



## Springfield Land Development

8210 Airport Highway At Albon Road

Holland, Ohio 43528

### Property Highlights

- 3-10 acre parcels available for commercial development
- Immediately available build ready sites
- All utilities in place
- High visibility on heavily traveled Airport Highway
- Curb cuts and access to be determined by Lucas County on Albon and ODOT on Airport Highway

### Offering Summary

|                                |                          |
|--------------------------------|--------------------------|
| Sale Price:                    | \$150,000 - \$350,000 AC |
| Lot Size:                      | 3 - 10.81 Acres          |
| Traffic Count Airport Highway: | 26,450 cars per day      |
| Traffic Count Albon Road:      | 5,943 cars per day       |

### For More Information



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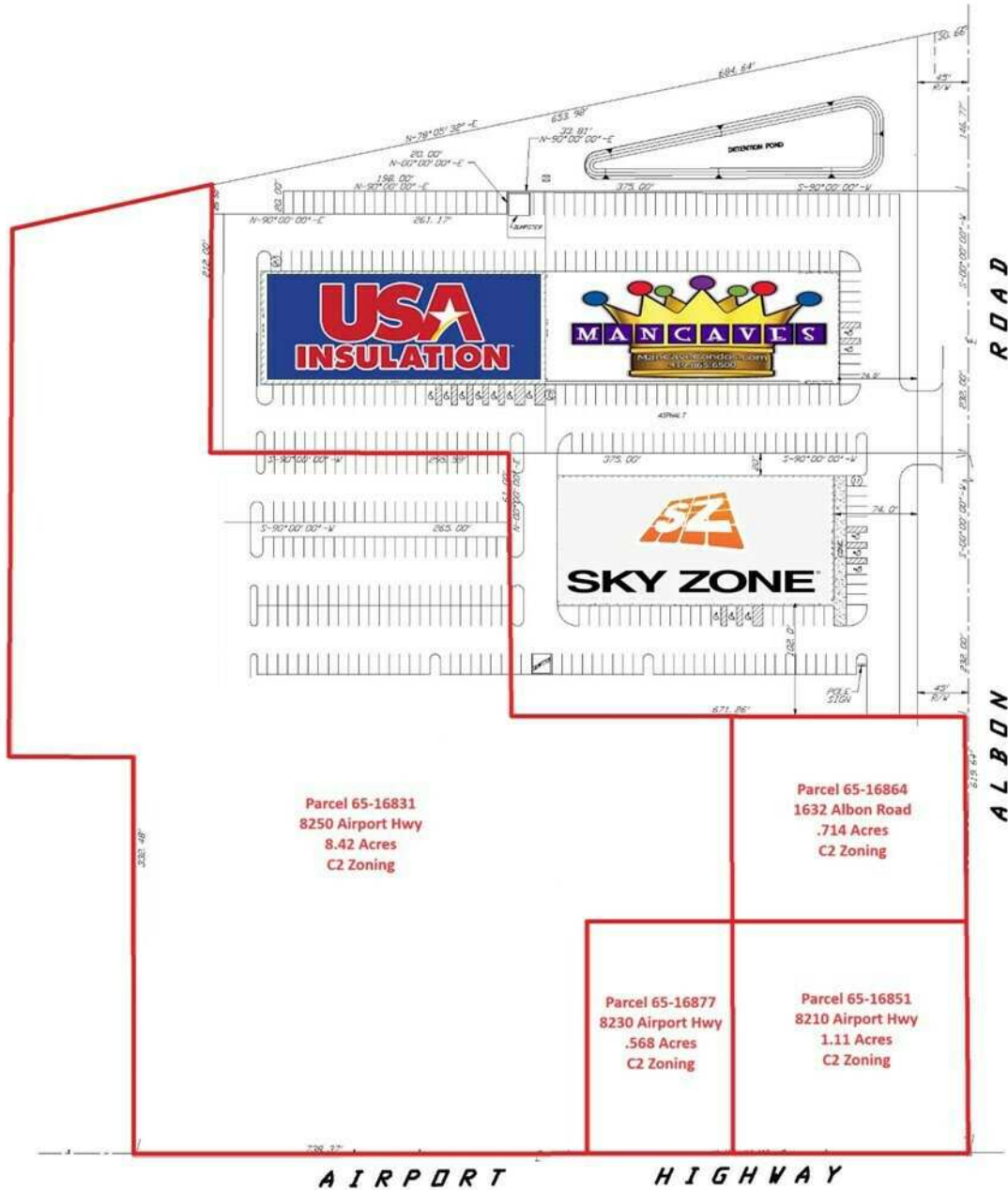
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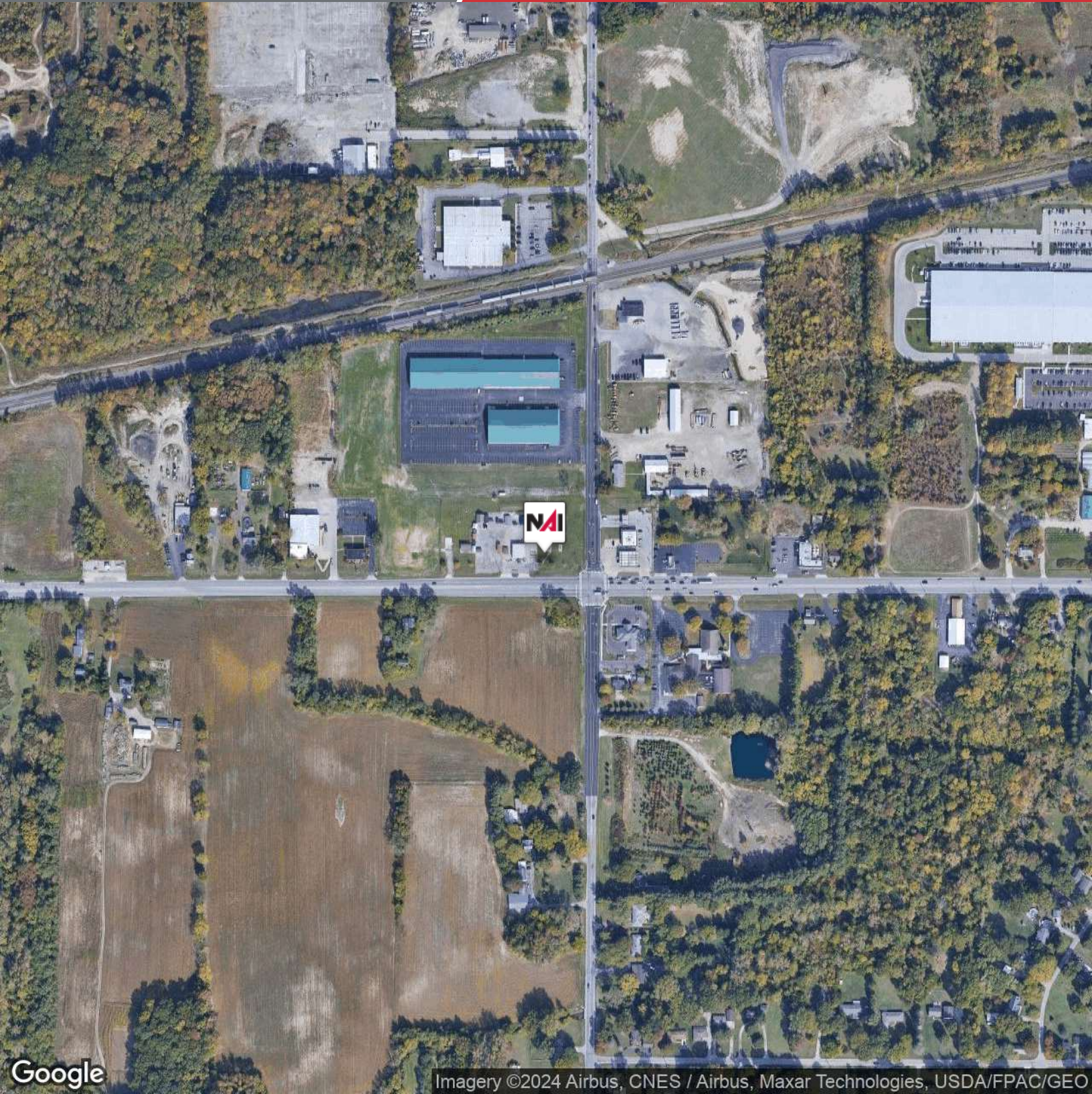
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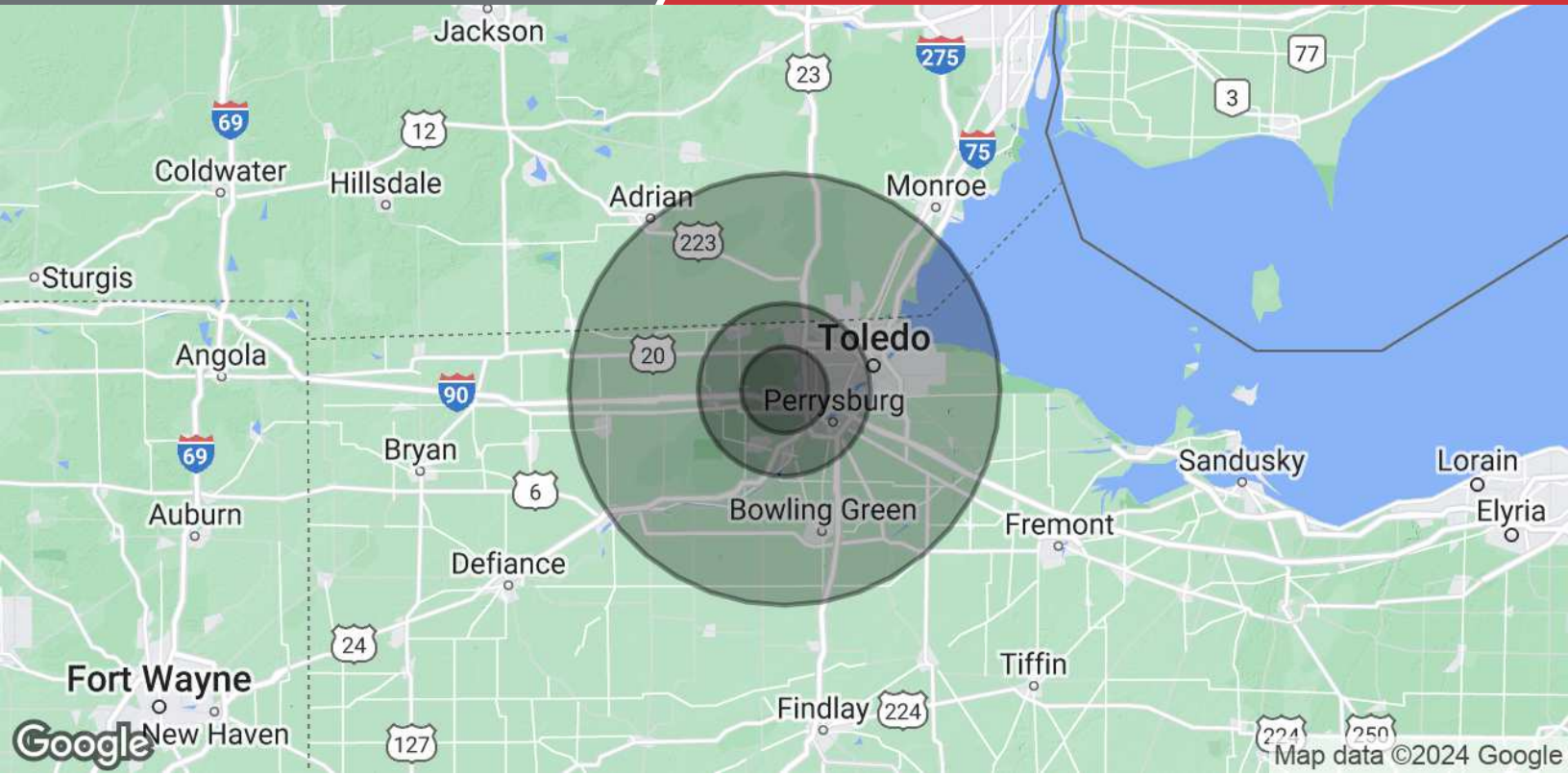




