

6520 N. MALL DRIVE
HOLLAND, OH 43528

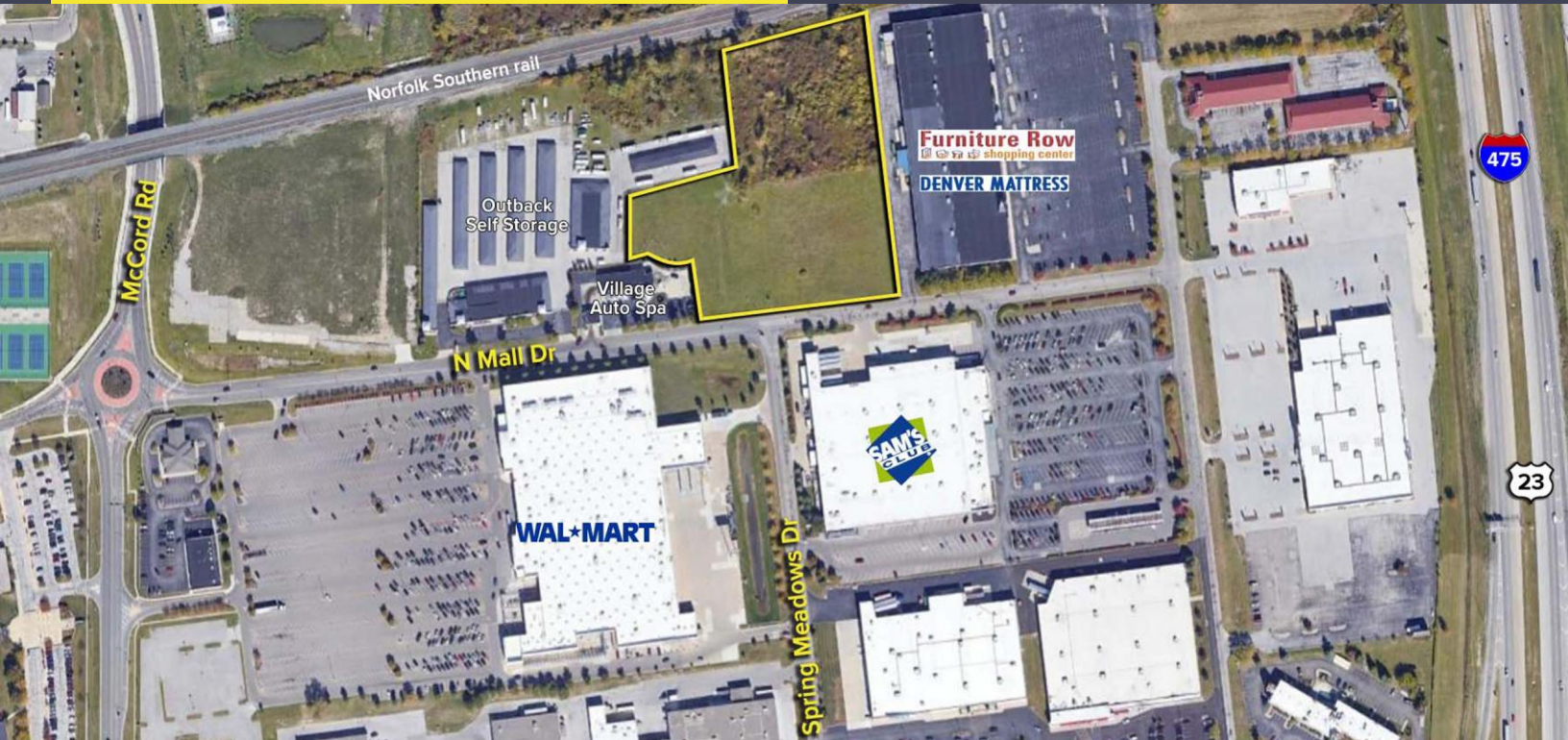
VACANT LAND FOR SALE
6.48 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



