

127 GOLDEN GATE SC  
MAUMEE, OHIO 43537

VACANT LAND FOR SALE/LEASE  
1.464± Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**BUILD-TO-SUIT**



## GENERAL INFORMATION

Sale Price:	\$850,000
Lease Rate:	\$75,000 per year
Acreage:	1.464
Lot Dimensions	120' (AWT) x 311' (Gibbs) 213' (Clinton)
Closest Cross Street:	Anthony Wayne Trail
County:	Lucas
Zoning:	C-1
Easements:	Of record
Curb Cuts:	4
Topography:	Flat
Survey Available:	Yes
Soil Test Report:	No
Drainage:	Good



For more information, please contact:

**MARK ZYNDORF**  
(419) 249 6312  
mzyndorf@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

### ADDITIONAL INFORMATION

Improvements:	No
Restrictions:	Yes – on file

Sign on Property:	Yes
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### ADJACENT LAND

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

### DEMOGRAPHICS

	Population	Med. HH Income
1 Mile	5,078	\$65,507
3 mile	51,239	\$64,063
5 mile	110,818	\$60,798

### LEASE DETAILS

Term:	10 years
Tenant responsible for all triple net expenses.	

### UTILITIES

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

### 2024 REAL ESTATE TAXES

TD:	36
Parcels:	09838
Total Taxes:	\$17,335.09

### TRAFFIC COUNTS

Conant Street - 27,820 vehicles per day
Anthony Wayne Trail - 22,910 vehicles per day

### Comments:

- 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 • Cost Cutters Salon • H & R Block • Subway • Dino's • Maumee Sweeper • El Salto Mexican Restaurant • China House • Dry Cleaners of Long's • Pathology Laboratories • Liz Nails & Spa • ProMedica Urgent Care.