### Property Overview

Airport Highway's next major commercial growth is poised to happen at the corner of Airport Highway & Albon Road! Albon Road is a main artery running north and south between Central Avenue and Salisbury Road/20A avoiding I-475. Many large residential developments bordering this area have increased traffic to this area exponentially. This corner is the next natural retail development area along Airport Highway going west to Toledo Express Airport, Swanton, Delta, and Fulton County. Join SkyZone Trampoline Park, USA Insulation, and the ManCaves among these highly visible commercial developments in Springfield Township! Newly formed JED-D provides ongoing infrastructure and business-friendly incentives.





| <b>Population</b>              | <b>5 Miles</b> | <b>10 Miles</b> | <b>25 Miles</b> |
|--------------------------------|----------------|-----------------|-----------------|
| Total Population               | 91,115         | 361,639         | 708,088         |
| Average Age                    | 43             | 41              | 41              |
| Average Age (Male)             | 41             | 40              | 40              |
| Average Age (Female)           | 44             | 42              | 42              |
| <b>Households &amp; Income</b> | <b>5 Miles</b> | <b>10 Miles</b> | <b>25 Miles</b> |
| Total Households               | 39,783         | 153,807         | 294,690         |
| # of Persons per HH            | 2.3            | 2.4             | 2.4             |
| Average HH Income              | \$101,896      | \$95,726        | \$87,630        |
| Average House Value            | \$241,533      | \$222,269       | \$208,250       |

Demographics data derived from AlphaMap