



2835 HILL AVE, TOLEDO, OH 43607



HILL AVE 18,213 VPD

TELSTAR DR



FOR MORE INFO: 419.283.8951

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2835 HILL AVE

PROPERTY HIGHLIGHTS

OFFERING HIGHLIGHTS

- 18,213 VPD on Hill Ave
- Norfolk Southern freight line borders the property to the east
- 3.5 miles to i-75
- 5.5 miles to Ohio Turnpike
- 1.4 miles to University of Toledo
- 0.5 miles from UT - Scott Park
- 16 miles to Eugene F Kranz Toledo Express Airport

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2024 Estimate	89,361	234,393	486,373
2029 Projection	87,205	228,506	478,226
BUSINESS	3 MILE	5 MILE	10 MILE
2024 Estimated Total Businesses	2,438	8,982	17,974
2024 Estimated Total Employees	25,964	114,364	226,509
INCOME	3 MILE	5 MILE	10 MILE
2024 Estimated Average Household Income	\$72,693	\$78,858	\$97,205
2024 Estimated Median Household Income	\$58,588	\$61,241	\$74,437

PRICING \$1,600,000



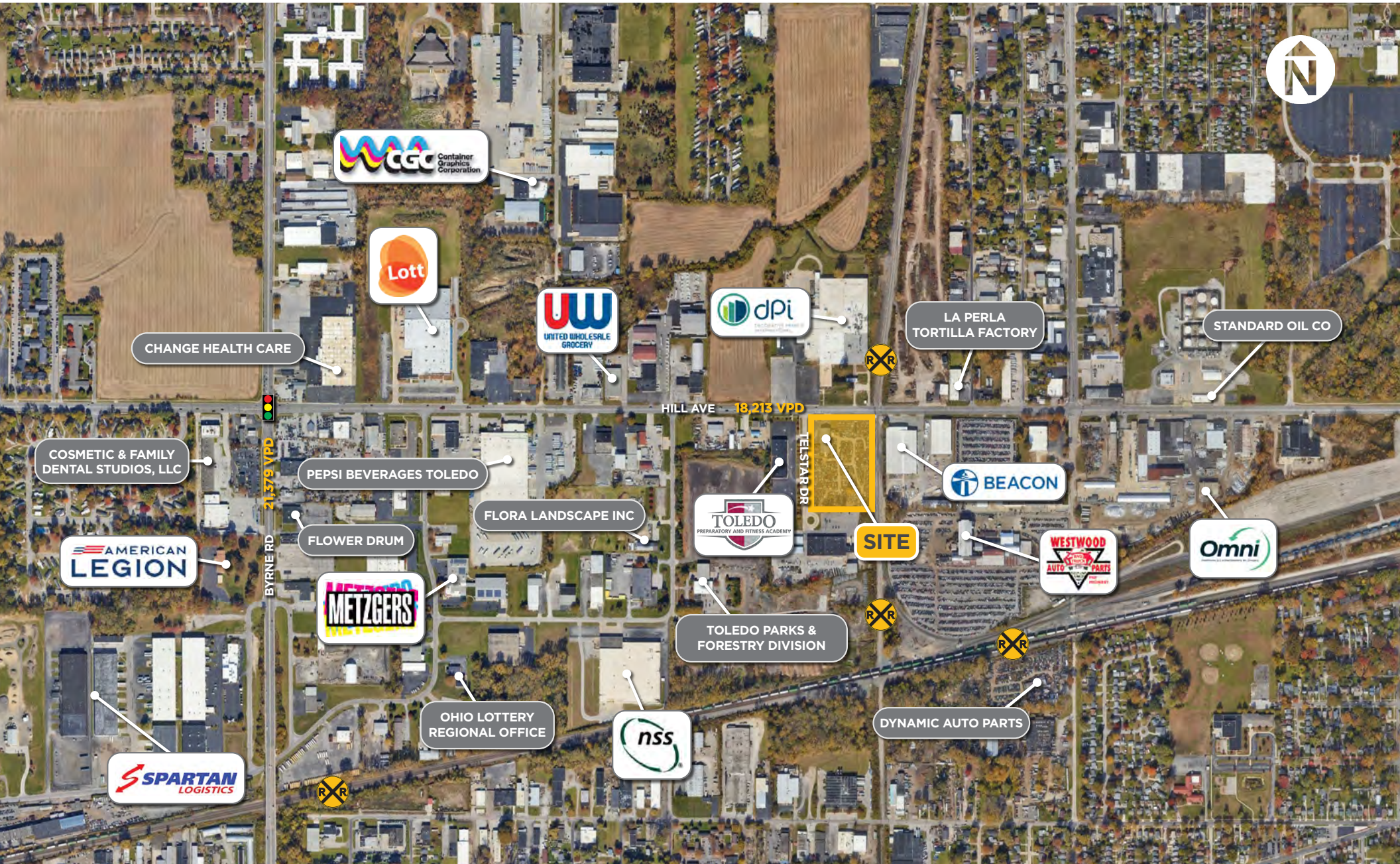
2835 HILL AVE

SITE PLAN



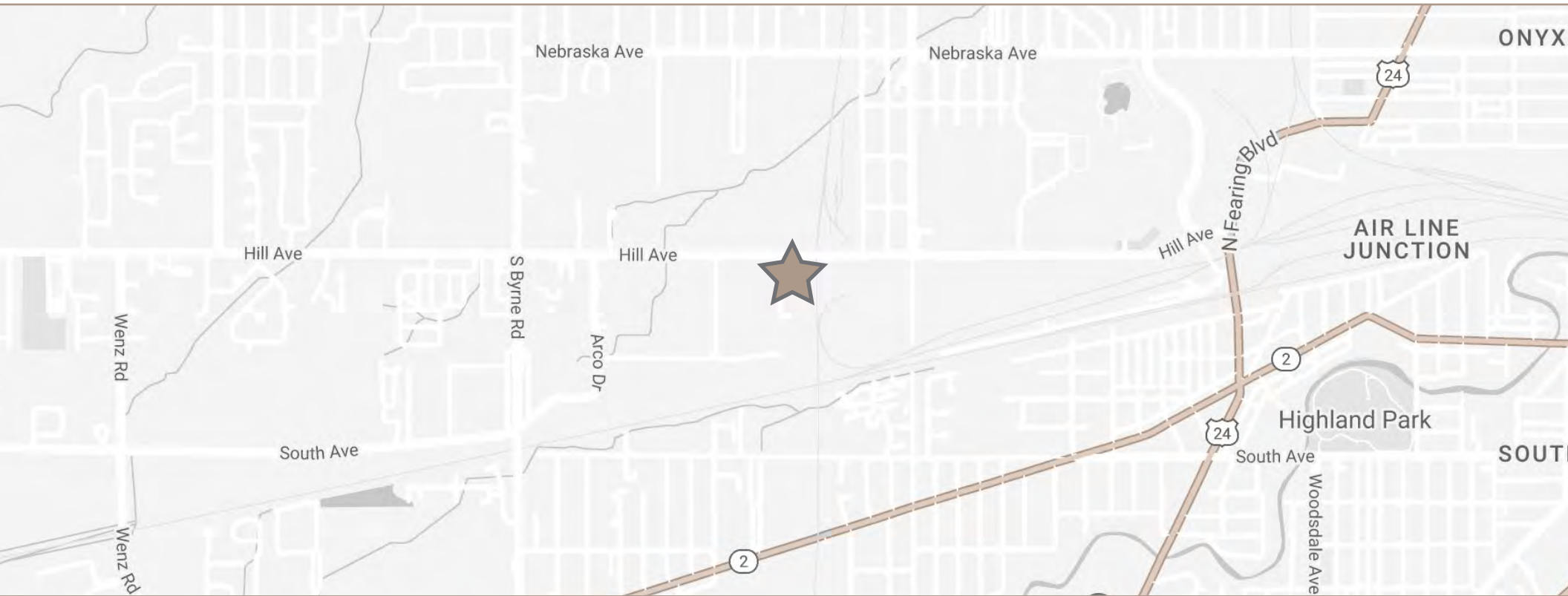
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TRADE AERIAL



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LOCATION OVERVIEW



Toledo, Ohio, is a vibrant city located on the western shore of Lake Erie, known for its rich industrial heritage, cultural attractions, and strategic position as a transportation hub. As the fourth-largest city in Ohio, Toledo boasts a diverse economy with key sectors including manufacturing, healthcare, education, and logistics. The city's cultural scene is highlighted by the world-renowned Toledo Museum of Art, the Toledo Zoo, and the revitalized downtown area, which features a mix of dining, entertainment, and shopping options.

Toledo's strategic location near major highways such as I-75 and I-80/90, along with access to the Port of Toledo and Toledo Express Airport, positions it as a key logistics and distribution center in the Midwest. The city's transportation infrastructure supports its role as a hub for both national

and international trade. Major employers like ProMedica Health System, Jeep, and Owens Corning contribute to the city's economic stability and offer a strong foundation for continued growth.

Commercial real estate opportunities in Toledo are diverse and growing. The revitalized Warehouse District in downtown Toledo presents significant potential for mixed-use developments, office spaces, and retail establishments. Additionally, the city's industrial parks, such as the Overland Industrial Park, provide ample space for manufacturing, warehousing, and distribution centers. The Toledo area also offers opportunities in suburban areas, where office parks and retail centers are in demand. With its strategic location, robust economic base, and ongoing development initiatives, Toledo is an attractive destination for commercial real estate investment.



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