

1650 TOLLGATE DRIVE

Maumee, OH 43537

RK



Offering Summary

Sale Price:	\$585,000
Lot Size:	2.5 Acres
Price / Acre:	\$234,000
Zoning:	C-2 (General Commercial District)

Property Overview

- Prime acreage poised for development at the intersection of Tollgate Dr. and Lance Pointe Rd.
- Relatively flat topography.
- Proximity to utilities.
- Zoned C-2. Use Restrictions include: 1) primary business selling coffee, donuts, baked goods or deli style sandwiches and 2) automotive sales and services including oil changes, wheel alignments and tire sales and services.
- There is an easement/service drive providing access from Dussel Dr. to Tollgate Dr. The Buyer would be responsible for estimated cost of \$45,000.

Location Overview

- The property is located near the US-20 and I-80/90 interchange.
- This is a primary thoroughfare between the Ohio Turnpike and US-23.
- The property is adjacent to the newly constructed Jim White Honda, Tim Horton's and a planned Clean Express Car Wash.
- Other businesses in the immediate vicinity include Kroger, Gordon Food Services, Fifth Third Bank, Professional Skills Institute and multiple hotels.

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Sale Details

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Location Information

City, State & Zip	Maumee, OH 43537
County	Lucas
Cross Streets	Dussel Dr.

Utilities

Power Provider	First Energy
Fuel Provider	Columbia Gas
Water Provider	City of Maumee
Sewer Provider	City of Maumee

Property Details

Primary Use	Commercial Development Land
Acreage	2.5 Acres
Number Of Lots	1
Lot Frontage	280'
Lot Depth	420'
Site Shape	Rectangular
BTS Option	No
Topography	Flat
Structure on Site	No
Easement	Yes
Signage	Yes - monument
Traffic Counts	Dussel Dr. - 14,950 vpd Conant St. - 14,626 vpd

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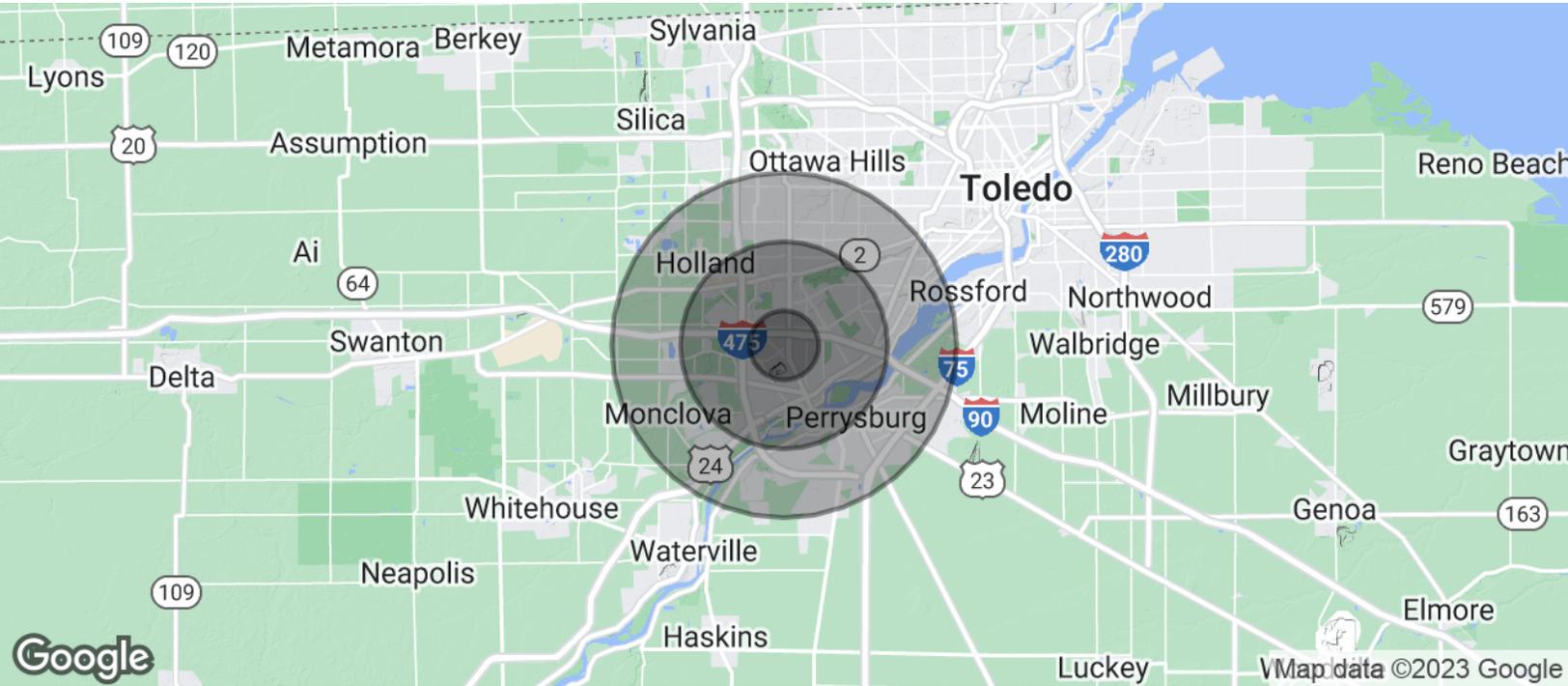
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,163	56,348	144,263
Average Age	31.4	37.6	37.7
Average Age (Male)	30.3	36.0	36.2
Average Age (Female)	31.8	38.7	38.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,745	24,661	61,799
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$52,987	\$58,502	\$61,111
Average House Value	\$157,611	\$169,823	\$156,560

* Demographic data derived from 2020 ACS - US Census

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