

## 2701 Navarre Ave.

Oregon, Ohio 43616

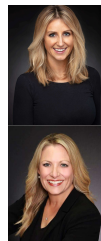
### Property Highlights

- Navarre Ave./Rte. 2 Retail Opportunity!
- Possible redevelopment site with rear storage units
- 38 Parking Spaces
- 160' Navarre Ave. frontage
- Across from Mercy Hospital & high traffic retail
- Near I-280 interchange & Ohio Turnpike
- 2 curb cuts
- Fantastic visibility on heavily traveled retail corridor

### Offering Summary

Sale Price:	\$1,795,000
Retail Building Size:	5,000 SF
Storage Unit Quantity:	100
Lot Size:	2.3 Acres

### For More Information



**Kati McDougale**

O: 419 320 1619  
kmcDougale@naitoledo.com

**Stephanie Kuhlman**

O: 419 960 4410 x315  
skuhlman@naitoledo.com

Sale Price	\$1,795,000
------------	-------------

### Location Information

Street Address	2701 Navarre Ave.
City, State, Zip	Oregon, OH 43616
County	Lucas
Cross-Streets	Wheeling St. & Navarre Ave.
Side of the Street	North
Signal Intersection	No
Road Type	Highway
Nearest Highway	I-280 & I-80/90 Ohio Turnpike
Nearest Airport	Detroit Metro & Toledo Express

### Property Information

Property Type	Retail
Zoning	40-C2 General Commercial
Lot Size	2.3 Acres
APN #	44-21284
Lot Frontage	164 ft
Lot Depth	615 ft
Traffic Count	21,523
Traffic Count Street	Navarre Ave.

### Building Information

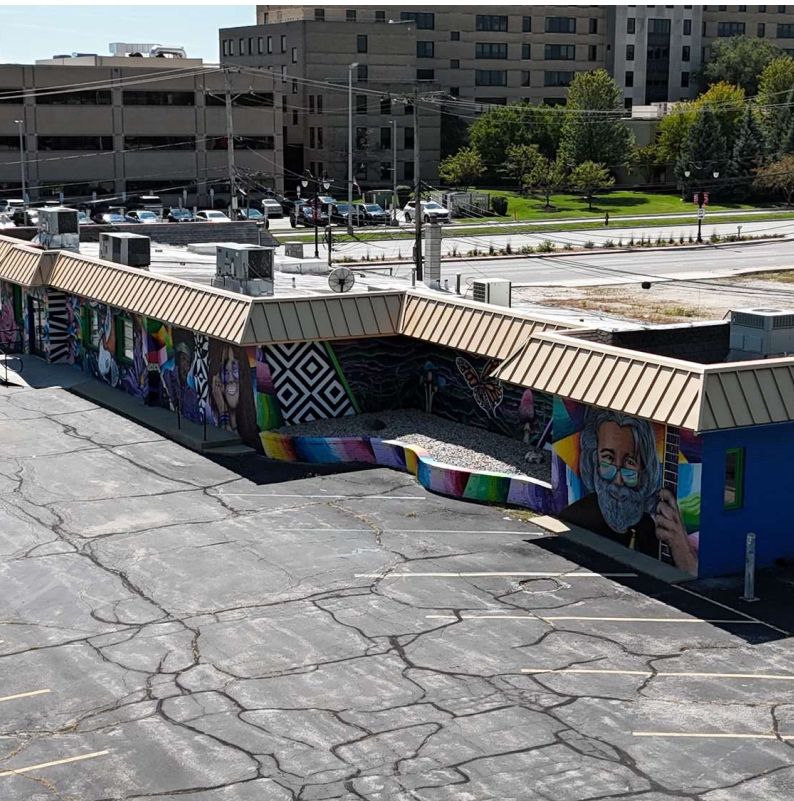
Total Building Size (6)	16,861 SF
Tenancy	Multiple
Year Built	1956
Construction Status	Existing
Condition	Good
Number of Buildings	6

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	38

### Utilities & Amenities

Gas	Columbia Gas
Electric	First Energy
Water	Municipal
Sewer	Municipal







### Unique Mixed Use Or Redevelopment Opportunity!

#### Oregon, Ohio Opportunity!

With numerous retail & industrial development projects underway, this site is located in a prime retail development zone with traffic counts over 21,000 daily. Navarre Ave./Route 2 offers multiple retailers, grocers, banks, auto repair, and local businesses. This unique site combines popular income-generating storage units with 160' of retail frontage near highway & hospital.

