

THE TOLEDO CLINIC

— LAND @ SIDE CUT CROSSINGS —

FORD STREET & ANTHONY WAYNE TRAIL || MAUMEE, OHIO



PROPERTY ADDRESS:

Ford Street & Anthony Wayne Trail (U.S. 24), Maumee, OH

- New Development Land For Sale.
- Asking Price: \$290,000 / Acre
- +/- 6 Acres Divisible

TRAFFIC COUNTS

U.S. 20 - 11,679 Cars Per Day

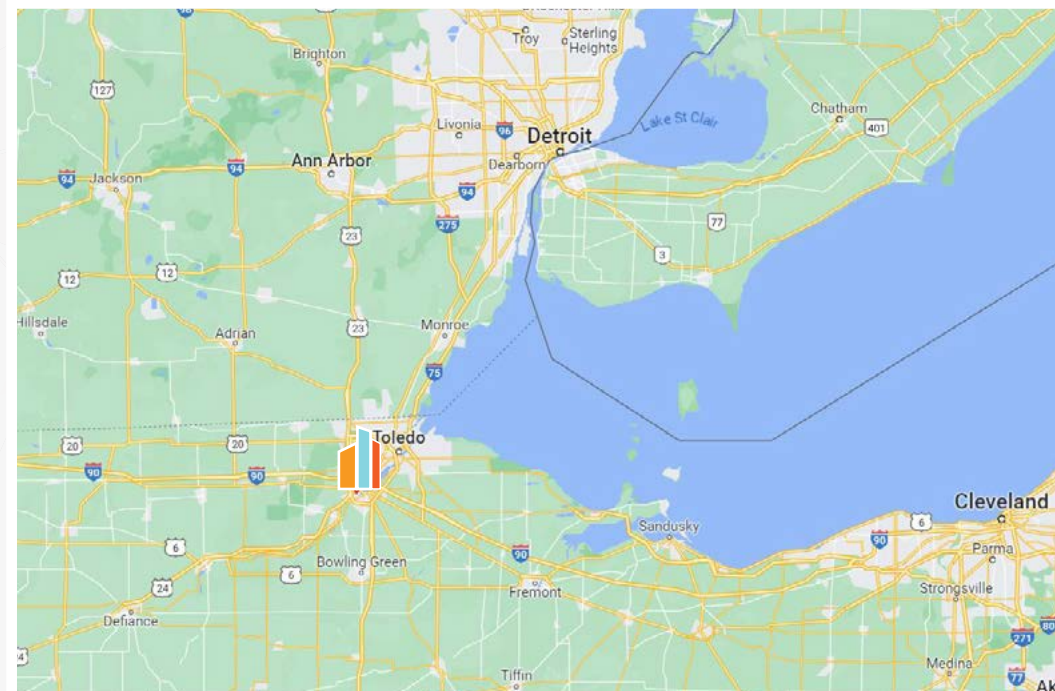
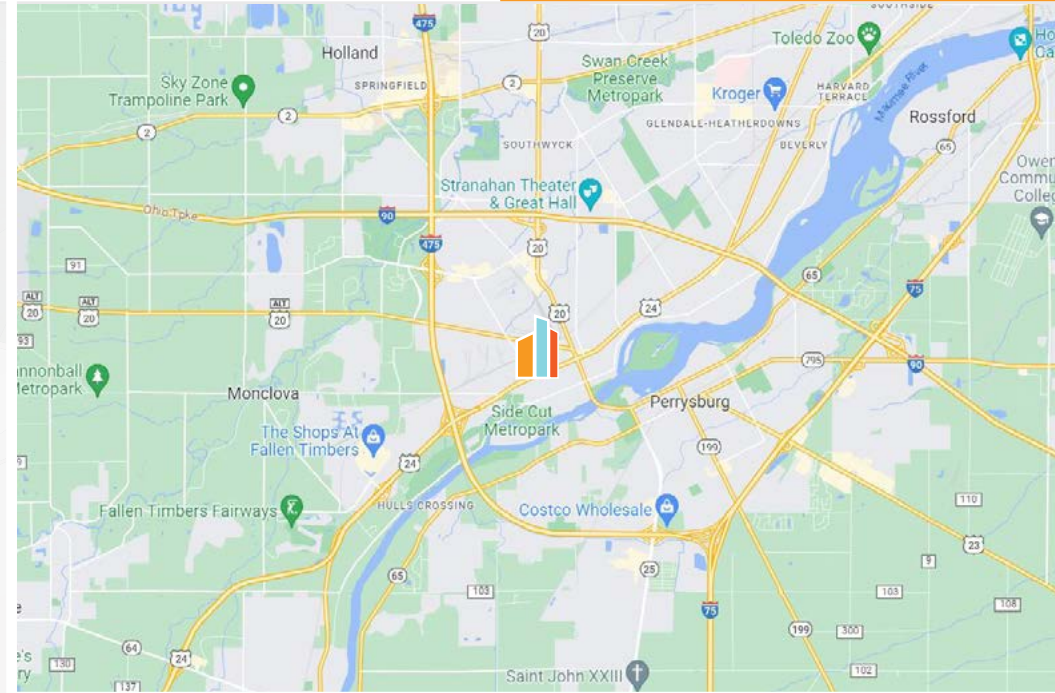
FORD STREET - 10,183 Cars Per Day

