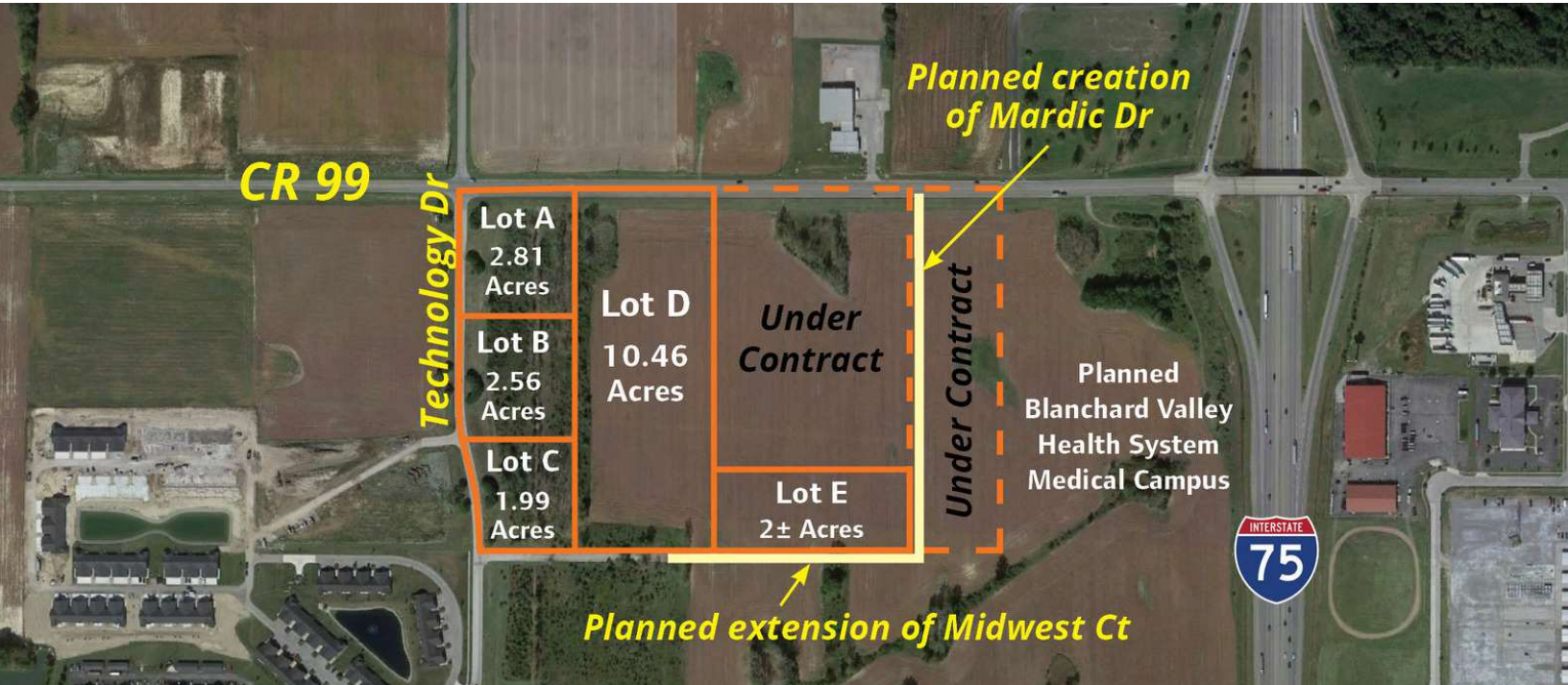


# DALE PARK - FINDLAY, OH

0 Technology Drive, Findlay, OH 45840

# RK



## Offering Summary

Sale Price:	See Page 3
Lot Size:	20 Acres
Zoning:	C-2 General Commercial and M-2 Multi Family

## Property Overview

- 20-acre commercial development opportunity at the southwest corner of the I-75 and County Rd 99 interchange in Findlay (Hancock County), OH.
- The Interstate 75 and County Road 99 interchange will be reconfigured to a Diverging Diamond Interchange by fall of 2025. Traffic will be maintained during construction.
- 1,650 feet of frontage on County Road 99.
- The available land is adjacent to the planned Blanchard Valley Health System medical campus.

## Location Overview

- Findlay is home to distribution centers including Amazon, Lowe's, Best Buy, Sheetz, Kohl's, Campbell's and Whirlpool to name a few.
- Findlay is also home to corporate offices such as Marathon Petroleum, Pioneer Sugar, Ball Corp., Nissin Brake Ohio and Sanoh America, Inc.