#### Proposed Site Uses:

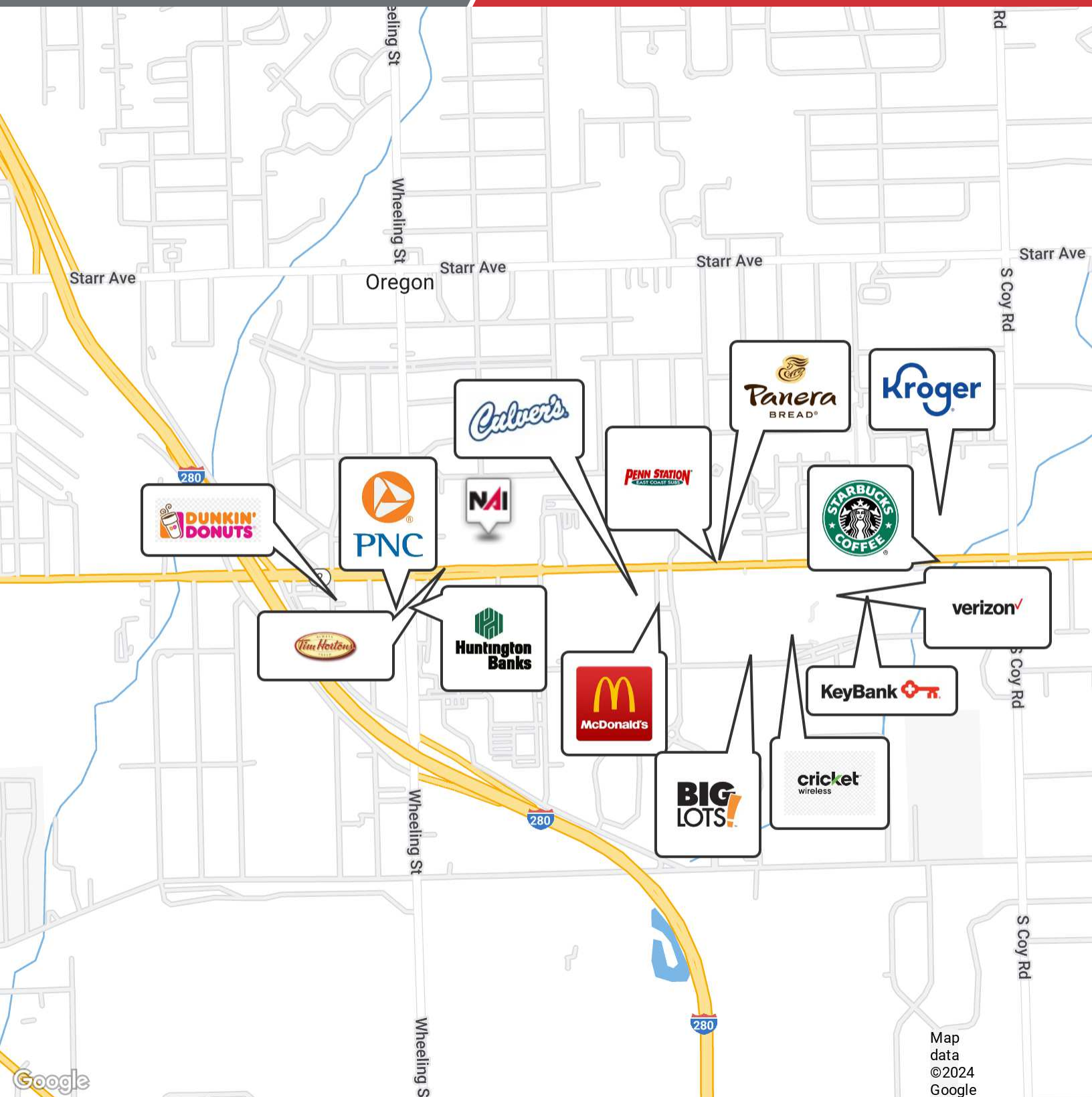
100 gated & secure storage units provide passive income with an opportunity for improvements. Site can also be parceled off for future sale.