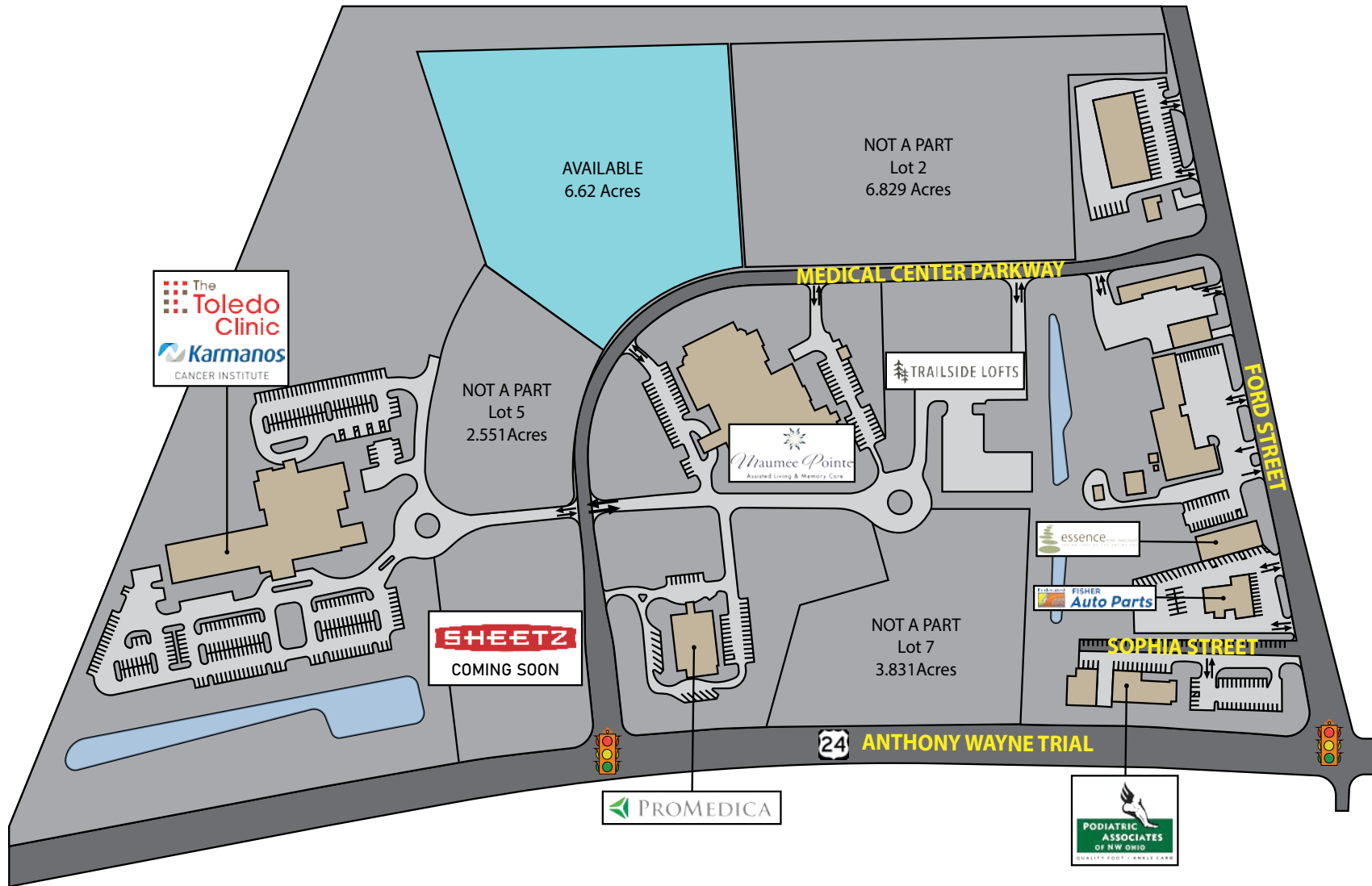
ANTHONY WAYNE TRAIL (U.S. 24) - 25,041 Cars Per Day

