

3832, 3862, 3904 AIRPORT HIGHWAY
TOLEDO, OH 43615

VACANT LAND FOR SALE
1.87 Acres Available



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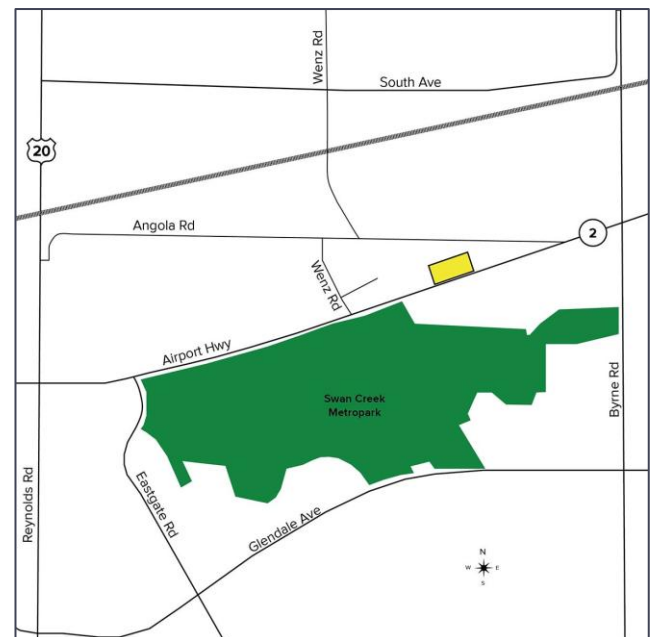
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$199,000
Acreage:	1.87 AC (per AREIS)
Dimensions:	Approximately 231' x 406'
Closest Cross Street:	Angola Rd.
County:	Lucas
Zoning:	CR – Regional Commercial
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

JARED JENSEN
(419) 249 6326 or (419) 377 8964
jjensen@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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1.87
Acres
AVAILABLE

PROPERTY DESCRIPTION

Environmental Report: N/A

Improvements: None

Restrictions: None

Sign on Property: Yes

Adjacent Land

North: Residential/commercial

South: N/A

East: Commercial

West: Commercial land

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,532	\$40,727
3 MILE	82,275	\$55,824
5 MILE	195,601	\$66,081

UTILITIES

Electric: Toledo Edison

Gas: Columbia Gas

Water: City of Toledo

Sanitary Sewer: City of Toledo

2025 REAL ESTATE TAXES

TD: 20

Parcel Numbers: 02047, 02055, 95851

Assessor Numbers: 06220044, 0622045,
06268002

Total Annual Taxes: \$3,418

TRAFFIC COUNTS (TWO-WAY)

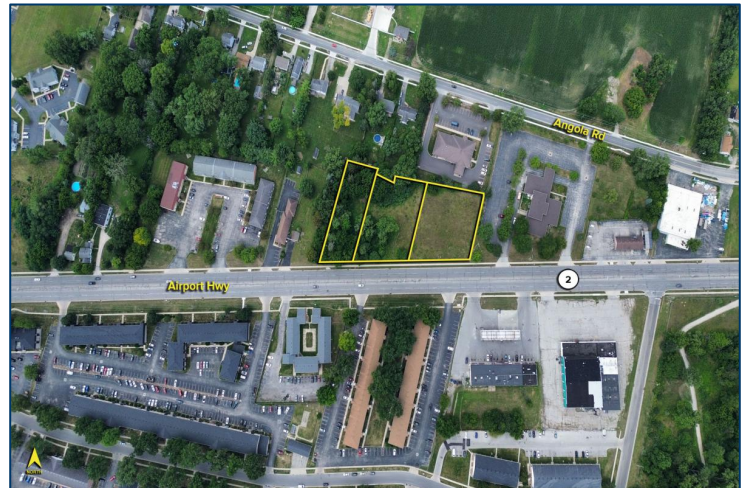
18,861 Airport Highway

26,450 S. Byrne Road

2,650 Angola Road

Comments:

