



Commercial Real Estate
Brokers/Advisors
Property Managers
Consultants

Four SeaGate
Suite 608
Toledo, OH 43604

**VACANT LAND FOR LEASE/
BUILD-TO-SUIT
127 GOLDEN GATE SC
MAUMEE, OH 43537**



LEASE RATE: \$100,000 per year

Property Description:

Acreage: 1.464
Dimensions: 120' (AWT) x 311' (Gibbs)
 See attached Site Plan
Closest Cross Street: Anthony Wayne Trail
County: Lucas
Zoning: C-1
Easements: Of record
Curb Cuts: 4
Topography: Flat
Survey Available: Yes
Soil Test Available: No
Drainage: Good
Improvements: No
Restrictions: Yes - on file

Adjacent Land:

North: Office/Residential
South: Retail/Residential
East: Retail
West: Retail

Utilities:

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

Sign on Property: Yes

For more information contact 419-249-7070
Mark Zyndorf, CCIM 419-249-6312 mzyndorf@signatureassociates.com
Tanya Pipatjarasgit 419-249-6321 tanya@signatureassociates.com
www.signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



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Lease Details:

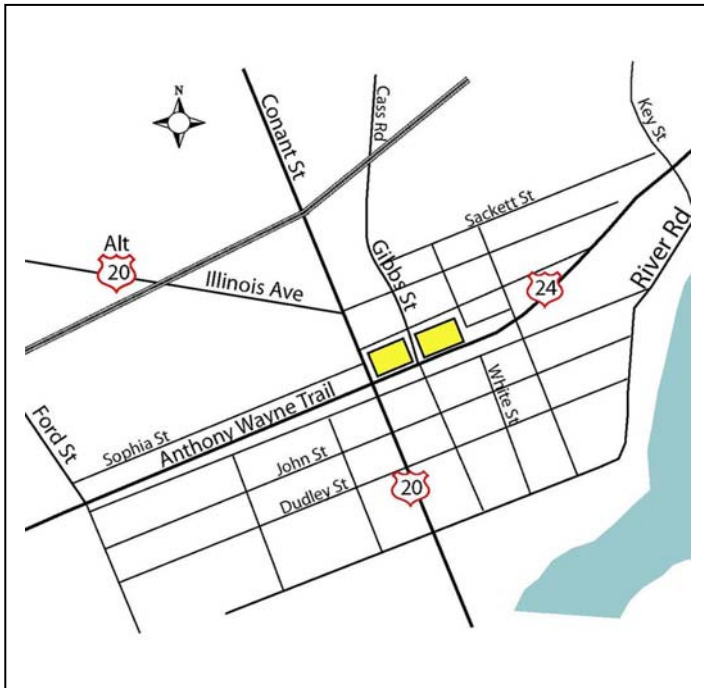
Term: 10 years

Tenant responsible for all triple net expenses.

Traffic Counts:

Conant Street – 27,840 vehicles per day.

Anthony Wayne Trail – 23,880 vehicles per day.



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Remarks:

- Site plans on file for freestanding bank, restaurant or retail site.
- **Dino's Restaurant can be relocated at additional cost.**
- Adjacent Rite Aid is the highest volume Rite Aid in Northwest Ohio.
- Other Tenants: Rite Aid • Pauken Wine • Marco's Pizza • Family Dollar • Fiesta Hair Salon • H & R Block • Subway • Dino's • Maumee Sweeper • El Salto Mexican Restaurant • China House • Sanitary Cleaners • Pathology Laboratories

Real Estate Taxes as of 2013:

TD: 36
Parcel: 09838

Total Annual Taxes: \$23,821.60

Taxes are based on value of the property with former improvements.

Taxes will be reduced based on vacant land on this parcel.

Demographics:

