

# PARKSTONE STRAYER

MAUMEE, OHIO

**PRIME**  
RETAIL ADVISORS

**FOR SALE | 6725 MAUMEE WESTERN ROAD**

Excellent Access and Visibility to Maumee Western Road  
Benefiting from the New I-475 / U.S. 20A Interchange



**PROPERTY ADDRESS:**

**6725 MAUMEE WESTERN ROAD, MAUMEE, OHIO**

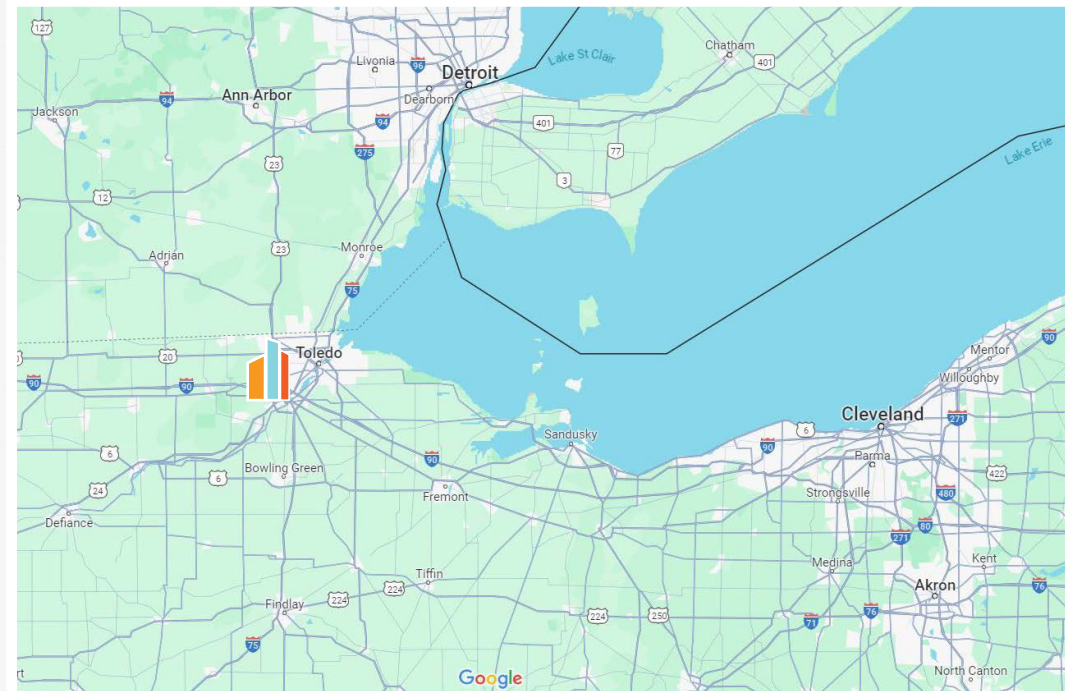
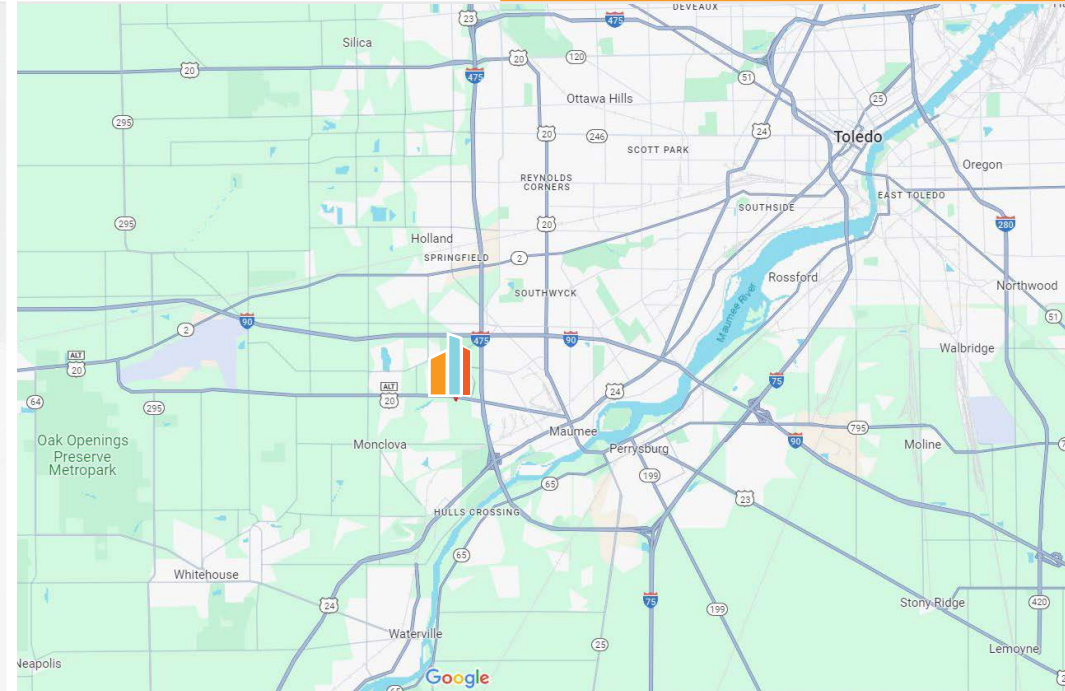
- 7.1742 Acres - \$1,200,000
- Current Zoning is 17-M2
- The site offers excellent access and visibility to Maumee Western Road
- Remaining parcel in larger land tract previously owned by Seller
- Moderately expanding area

