

1001 DIXIE HIGHWAY  
ROSSFORD, OH 43460

BUILD TO SUIT LAND FOR SALE & LEASE  
0.95 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

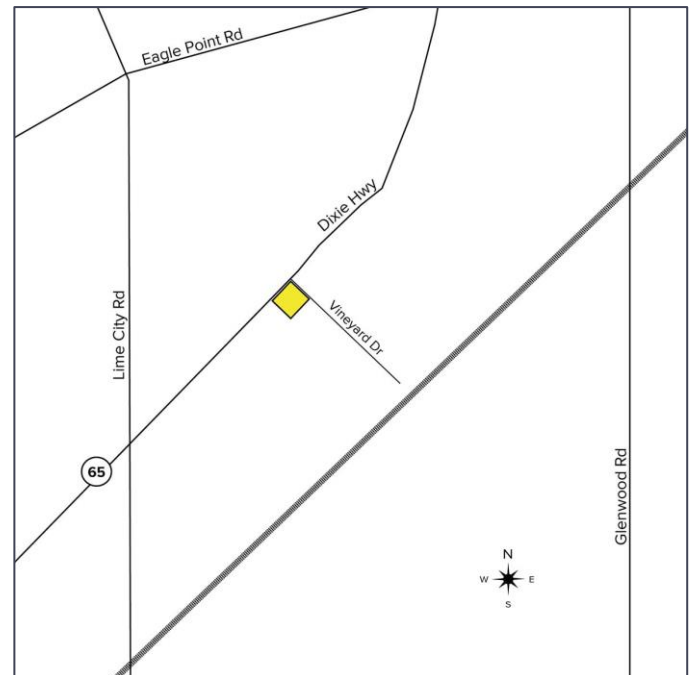
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Sale Price:	\$170,000
Lease Rate:	\$3,000/mo. gross
Acreage:	0.95 acres
Closest Cross Street:	Vineyard Drive
County:	Wood
Zoning:	Commercial Office
Easements:	Of record
Parking:	45 spaces
Curb Cuts:	2
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

**ZACK LIBER**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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# 1001 Dixie Highway, Rossford, OH 43460

## Build To Suit/Vacant Land For Sale & Lease

0.95  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Drainage:	City sewer
Restrictions:	Per zoning code

#### Adjacent Land

North:	Residential
South:	Residential
East:	Residential
West:	Residential

### 2023 REAL ESTATE TAXES

Parcels:	T68-300-800412024000
	T68-300-800412025000
	T68-300-800412026000
	T68-300-800412023000
	T68-300-800412022000
Total Annual Taxes:	\$ 6,920.69



### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Rossford
Sanitary Sewer:	City of Rossford
Storm Sewer:	City of Rossford

### LEASE DETAILS

Term:	5-20 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Ground lease or NNN if build to suit

### Comments:

- Owner will build to suit.
- Nearby downtown Rossford, dense population.
- Ample parking.
- I-75 is less than 1 mile away.
- \$600 income monthly from garages, \$7200 a year.



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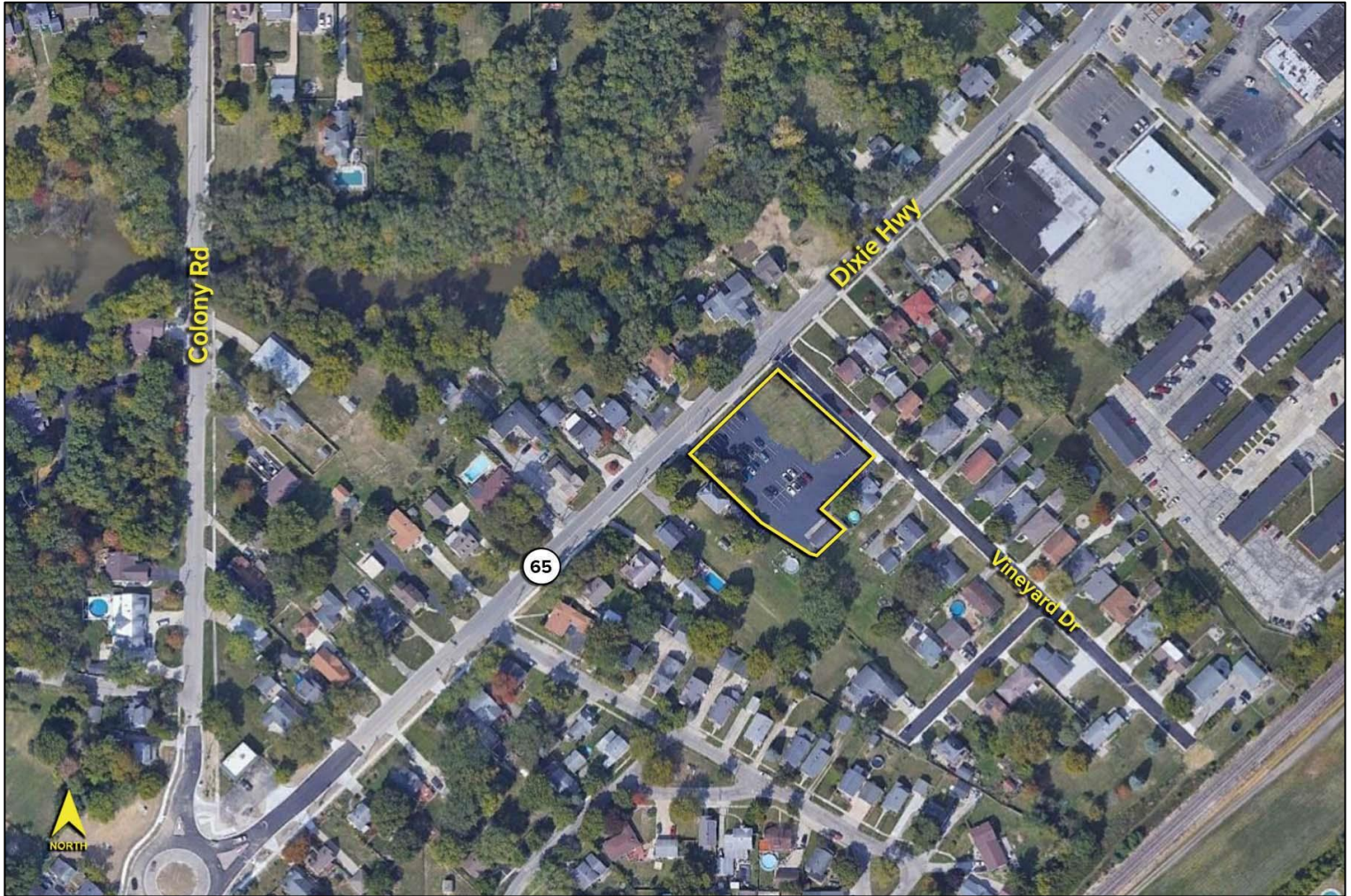
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,830	\$86,105
3 MILE	50,785	\$60,520
5 MILE	165,033	\$52,462

### 2022 TRAFFIC COUNTS (TWO-WAY)

5,850	Dixie Highway
4,050	Lime City Road



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