- 406' of frontage along Airport Highway
- Commercial development site
- High-traffic corridor with great visibility
- 3 miles to I-475/US 23
- 3.3 miles to I-80/I-90 (Ohio Turnpike)



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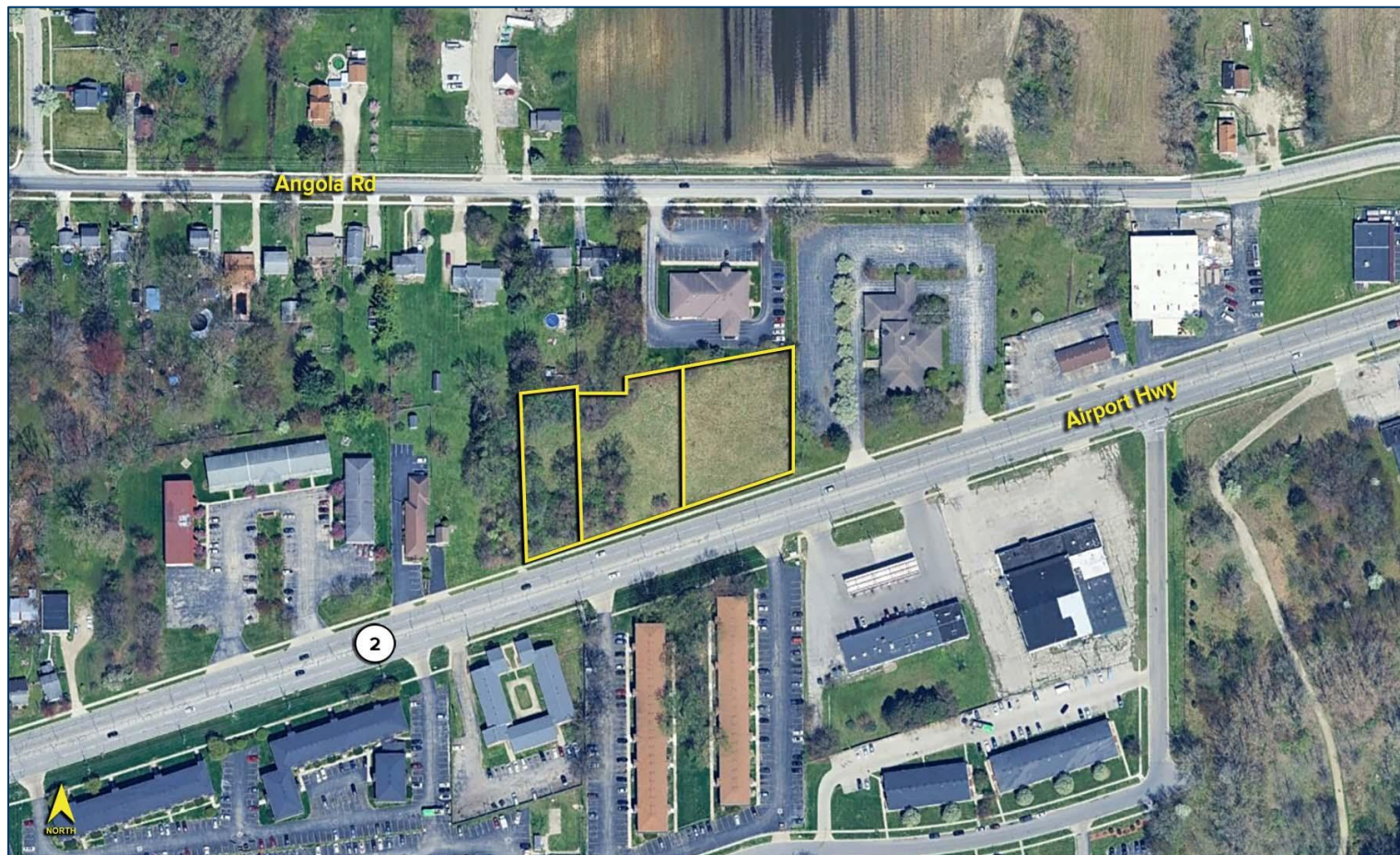
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