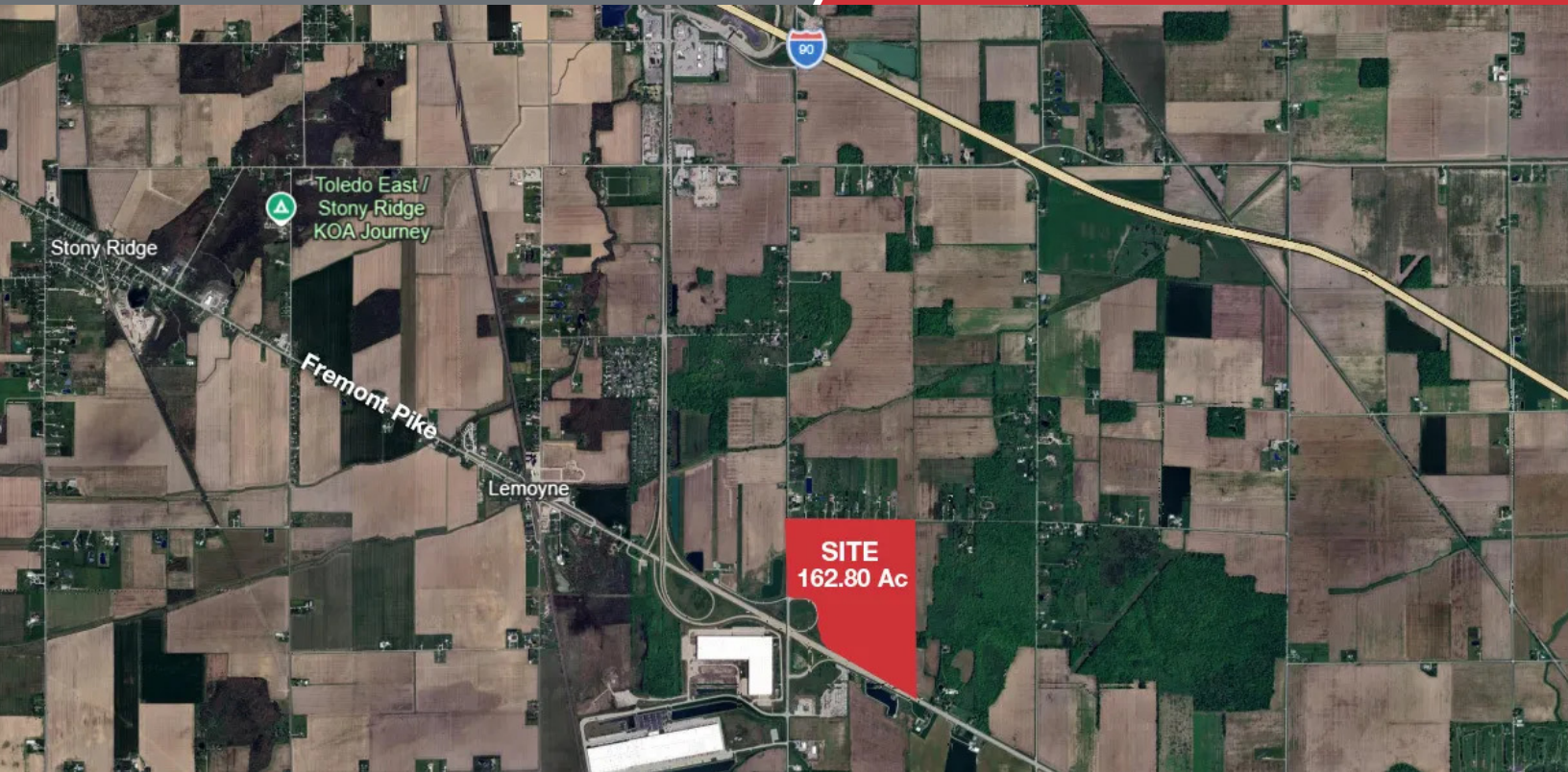




## Fremont Pike (Troy Township)

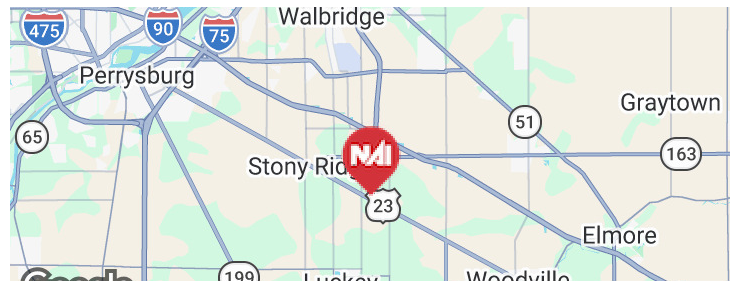
Perrysburg, Ohio 43551

### Property Highlights

- Utilities on site and nearby
- Strong visibility and highway access
- Located across from Home Depot Distribution Center and First /Solar

### Property Overview

The site offers strong visibility along Fremont Pike with almost 17,00 VPD and access to regional infrastructure, with electric, gas, and fiber available nearby and on site. Positioned less than one mile from the Ohio Turnpike (I-80/90) with easy access to I-75. The property is located within a rapidly expanding industrial corridor near major distribution facilities.



