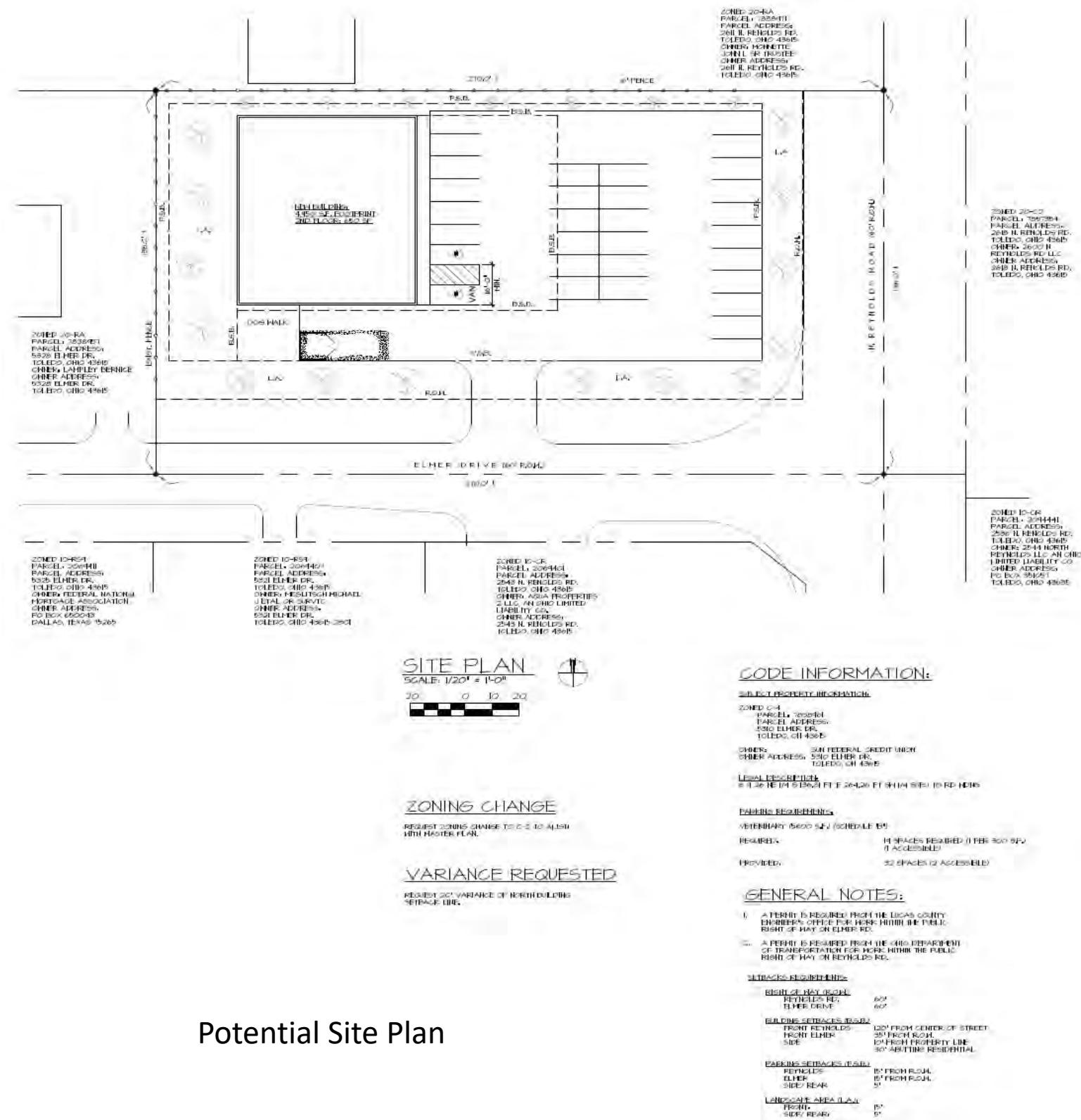
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Potential Site Plan