**Duke Wheeler, CRRP**

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Commercial Property Brokers, Managers & Investment Advisors

# DALE PARK - FINDLAY, OH

0 Technology Drive, Findlay, OH 45840

Sale Price	\$100,000 - \$175,000 / Acre
------------	---------------------------------

## Property Details

Primary Use	Commercial Land
Acreage	20 Acres
Number Of Lots	5
Site Shape	Irregular
BTS Option	No
Topography	Flat
Structure on Site	No
Rail Access	No

## Location Information

Property Name	Dale Park - Findlay, OH
City, State & Zip	Findlay, OH 45840
County	Hancock
Cross Streets	Technology Dr.

## Utilities

Power Provider	AEP Ohio
Fuel Provider	KNG Energy
Water	Yes
Sewer	Yes

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# Of Lots 5 | Total Lot Size 1.99 - 10.46 Acres | Total Lot Price \$100,000 - \$175,000 / Acre |

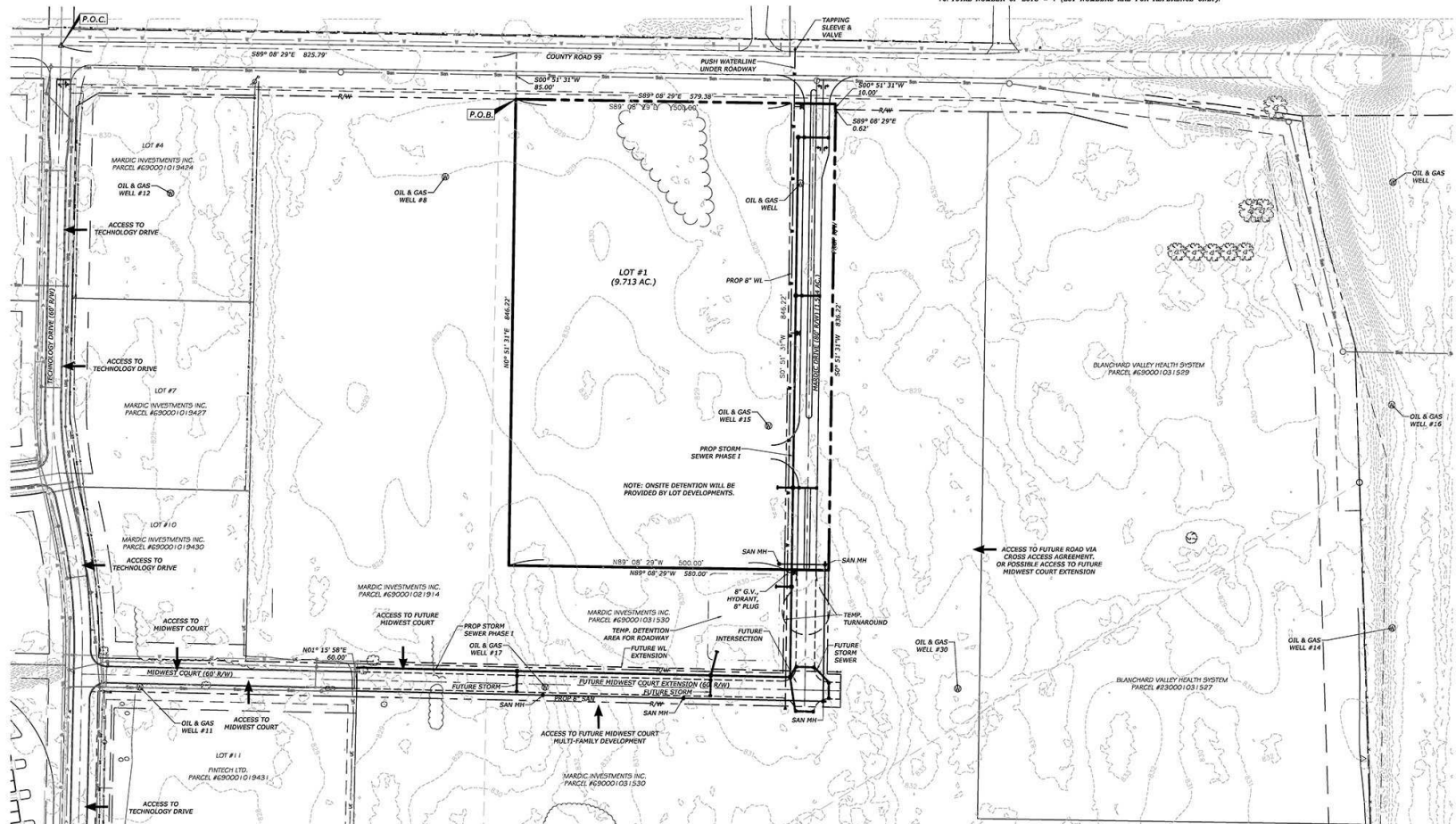
Status	Lot #	Size	Price	Zoning
Available	A	2.81 Acres	\$175,000 / Acre	C-2 General Commercial
Available	B	2.56 Acres	\$125,000 / Acre	C-2 General Commercial
Available	C	1.99 Acres	\$125,000 / Acre	C-2 General Commercial
Available	D	10.46 Acres	\$100,000 / Acre	C-2 General Commercial
Available	E	2 Acres	\$100,000 / Acre	C-2 General Commercial