INTERSTATE 475 - 52,877 Cars Per Day



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	3,225	50,915	115,052
Households	1,475	22,417	50,677
Employees	3,505	30,973	55,756
Average Household Income	\$111,738	\$122,684	\$112,940
Total Businesses	355	2,710	4,890





-  AVAILABLE FOR SALE
-  NOT A PART





 **PROMEDICA**
Your Health. Our Mission.

- COUNTY'S 1ST FREE-STANDING, COMBINED ER & URGENT CARE -
- 11,000 SQUARE FOOT FACILITY -



**SURROUNDING PHOTOS
NOT A PART OF OFFERING**

 **Maumee Pointe**
Assisted Living & Memory Care

- ASSISTED LIVING & MEMORY CARE -
- 69,310 SQUARE FOOT FACILITY -
- 80 APARTMENTS -



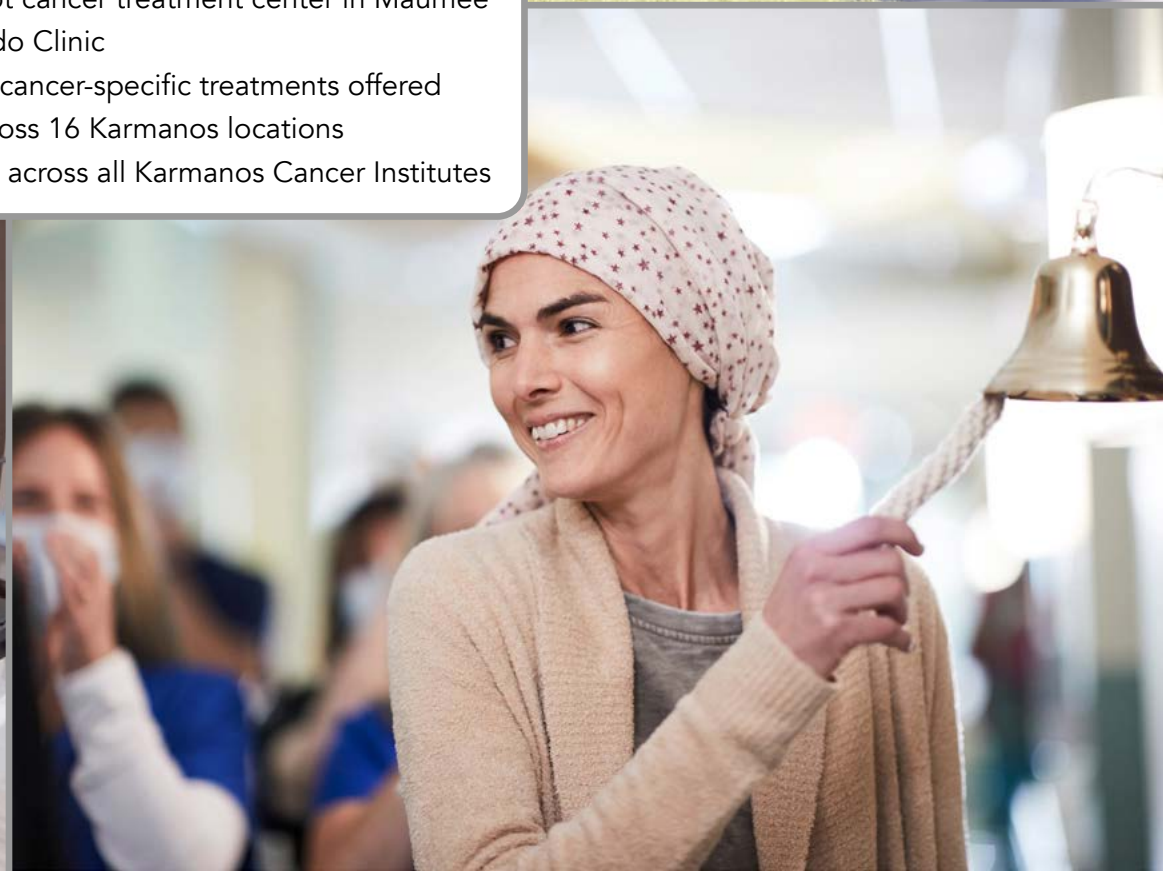
 **TRAILSIDE LOFTS**

- GRAND OPENING AUGUST 2023 -
- 50 AFFORDABLE HOUSING UNITS -
- \$15 MILLION PROJECT -





- ◆ **1 of 53** NCI designated comprehensive cancer centers in the U.S.
- ◆ **\$30 MILLION**, 11,000 square foot cancer treatment center in Maumee
- ◆ **IN PARTNERSHIP** with The Toledo Clinic
- ◆ **250+** promising next-generation cancer-specific treatments offered
- ◆ **12,000** new patients annually across 16 Karmanos locations
- ◆ **5-STAR** patient experience rating across all Karmanos Cancer Institutes



Maumee, Ohio

- A historic suburb of Toledo situated in the beautiful Maumee River Valley in Lucas County of northwestern Ohio; 9 miles southwest of downtown Toledo; 70 miles south of Detroit; 113 miles west of Cleveland
- 13,640 city population; 428,117 county population

ECONOMY

- Key industries of the business community include manufacturing, warehousing and distribution, health services, financial services, agricultural businesses, corporate offices, research and development, and retail establishments
