

28214 Avenue Rd

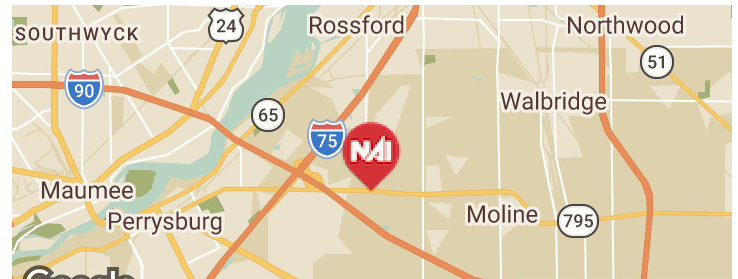
Perrysburg, Ohio 43551

Property Highlights

- Unzoned property for flexible development opportunities
- Corner property
- Strategic location on SR 795 with easy access to I75 and the Ohio Turnpike
- Signaled intersection
- Ideal for Industrial, Multifamily and Retail
- Potential for expansion and customization to suit specific business needs
- Potential curb cut off SR 795 (Avenue Rd)

Location Description

Located on a signalized corner on SR 795, this site offers outstanding connectivity and visibility—making it highly attractive for industrial, multifamily, retail, or mixed-use development. With over 700 feet of frontage on SR 795 this gives optimal visibility and potential curb cut access. Less than 2 miles to I-75 and 3 miles to I-280.



Offering Summary

Sale Price:	\$1,500,000
Lot Size:	18.69 Acres
Real Estate Taxes	\$1,834.04

For More Information



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Sale Price	\$1,500,000
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Location Information

Street Address	28214 Avenue Rd
City, State, Zip	Perrysburg, OH 43551
County	Wood
Market	Perrysburg/Toledo
Cross-Streets	Glenwood Rd & SR 795

Property Information

Property Type	Land
Zoning	Unzoned
Lot Size	18.69 Acres
APN #	400020000007000
Lot Frontage	747 ft
Corner Property	Yes
Traffic Count	22,545 VPD
Traffic Count Street	SR 795

Utilities

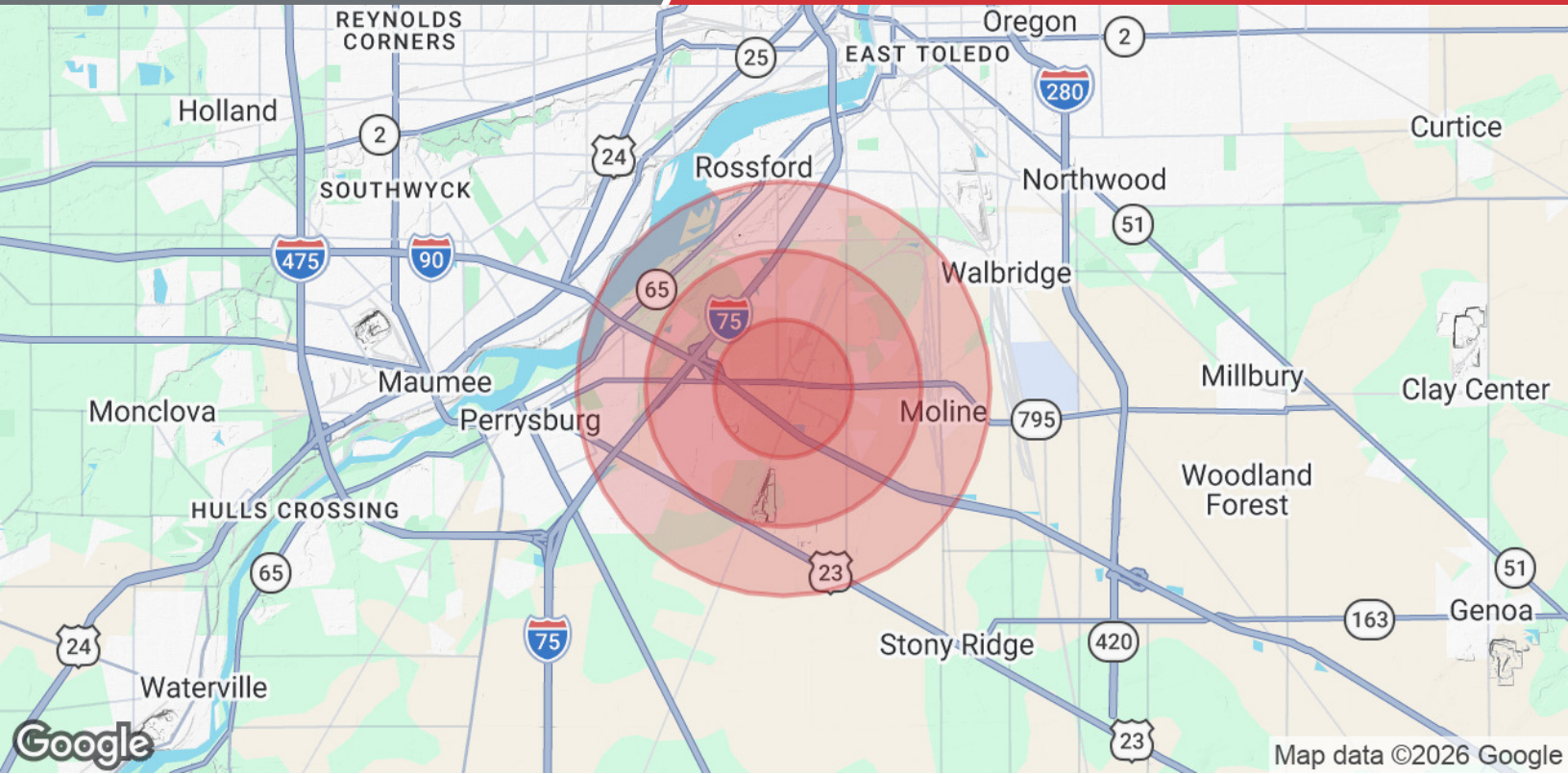
Gas	Columbia Gas
Power	Toledo Edison
Water	Perrysburg





Google

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Population

	1 Mile	2 Miles	3 Miles
Total Population	1,296	6,756	20,342
Average Age	36.9	41.0	41.6
Average Age (Male)	32.1	38.5	39.2
Average Age (Female)	44.4	44.4	44.5

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	587	3,458	9,305
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$52,988	\$69,794	\$84,462
Average House Value	\$96,982	\$148,248	\$191,287

2020 American Community Survey (ACS)