1 mile radius:
Population – 5,087
Average HH Income - \$70,229

3 mile radius:
Population – 49,898
Average HH Income - \$75,220

5 mile radius:
Population – 109,205
Average HH Income - \$69,471



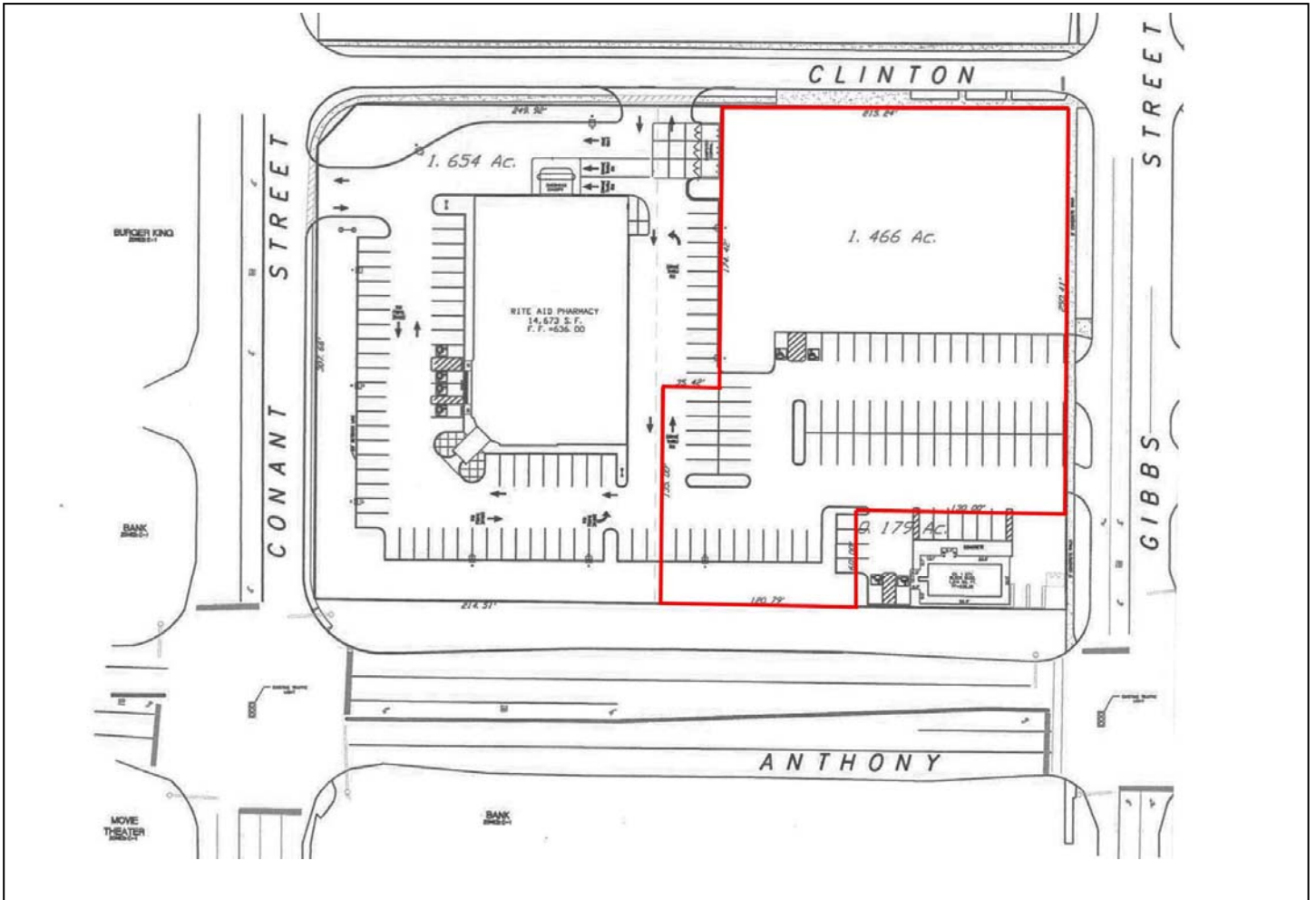
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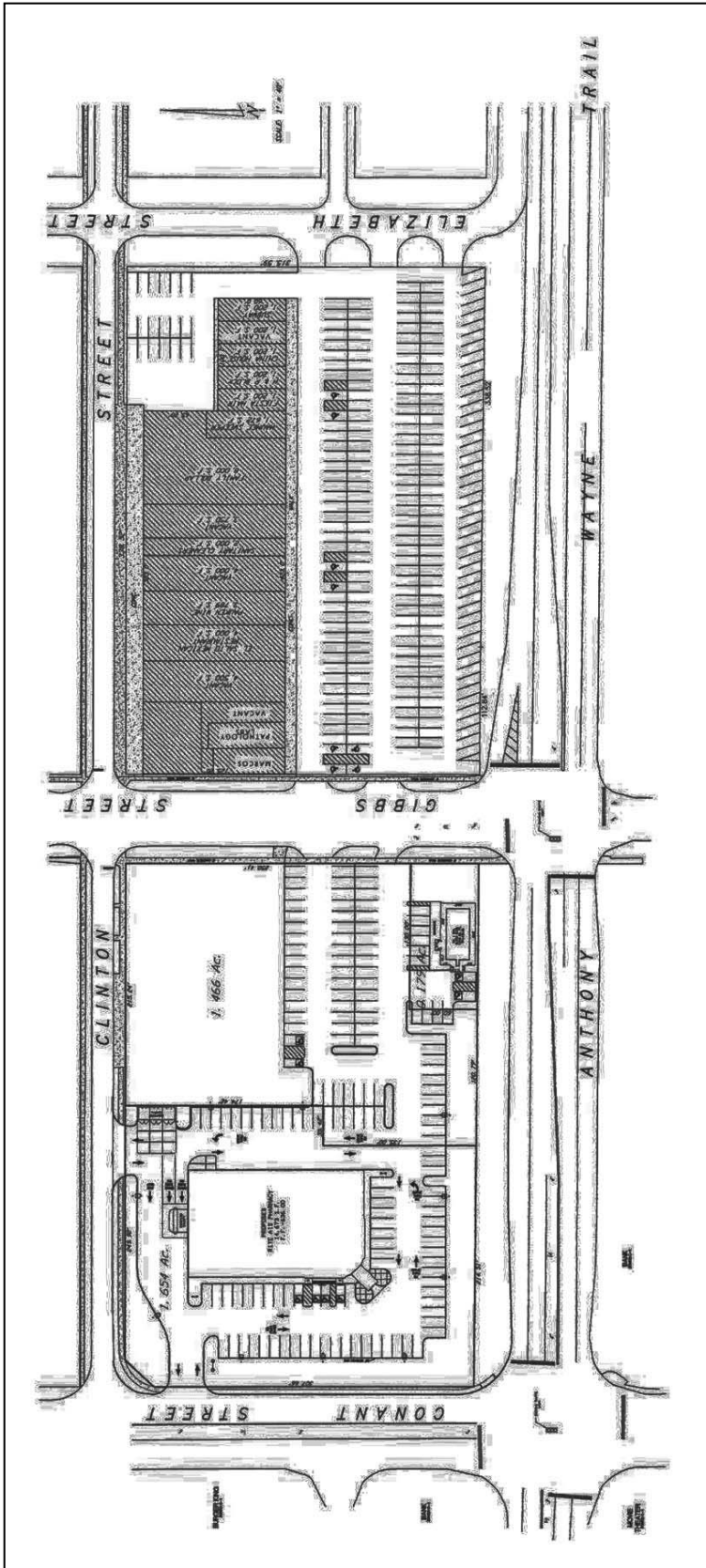
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