

# HARD CORNER +/-2.5 ACRES RE-DEVELOPMENT LOT

8210 Airport Hwy, Holland, OH 43528

+/-2.5 AC Along Airport Hwy | Minutes from Spring Meadow Place and Toledo Express Airport



Exclusively Listed By:

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## PROPERTY SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	2.5 Acres
Zoning:	19-C2 (General Commercial)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	985	35,849	140,543
Total Population	2,735	84,796	341,567
Average HH Income	\$95,298	\$82,132	\$80,865

### PROPERTY HIGHLIGHTS

- +/-2.50 Acre Hard Corner Lot | Great Visibility and Easily Accessible From Albon Road and Airport Highway With Traffic Counts Exceeding 20,040 Vehicles Per Day
- Excellent Surrounding Demographics | 10-Mile Radius is Over 341,000+ and Immediate Surrounding 1-Mile Radius with an Avg. HHI of \$95,200+
- Just West of Major Retail Trade Area - National Retailers Nearby Include: Walmart, Target, Sam's Club, Kohl's, TJ Maxx, Home Depot, Menards, Taco Bell, Best Buy, Panera Bread, IHOP, Starbucks, Chick-fil-A and Many More
- Located Approximately 4 Miles from Eugene F. Kranz Toledo Express Airport and the Ohio Turnpike Interchange | Approximately 5 Miles From I-475





SKY ZONE

USA  
INSULATION



KERN LIEBERS

Midwest  
Contracting



GREEN EARTH  
MATERIALS



CIRCLE K



FirstFedDelta



PROVIDENCE  
LUTHERAN CHURCH  
HOLLAND, OHIO

Subject Property

+/-2.5 Acres

Airport Hwy.

22,040+ VPD

Albon Rd.



475

83,700+ VPD

### Spring Meadows Place



- Diverse district serving 3,300+ students
- Modern facilities serving growing Holland neighborhoods
- Excellent academic performance across all grades



### Subject Property

+/-2.5 Acres

Albon Rd.

KERN LIEBERS

Midwest Contracting

PRESTIGE  
AUTO BODY  
HOLLAND

SKY ZONE

USA  
INSULATION

MANCAVE  
CONDOS  
HOLLAND

Airport Hwy.



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## MARKET OVERVIEW



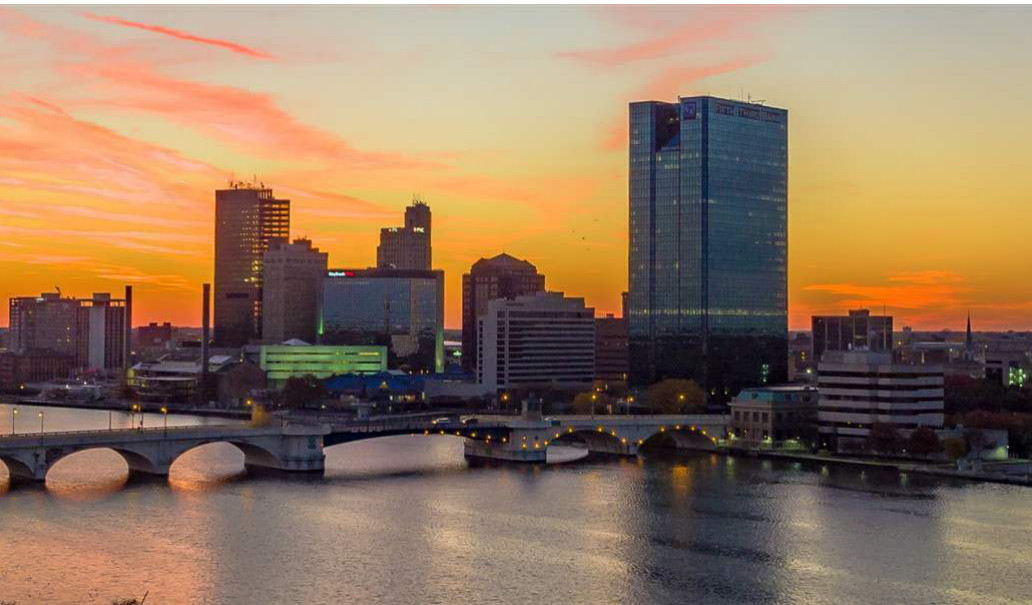
★ Designed by TownMapsUSA.com

### LOCATION DESCRIPTION

Holland, Ohio sits at the western edge of the Toledo metro, a compact village woven into eastern Springfield Township and known for its blend of small-town calm and regional connectivity. With just under 1,800 residents, Holland offers a stable, close-knit community supported by strong local institutions and easy access to major employment corridors. The village's location along Airport Highway places it minutes from Toledo Express Airport, the I-475/US-23 interchange, and the broader retail and industrial spine that anchors Lucas County.