### Offering Summary

|             |                |
|-------------|----------------|
| Sale Price: | Contact Broker |
| Lot Size:   | 162.8 Acres    |

### For More Information



**Joshua D. Payzant**

O: 419 960 4410 x323

jpayzant@naitoledo.com

## Location Information

|                  |                                           |
|------------------|-------------------------------------------|
| Street Address   | Fremont Pike                              |
| City, State, Zip | Troy Township, OH 43551                   |
| County           | Wood                                      |
| Market           | Toledo                                    |
| Sub-market       | Perrysburg                                |
| Cross-Streets    | St Rt 420 and US 23                       |
| Township         | Troy                                      |
| Road Type        | Paved                                     |
| Market Type      | Small                                     |
| Nearest Highway  | Interstate 75 and Ohio Turnpike (I-80/90) |
| Nearest Airport  | Toledo Express and Detroit Metro          |

## Sale Price

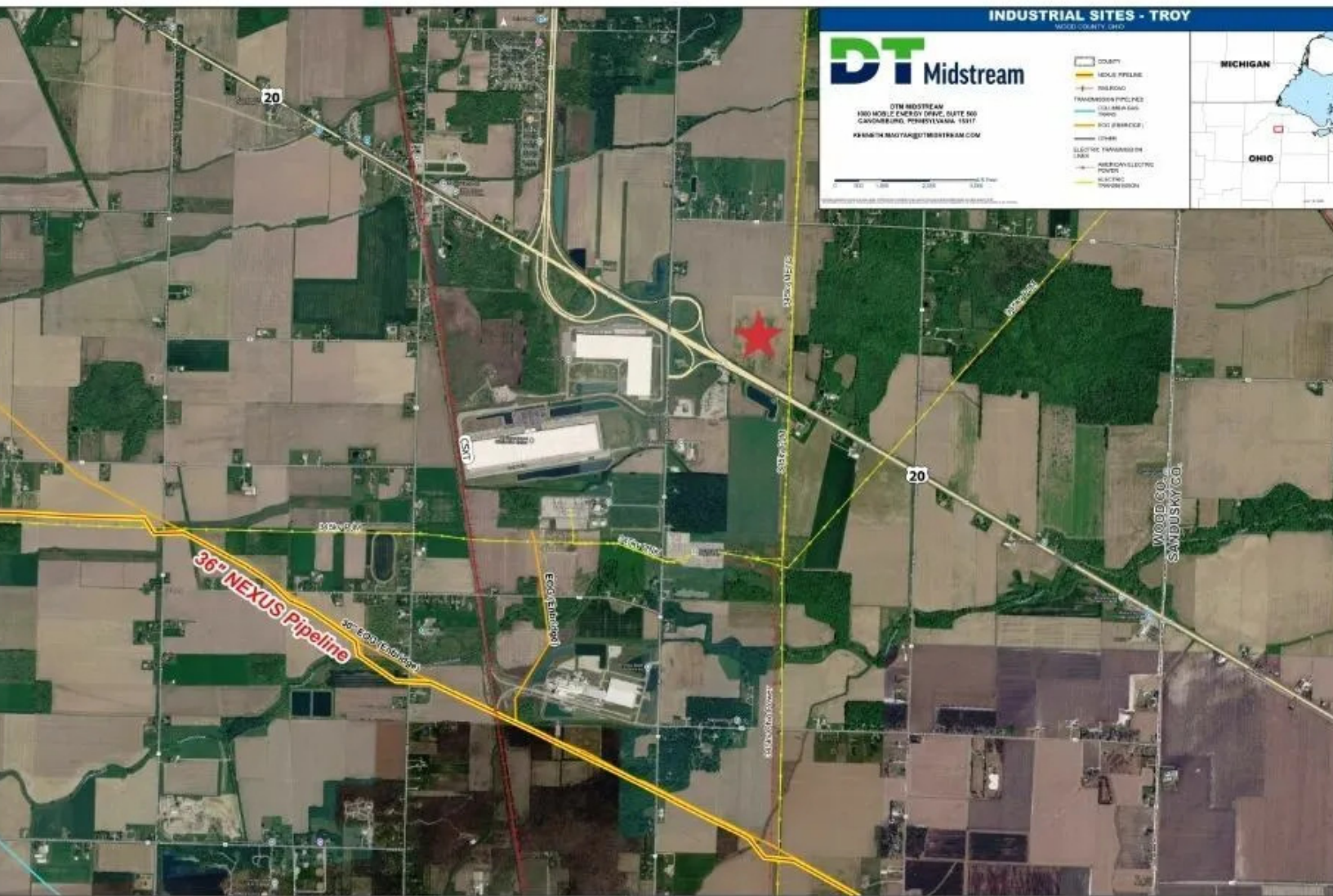
## Contact Broker

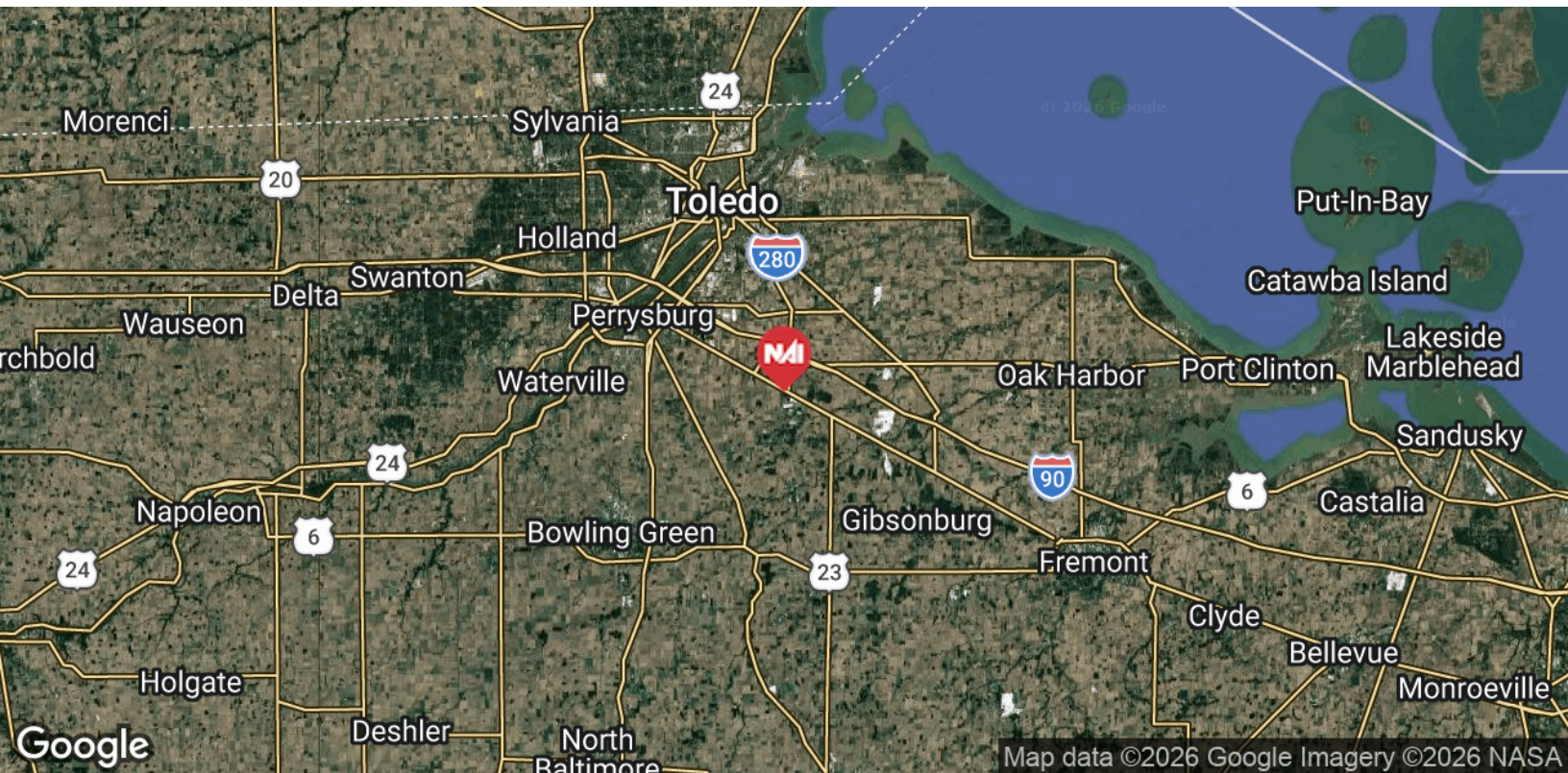
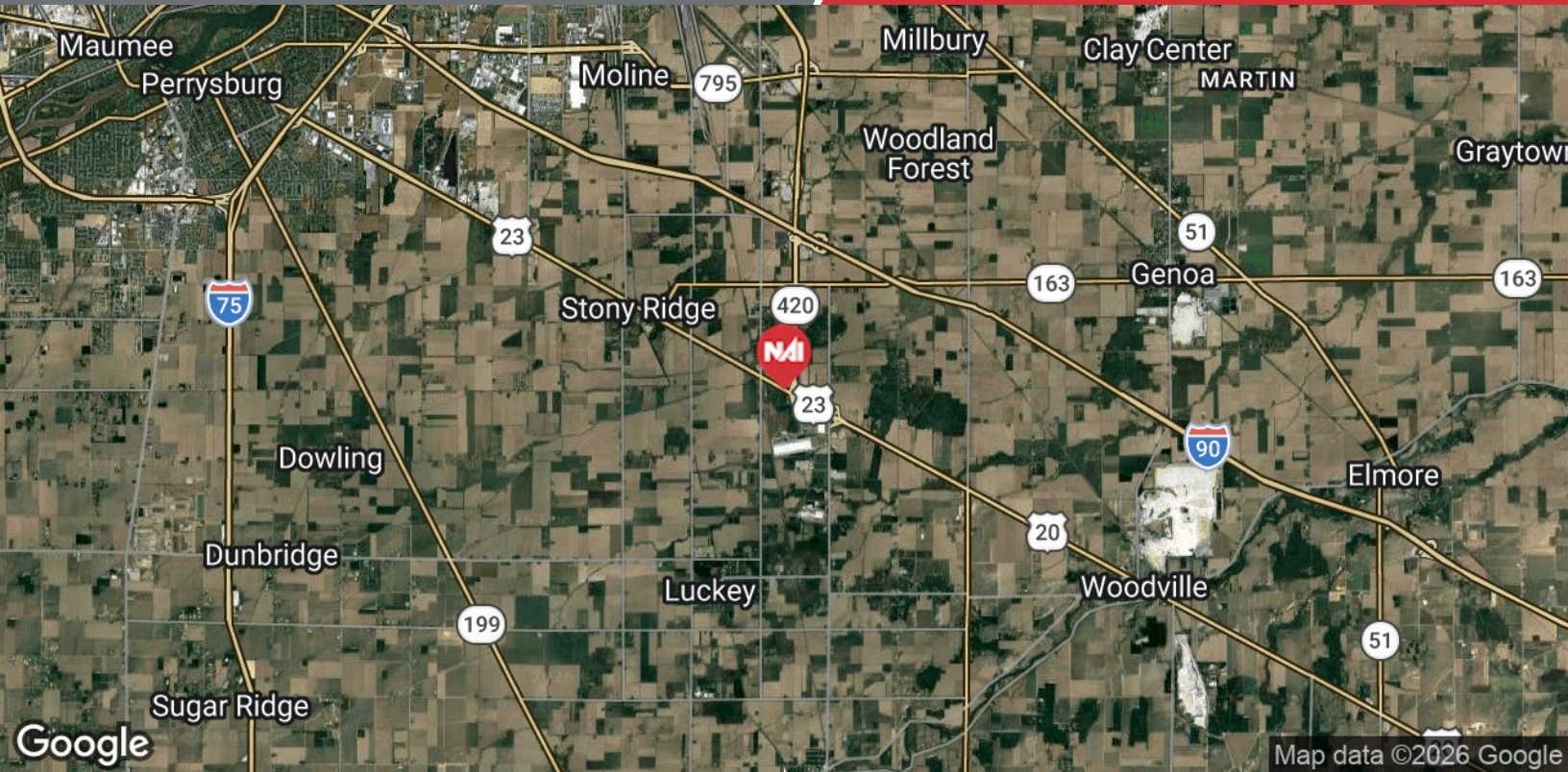
## Property Information