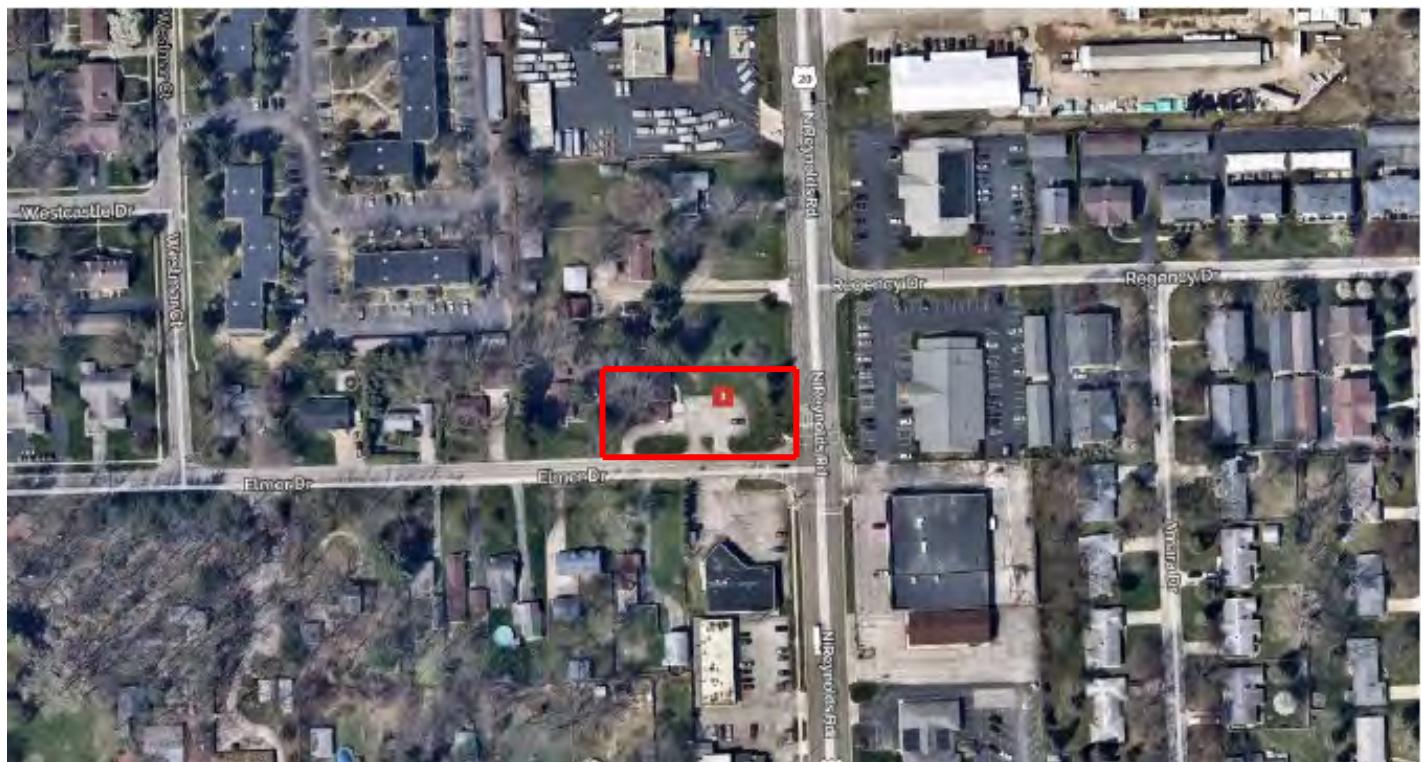
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C-2 Highway & General Commercial District Permitted Uses

| Accessory Uses | Animal Care Facility | Automobile Sales & Repairs | Automobile Service Station |
|-----------------------------|---------------------------|----------------------------|----------------------------|
| Bakery, Retail | Banks | Banquet Hall | Business Services |
| Commercial | Clinic, Hospital | Entertainment Facility | Essential Services |
| Farm Sales & Service | Mortuary | Motel/Hotel | Offices |
| Personal Services | Professional Services | Public Service Facility | Public Uses |
| Recreational, Utility Sales | Residential Care Facility | Restaurants | Retail Sales |
| Self-Serve Storage | Semi-Public Uses | Shopping Center | Social Activities |
| Taverns | Telecommunication Towers | Vehicle Storage Lot | Wholesale Business |