Despite its modest size, Holland benefits from the amenities of a larger metro: diverse shopping, medical services, and recreation options sit within a short drive, while the surrounding township provides expansive residential neighborhoods and a steady pipeline of infill development. The area's geography is flat and accessible, shaped historically by farmland and rail lines, with today's land use reflecting a mix of suburban housing, light commercial corridors, and community parks.

Holland's proximity to the well-regarded Springfield Local Schools adds a meaningful draw for families, reinforcing the village's reputation as a convenient, livable hub within the Toledo region. For commercial real estate, the location offers visibility, traffic, and a dependable customer base without the congestion of the urban core.

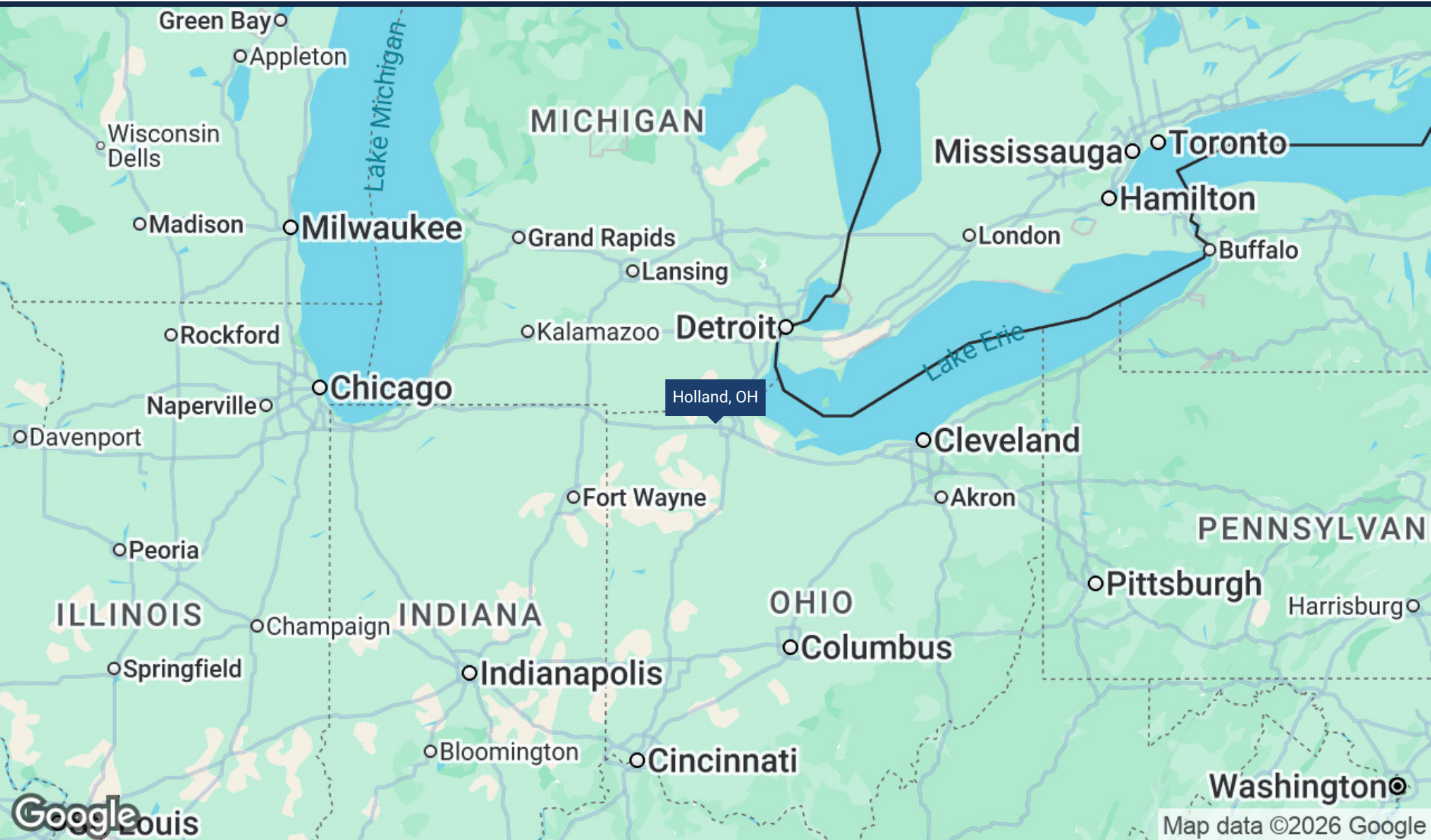




