

6520 N. MALL DRIVE  
HOLLAND, OH 43528



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

VACANT LAND FOR SALE  
6.48 Acres Available

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:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

PROPERTY DESCRIPTION		UTILITIES		
Environmental Report:	No	Electric:	Toledo Edison	
Drainage:	Good	Gas:	Columbia Gas	
Improvements:	None – vacant site	Water:	Available	
Restrictions:	Per zoning	Sanitary Sewer:	Yes	
Sign on Property:	Yes	Storm Sewer:	Yes	
Adjacent Land		2023 REAL ESTATE TAXES		
North:	CSX Rail/Holland Business Park	Address	Parcel #	Assessor #
South:	Walmart/Sam's Club	6520 N. Mall Dr.	71-04595	42036-003
East:	Retail/Denver Mattress	6540 N. Mall Dr.	71-04596	42036-004
West:	Carwash/storage facility	6600 N. Mall Dr.	71-04594	42036-002
<b>Total:</b>			<b>6.48</b>	<b>\$4,610.20</b>

### 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 6<sup>th</sup> 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.

For more information, please contact:

**KEENAN FIELDS, SIOR**

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

# 6520 N. Mall Drive, Holland, OH 43528

## Vacant Land For Sale

6.48  
Acres  
AVAILABLE



### 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



For more information, please contact:

**KEENAN FIELDS, SIOR**

(419) 290 8334 or (419) 249 6311

kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)