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Preliminary Plat Map

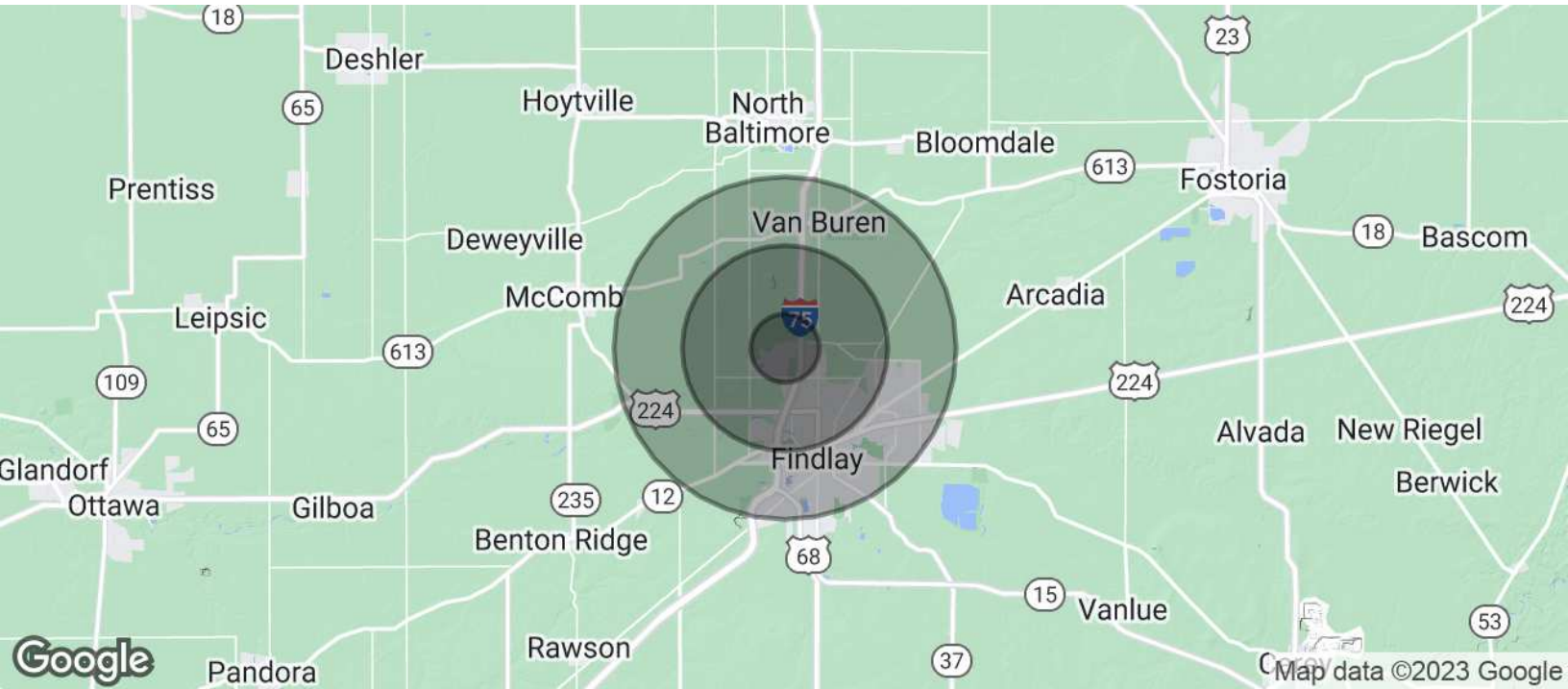
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,090	21,011	45,063
Average Age	41.1	36.8	38.6
Average Age (Male)	39.6	36.5	37.1
Average Age (Female)	43.3	38.1	39.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,340	9,687	20,765
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$97,067	\$55,717	\$67,336
Average House Value	\$243,806	\$112,677	\$137,292