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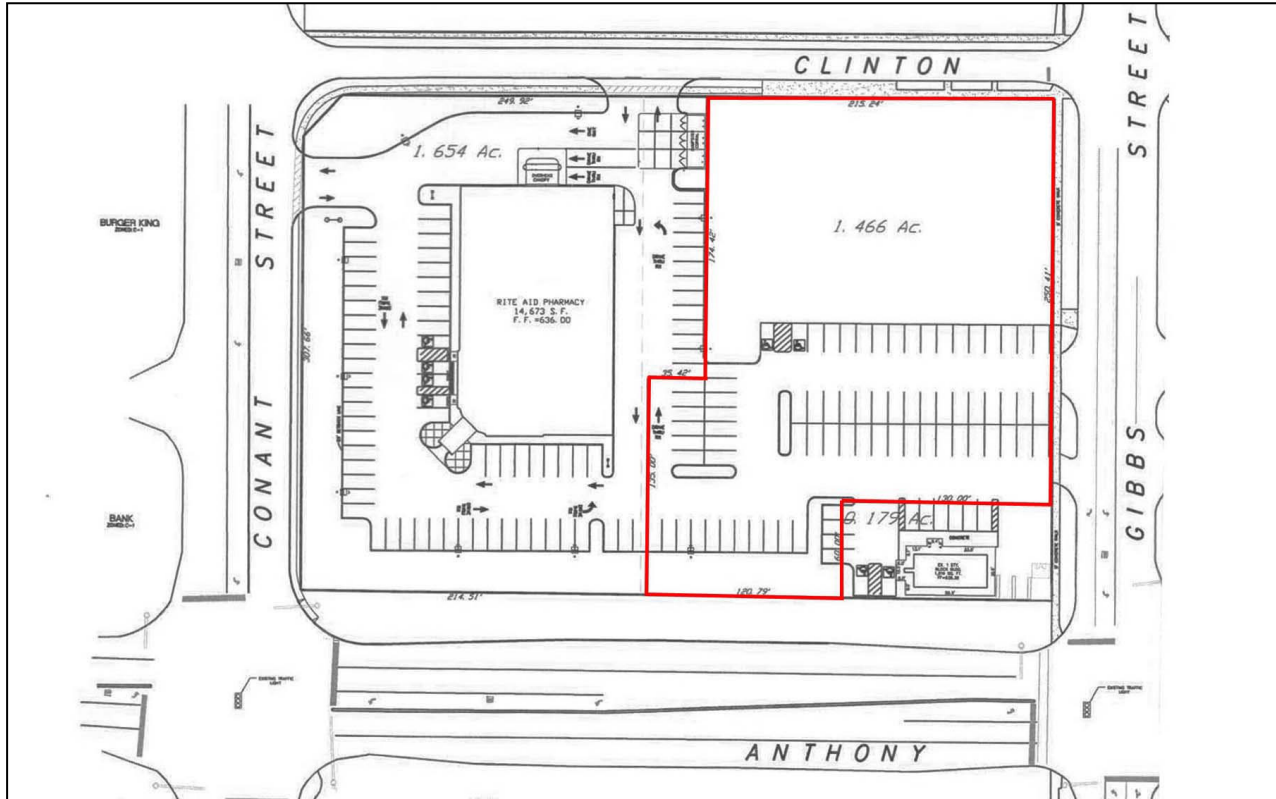
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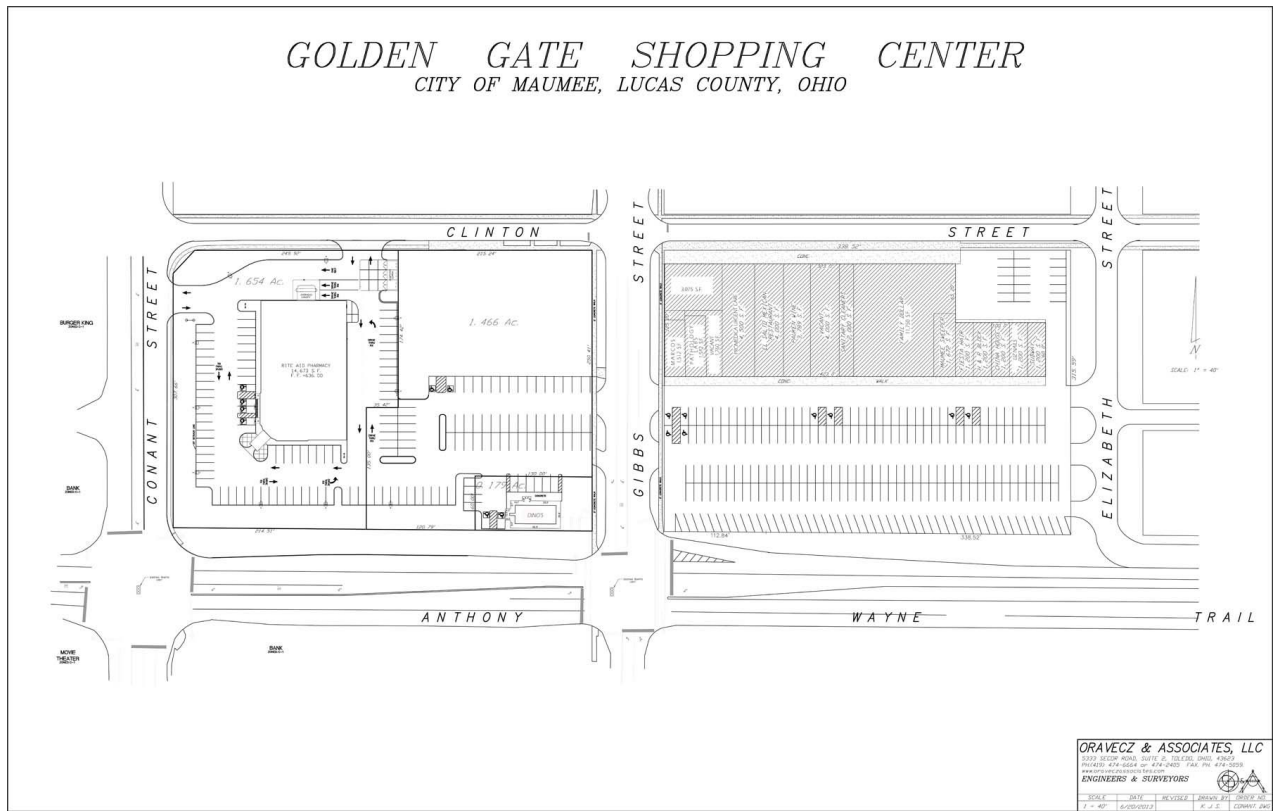
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Vacant Land For Sale/Lease/Build-to-Suit

1.464±  
Acres  
AVAILABLE



*GOLDEN GATE SHOPPING CENTER*  
CITY OF MAUMEE, LUCAS COUNTY, OHIO



**ORAVECZ & ASSOCIATES, LLC**  
10000 KIRKWOOD DRIVE, SUITE 200, TOLEDO, OHIO 43626  
PHONE: 419-884-4747 FAX: 419-884-1955  
www.oravecz.com  
**ENGINEERS & SURVEYORS**  
STATE OF OHIO LICENSE NO. 10000  
10000 KIRKWOOD DRIVE, SUITE 200, TOLEDO, OHIO 43626  
10000 KIRKWOOD DRIVE, SUITE 200, TOLEDO, OHIO 43626

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