- Benefits from its diverse transportation infrastructure including immediate access to the Ohio Turnpike, 1 state highway, 4 U.S. highways, and I-475 joining to I-75 as well as service by Norfolk and Southern Railroad, Amtrak, Toledo Express Airport, Toledo Area Regional Transit Authority, and Toledo-Lucas County Port Authority
- Part of a major manufacturing region, recently ranked #2 in the U.S. by Business Facilities magazine; The region's manufacturing industry has seen 8,800 new jobs and \$4.7B capital investment in the last 5 years
- 7,600 in the city labor force with a 2.9% unemployment rate and an average household income of \$93,117
- Arrowhead Park - A 900-acre business park home to 250+ businesses that employ 14,000 individuals
- The largest employers in the city include United Parcel Service (4,398), Dana Corporation (1,130), Maumee Board of Education (540), Paramount Care Inc. (522), Therma-Tru Corp. (258), and Spartan Chemical Co. (235)

DEVELOPMENTS

- 67 projects valued at more than \$84 million in capital investments were recorded last year in the count; The projects are credited with creating more than 300 new jobs and retaining over 1,700 jobs
- Ultimate Uptown - A recently completed project to create a thriving uptown destination with public gathering spaces, 200 new parking spaces, updated landscaping, decorative lighting, and pedestrian-friendly streets
- I-475 Widening Project - Addition of a 3rd lane on I-475 between Airport Highway and U.S. Route 24



#3 "Best Places to Live in Lucas County" — Niche (2023)

DOWNTOWN MAUMEE



MAUMEE INDOOR THEATER



THERMA-TRU HEADQUARTERS