SPRING MEADOWS PLACE

GENERAL INFORMATION

| | |
|-----------------------|-----------------------------------|
| Sale Price: | \$685,000 (\$105,709.88/acre) |
| Acreage: | 6.48 |
| Dimensions: | 450' x 656' |
| Closest Cross Street: | S. McCord Road |
| County: | Lucas |
| Zoning: | B2 – General Business (Holland) |
| Easements: | Of Record |
| Curb Cuts: | (1) per development plan approval |
| Topography: | Flat |
| Survey Available: | Yes |
| Environmental Report: | No |



For more information, please contact:

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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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| PROPERTY DESCRIPTION | |
|-----------------------|--------------------------------|
| Environmental Report: | No |
| Drainage: | Good |
| Improvements: | None – vacant site |
| Restrictions: | Per zoning |
| Sign on Property: | Yes |
| Adjacent Land | |
| North: | CSX Rail/Holland Business Park |
| South: | Walmart/Sam's Club |
| East: | Retail/Denver Mattress |
| West: | Carwash/storage facility |

| UTILITIES | |
|-----------------|---------------|
| Electric: | Toledo Edison |
| Gas: | Columbia Gas |
| Water: | Available |
| Sanitary Sewer: | Yes |
| Storm Sewer: | Yes |

| 2023 REAL ESTATE TAXES | | | | |
|------------------------|----------|------------|-------------|-------------------|
| Address | Parcel # | Assessor # | Acres | Annual Taxes |
| 6520 N. Mall Dr. | 71-04595 | 42036-003 | 3.7199 | \$1,506.84 |
| 6540 N. Mall Dr. | 71-04596 | 42036-004 | 1.2247 | \$1,870.92 |
| 6600 N. Mall Dr. | 71-04594 | 42036-002 | 1.5385 | \$1,232.44 |
| Total: | | | 6.48 | \$4,610.20 |

Comments:

- Located on the North side of Spring Meadows Place.
- Best-in-class power center anchoring the western regional trade area of the Toledo market.
- Anchored by 11 national big-box tenants and adjacent to Target, Dick's Sporting Goods, Best Buy, Walmart, and Sam's Club.
- The Toledo MSA has a population of over 650,000 and is the 6th largest MSA in Ohio.
- Located within the growth area of Toledo MSA.
- Refer to Village of Holland zoning office for a summary of the B-2 permitted and conditional uses as well as the set back requirements.

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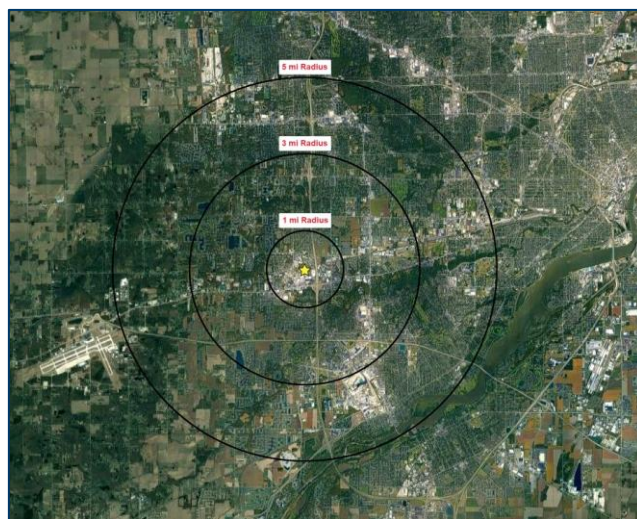


DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 6,068 | \$54,258 |
| 3 MILE | 56,212 | \$59,742 |
| 5 MILE | 138,085 | \$65,510 |

2021 TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|----------------------|
| 18,924 | S. McCord Road |
| 49,530 | Airport Highway |
| 13,688 | Spring Meadows Drive |



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