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	3,096	37,296	109,154
Households	1,258	16,421	47,005
Average Household Income	\$161,839	\$130,398	\$119,476
Employees	3,919	25,744	51,600
Total Businesses	282	2,087	4,601



**TRAFFIC COUNTS**

Maumee Western Road - 16,427 Cars Per Day  
Interstate 475 - 75,000 Cars Per Day Southbound/Northbound





**SUBJECT PROPERTY**  
7.1742 Acres  
APN: 38-28008

7.976 Acres  
APN: 38-28010

**BRANDYWINE COUNTRY CLUB**

**HEADQUARTERS**

**The Senator Group**

**CHESTERFIELD PLAZA**  
AT&T  
**FIVE GUYS**  
**DUNKIN'**  
Pizza Hut

**REYNOLDS PLAZA SHOPPING CENTER**  
CLIE'S OUTLET  
**JOANN**  
HARBOR FREIGHT TOOLS

**SUFFOLK SQUARE**  
BUFFALO WILD WINGS  
LONGHORN STEAKHOUSE  
COLD STONE  
Arbys

**Bob Evans**  
Edward Jones  
CARRABBA'S ITALIAN GRILL  
Best Western

**COURTYARD BY HARRIOTT**  
Starbucks  
Applebee's  
SUBWAY  
Wendy's  
