

0 Township Rd 99

Findlay, Ohio 45840

Property Highlights

- Signalized Intersection
- Ideal for Fast Food, Office, or Retail
- Utilities to Site
- Day Time Population over 3,000 Workers
- Ideal for Office/Flex, Distribution

Property Overview

Easy Access to I-75. 3,000,000 SF of distribution within a half mile of the site-Campbell's Soup, Lowe's, McLane, Whirlpool. Just down the road from the future site for Sheetz!



Offering Summary

Sale Price:	\$100,000 / acre
Lot Size:	13 Acres

For More Information



Dallas Paul

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Property Information

Street Address	0 Township Rd 99
City, State, Zip	Findlay, OH 45840
County	Hancock
Closest Intersection:	County Rd 212 and Township Rd 99
Property:	Land parcel west of Lowe's Distribution Center
Parcel No:	020001026428 020001026429
Land Size:	13 Acres
Land Dimensions:	Irregular
Zoning:	Ind
Traffic Counts:	17,599 VPD (2023) Just West of Site

Sale Price

\$100,000 / Acre

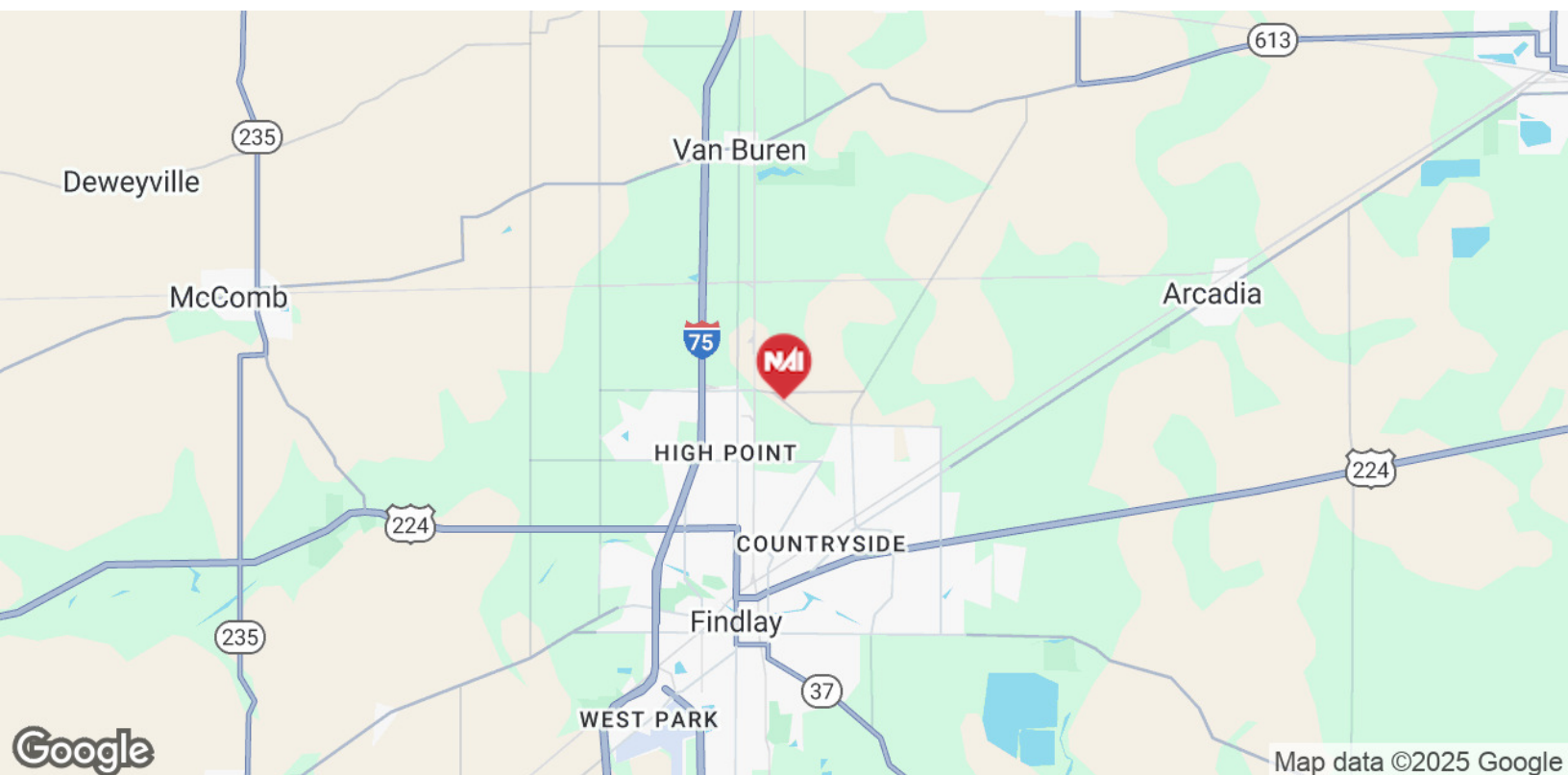
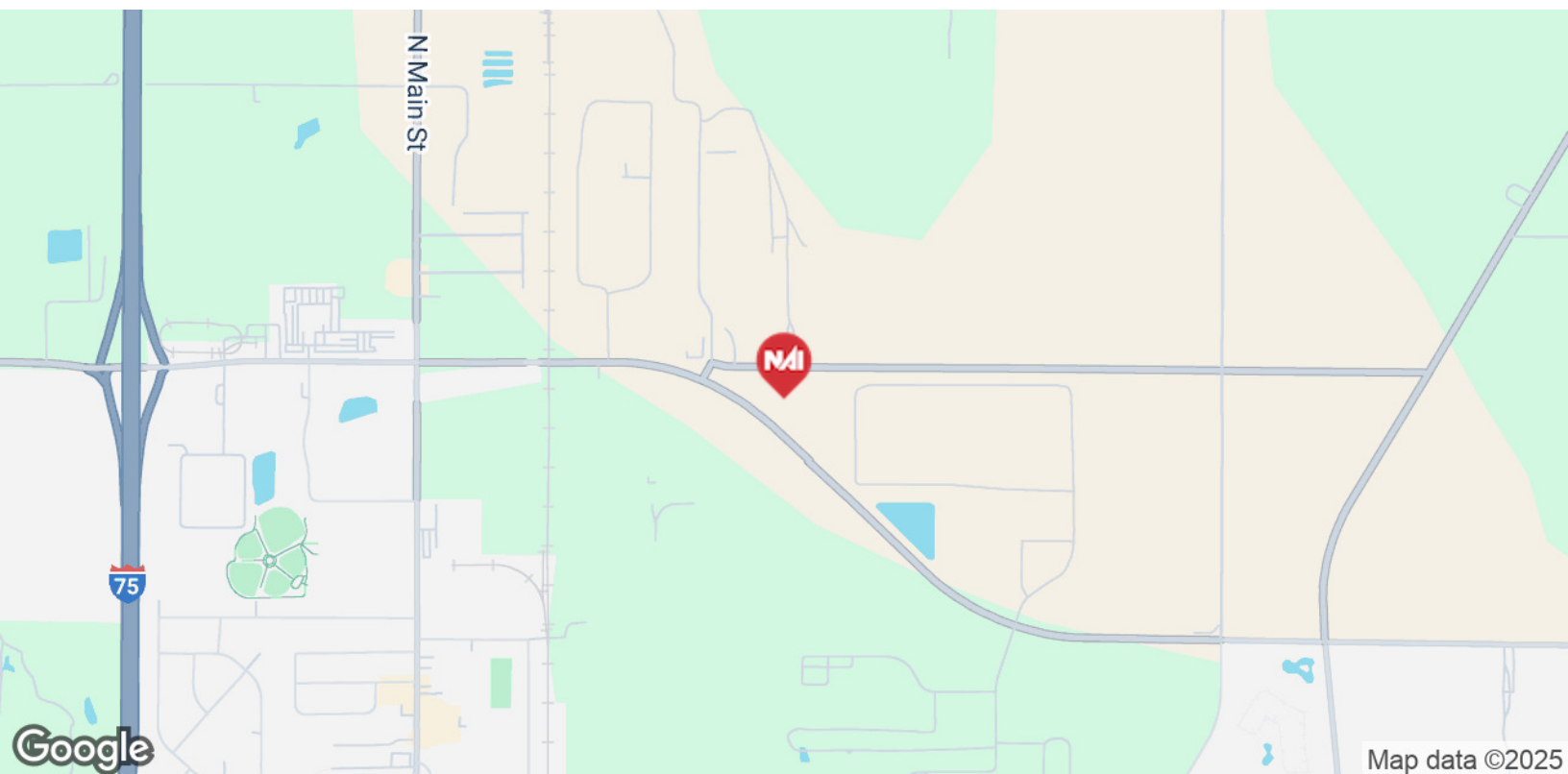
Utilities