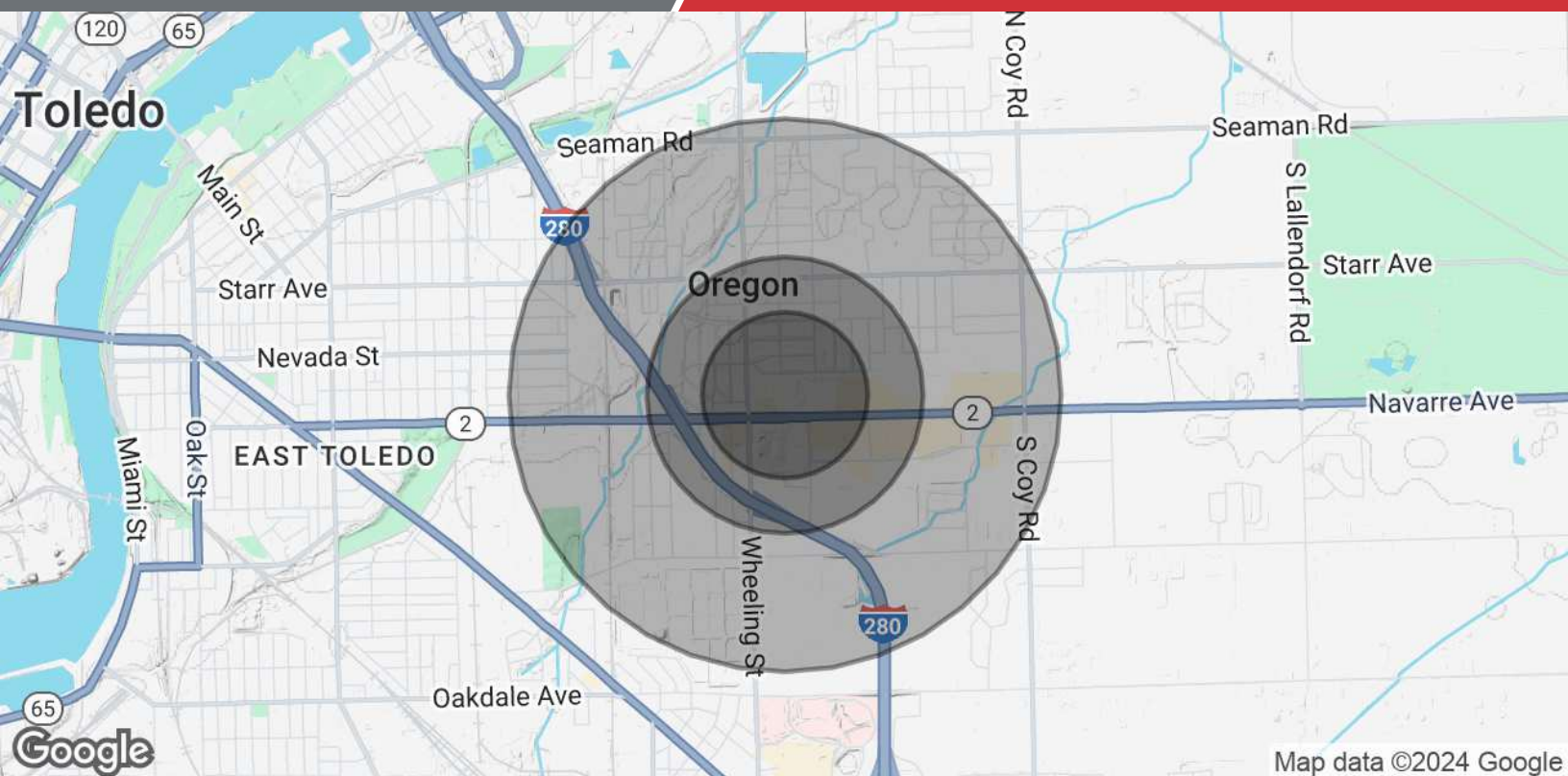
Front building provides 5,000 SF of retail potential situated near popular chains such as; McDonalds, Wendy's, Taco Bell, and Kroger. The interior is well maintained with an open floor plan. Ideal for owner-occupied, leased retail, redevelopment, or land lease!











Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	618	2,427	9,293
Average Age	42	42	42
Average Age (Male)	41	40	40
Average Age (Female)	44	43	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	289	1,073	4,183
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$73,422	\$76,234	\$70,707
Average House Value	\$173,844	\$173,193	\$167,980

Demographics data derived from AlphaMap