\* Demographic data derived from 2020 ACS - US Census

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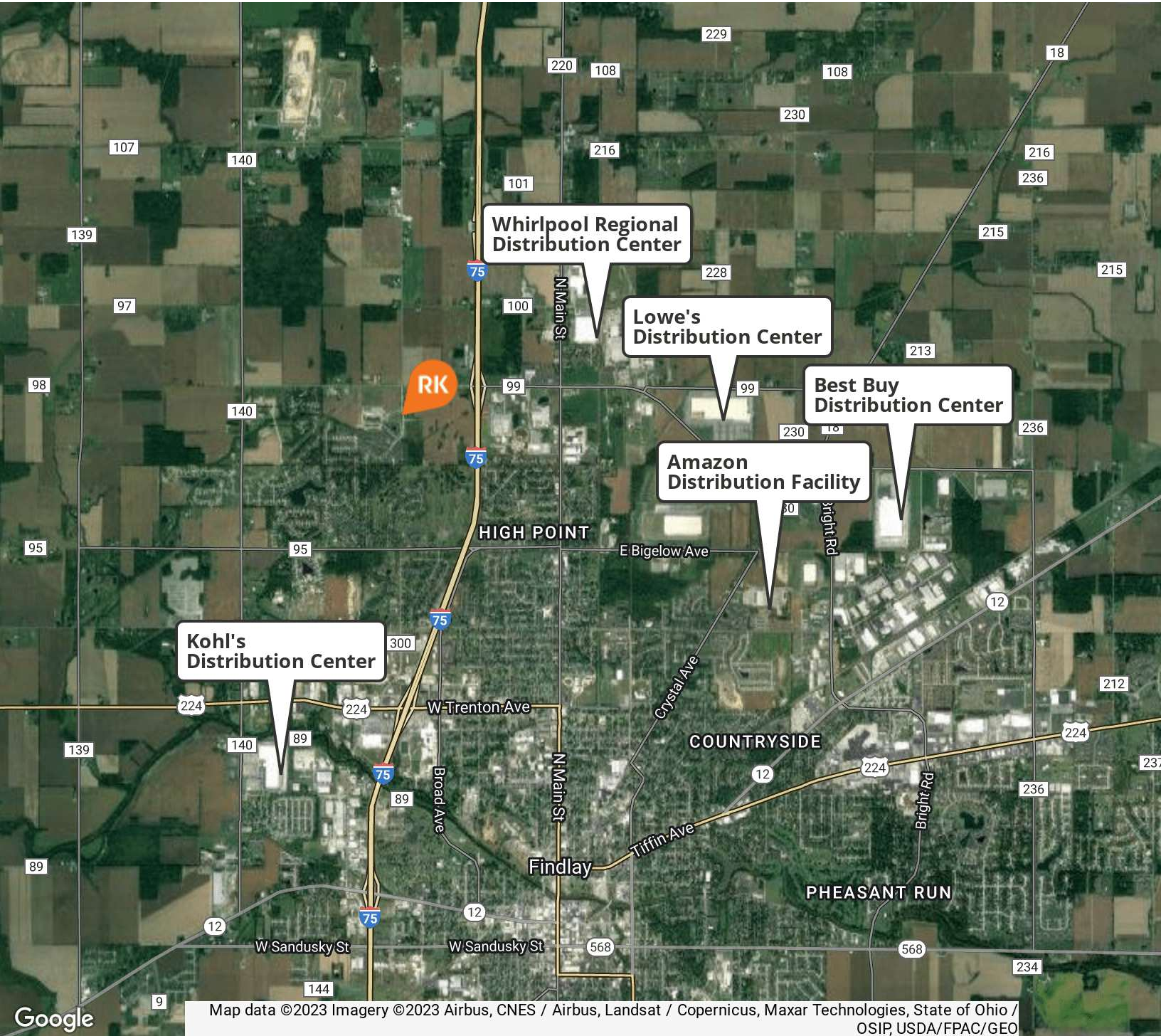
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