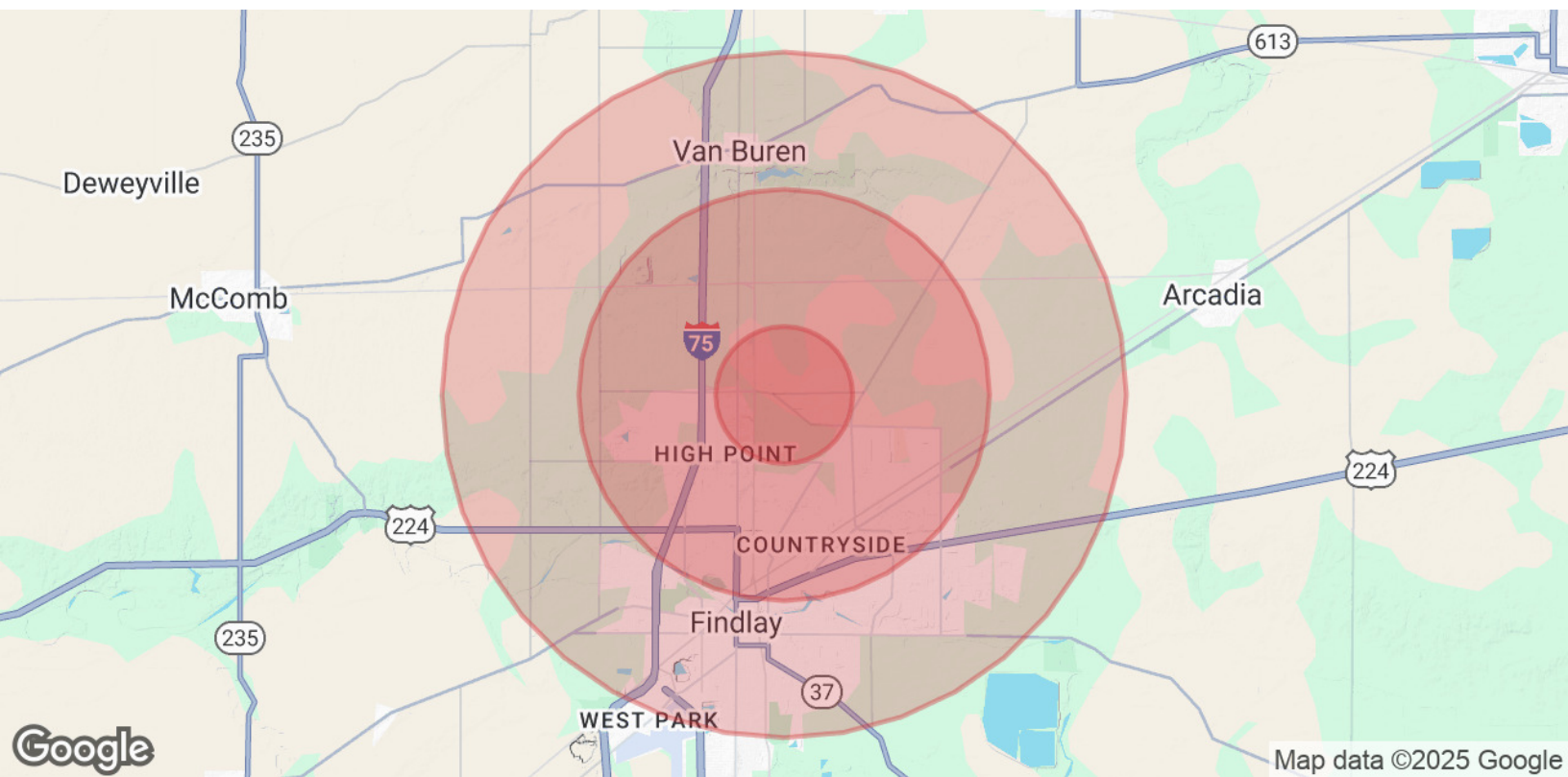
Gas:	Columbia Gas
Water:	City of Findlay
Sewer:	City of Findlay
Electric:	AEP

Real Estate Tax Information

Real Estate Tax Year:	2023
Parcel 020001026428 Taxes:	\$277.44
Parcel 020001026429 Taxes:	\$483.44
Total Site Annual Taxes:	\$761.08







Population	1 Mile	3 Miles	5 Miles
Total Population	3,101	23,774	51,612
Average Age	38.7	33.4	35.2
Average Age (Male)	37.9	33.3	34.6
Average Age (Female)	39.8	34.2	35.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,290	9,818	21,772
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,129	\$52,315	\$54,917
Average House Value	\$160,307	\$132,785	\$149,482

2020 American Community Survey (ACS)