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REGIONAL MAP

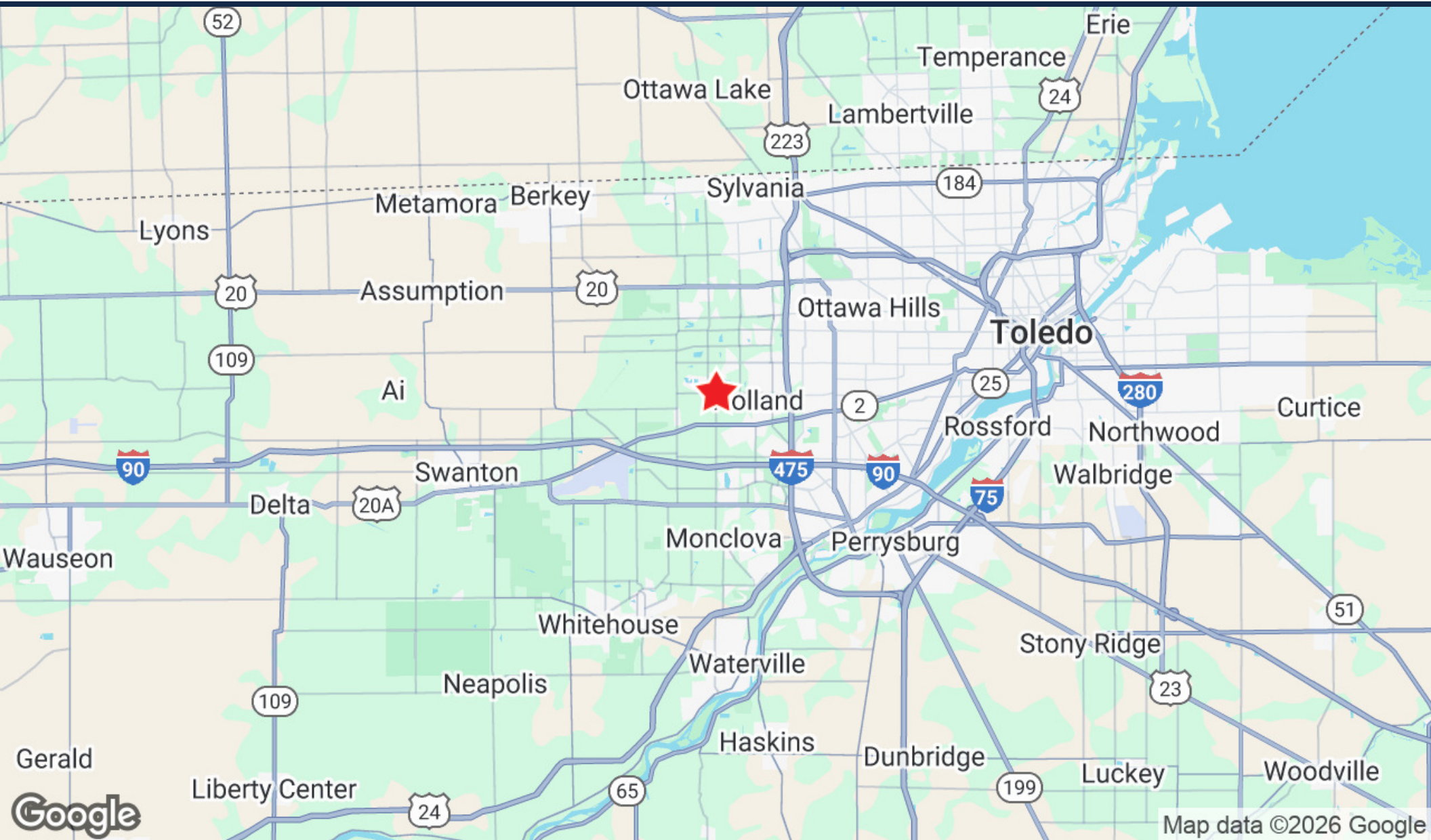




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LOCATION MAP

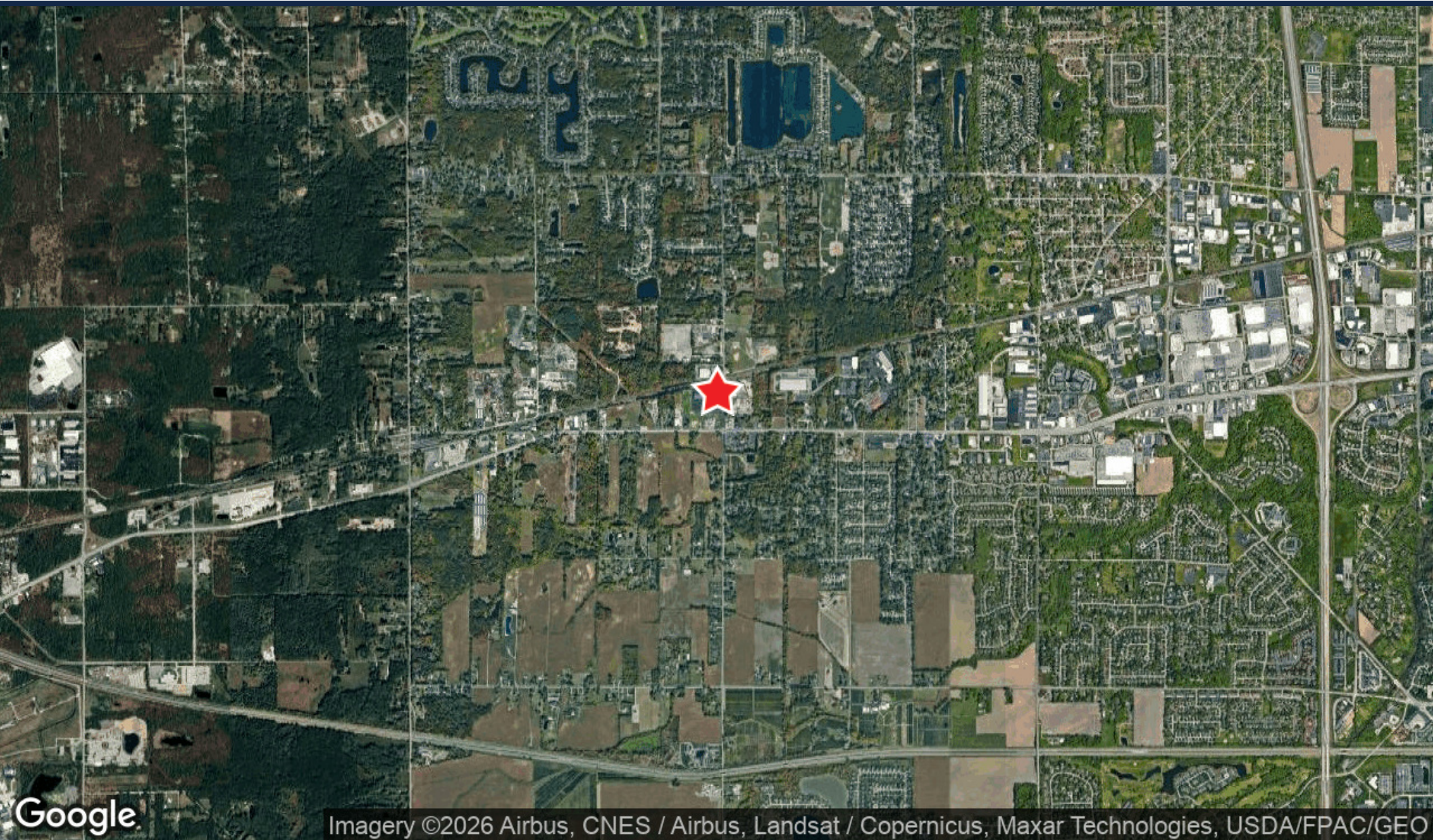




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AERIAL MAP



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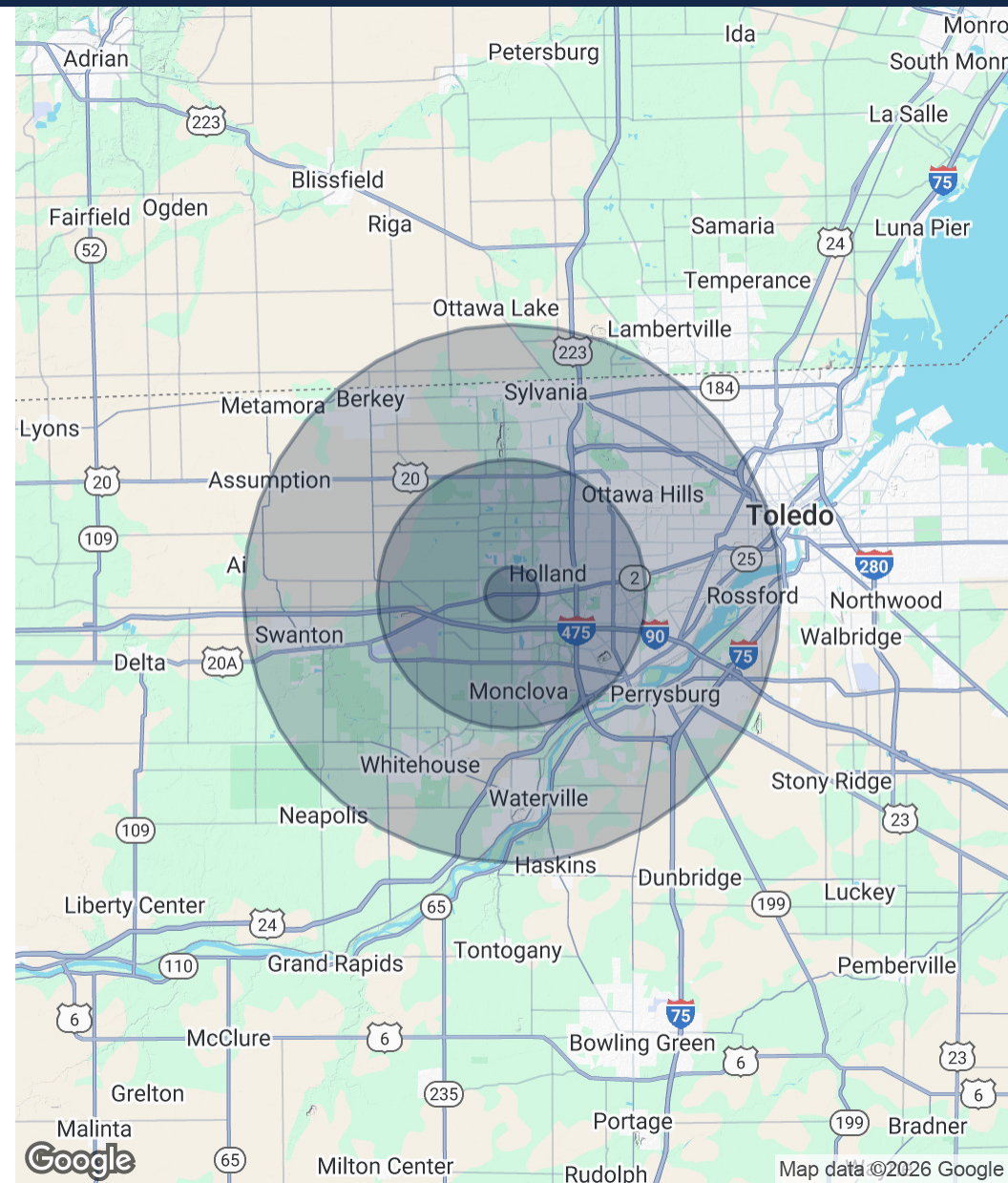
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,735	84,796	341,567
Average Age	44.9	39.3	39.1
Average Age (Male)	47.1	38.3	37.6
Average Age (Female)	41.4	39.9	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	985	35,849	140,543
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$95,298	\$82,132	\$80,865
Average House Value	\$297,759	\$193,230	\$182,719

2020 American Community Survey (ACS)





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