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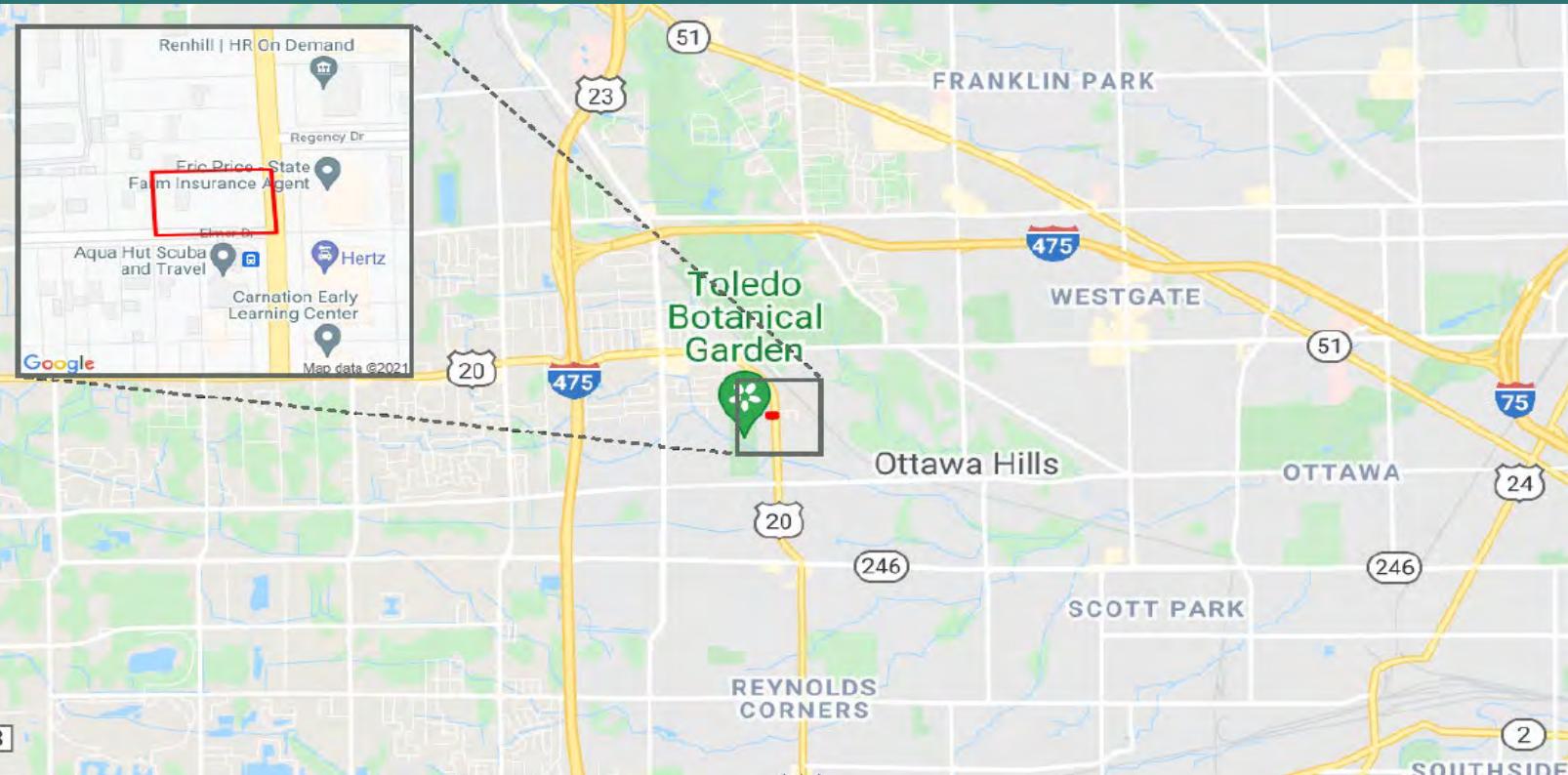
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5310 Elmer Dr, Toledo, OH 43615

CITY, STATE

Toledo, OH

POPULATION

70,735

AVG. HH SIZE

2.24

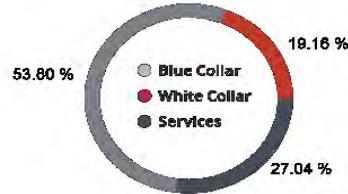
MEDIAN HH INCOME

\$51,533

HOME OWNERSHIP



EMPLOYMENT



48.13 %
Employed

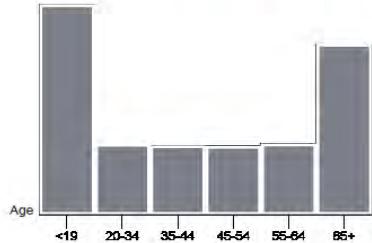
2.17 %
Unemployed

EDUCATION

| | |
|-------------------|---------|
| High School Grad: | 25.37 % |
| Some College: | 22.81 % |
| Associates: | 7.39 % |
| Bachelors: | 36.06 % |

GENDER & AGE

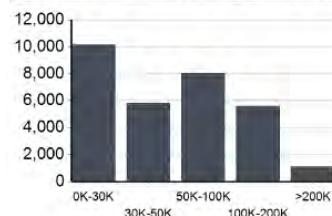
47.79 % 52.21 %



RACE & ETHNICITY

| | |
|--------------------|---------|
| White: | 75.69 % |
| Asian: | 1.56 % |
| Native American: | 0.01 % |
| Pacific Islanders: | 0.01 % |
| African-American: | 17.57 % |
| Hispanic: | 2.62 % |
| Two or More Races: | 2.53 % |

INCOME BY HOUSEHOLD



HH SPENDING



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