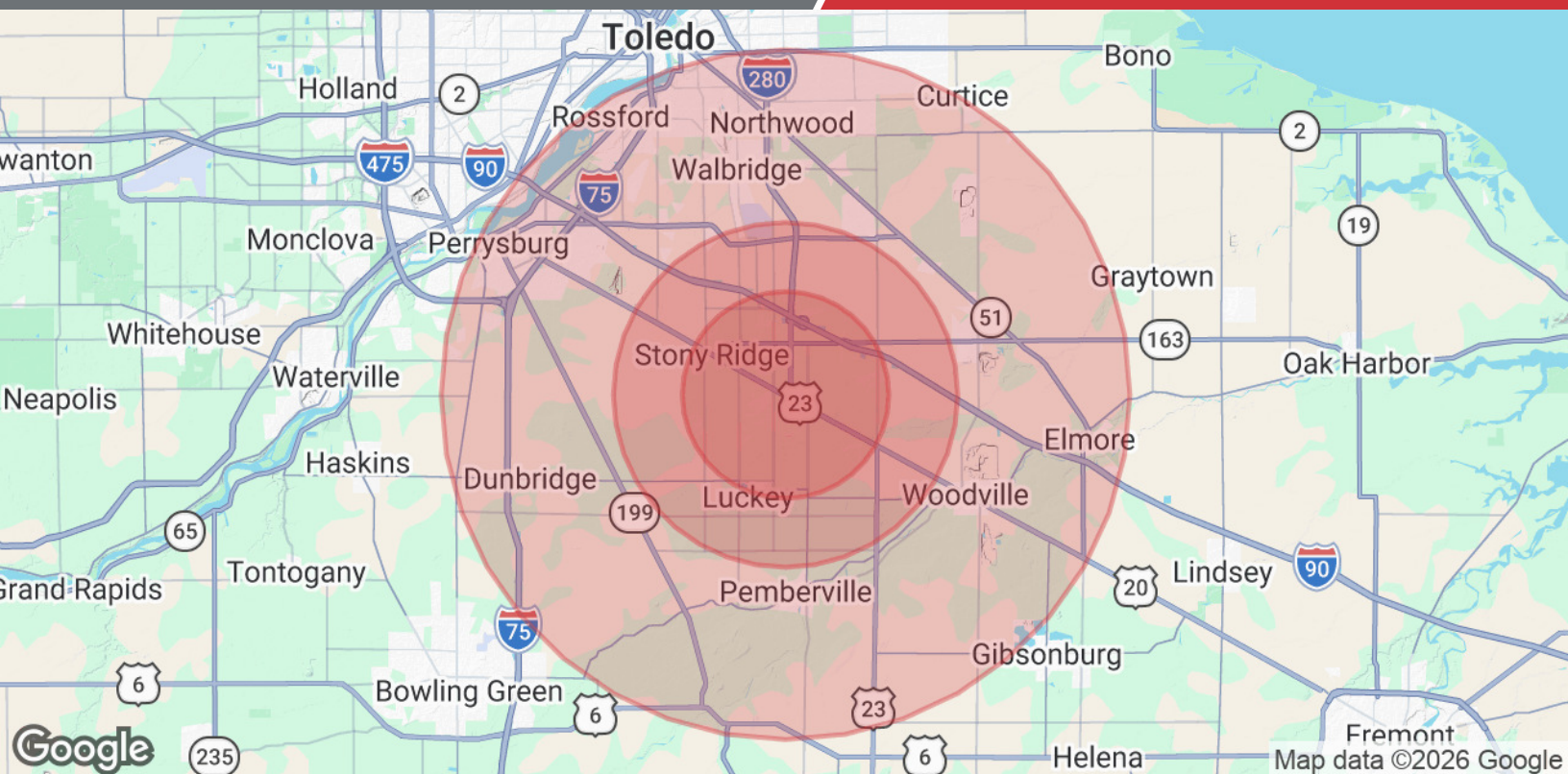
|               |                      |
|---------------|----------------------|
| Property Type | Potential Industrial |
| Zoning        | Ag                   |
| Lot Size      | 162.8 Acres          |
| APN #         | Q61-100-661101013000 |
| Power         | Yes                  |

## Utilities & Amenities

|                |              |
|----------------|--------------|
| Gas            | Columbia Gas |
| Electric       | First Energy |
| Water          | Municipal    |
| Sanitary Sewer | Municipal    |







| Population           | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 3,750     | 10,170    | 89,504    |
| Average Age          | 48.7      | 45.6      | 41.5      |
| Average Age (Male)   | 48.5      | 44.0      | 40.1      |
| Average Age (Female) | 48.6      | 47.0      | 42.0      |
| Households & Income  | 3 Miles   | 5 Miles   | 10 Miles  |
| Total Households     | 1,562     | 4,080     | 37,376    |
| # of Persons per HH  | 2.4       | 2.5       | 2.4       |
| Average HH Income    | \$79,051  | \$88,502  | \$99,628  |
| Average House Value  | \$301,711 | \$239,050 | \$243,199 |

2023 American Community Survey (ACS)