

3700 Williston Road

Northwood, Ohio 43619

Property Highlights

- Fully signalized intersection
- Heavily traveled intersection of Hwy 51 and Williston Rd.
- Anchored by Family Farm & Home
- Only an 1/8 mile away from 'The Enclave' Mixed-Use Development project under construction, increasing population to the area. This project is a 100-acre, \$7 Million development that will feature residential and commercial properties
- Utilities in place: paved land
- Development opportunity ideal for convenience stores, fast-food, and gas stations
- 100% tax abatement available
- Job Creation and Retention Grant Program available
- City of Northwood is aggressive in attracting new businesses through creative incentive programs



Offering Summary

Sale Price:	Parcel 1: \$225,000, Parcel 2: \$75,000, Parcel 3: \$120,000
3 Parcels:	Parcel 1: 2.05 Ac, Parcel 2: 0.84 Ac, Parcel 3: 1.20 Ac
	Can be sold separate or all together

For More Information



Dallas Paul

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Location Information

Street Address	3700 Williston Road
City, State, Zip	Northwood, OH 43619
County	Wood
Market	Retail
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 51
Nearest Airport	Detroit Metro

Property Information

Property Type	Multi-Use Development Land
Property Subtype	Other
Zoning	Commercial
Current Use:	Vacant (paved) Land
Utilities	In Place
Traffic Count	16246
Traffic Count Street	HWY 51
Power	Yes

Net Usable Area

Parcel 1:	1.07 Acres
Parcel 2:	0.57 Acres
Parcel 3:	0.92 Acres

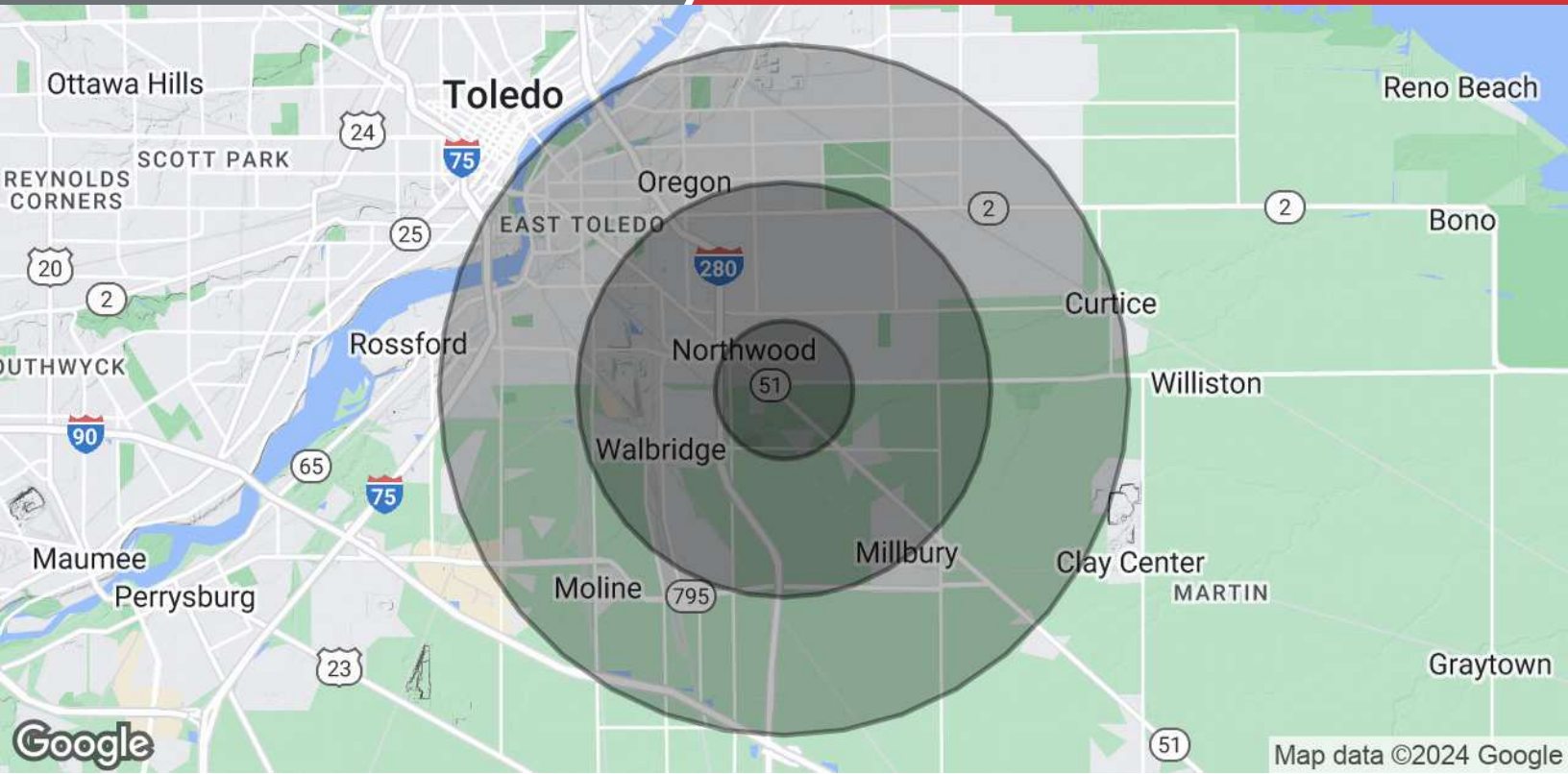


'The Enclave' - Mixed-Use Development Under Construction



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Population	1 Mile	3 Miles	5 Miles
Total Population	1,500	19,031	64,778
Average Age	44.6	46.9	40.3
Average Age (Male)	34.3	43.3	38.0
Average Age (Female)	46.4	47.3	41.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	569	8,588	29,608
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$94,863	\$69,995	\$56,256
Average House Value	\$182,490	\$142,581	\$104,544

2020 American Community Survey (ACS)