Chick-fil-A

**Kroger**  
Gordon FOOD SERVICE STORE  
Schlotzsky's

**enterprise**  
**verizon**  
TACO BELL

**WAREHOUSE**  
Johns Manville  
RANSOM & RANDOLPH

**GOEXCELL**



**PARKSTONE STRAYER**

MAUMEE, OHIO

**PROPERTY PHOTOS**



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**PRIME RETAIL ADVISORS**



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MAUMEE, OHIO

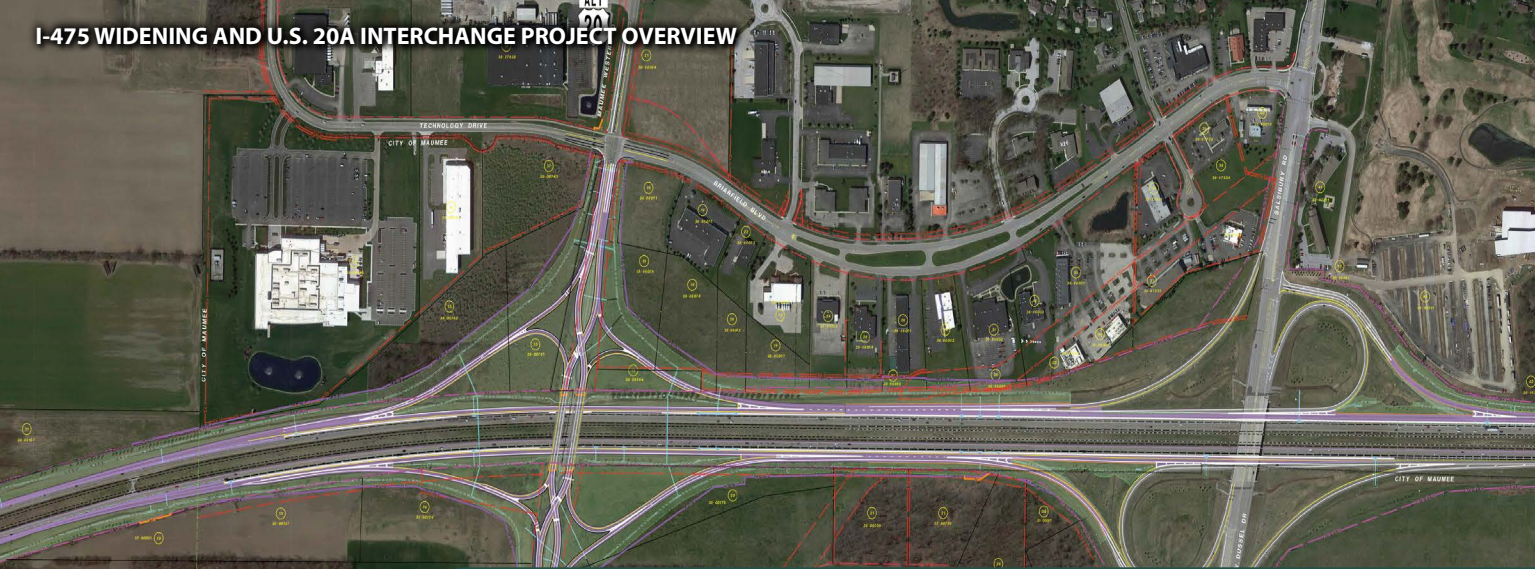
**PROPERTY PHOTOS**



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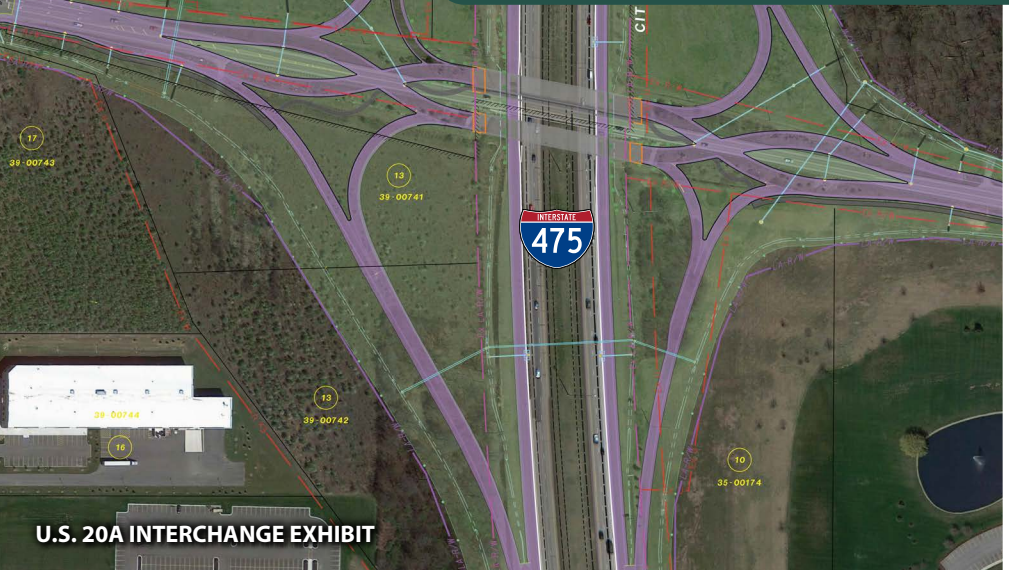
**PRIME RETAIL ADVISORS**



**Ohio** Department of Transportation

# NEW I-475 / U.S. 20A INTERCHANGE

- ◆ ODOT IS ADDING A NEW DIVERGING DIAMOND STYLE INTERCHANGE AT U.S. 20A AS WELL AS WIDENING I-475 TO THREE LANES BETWEEN AIRPORT HWY AND U.S. 24
- ◆ \$102 MILLION TOTAL ESTIMATED CONSTRUCTION COST
- ◆ CONSTRUCTION BEGAN IN THE SUMMER OF 2022 AND IS SCHEDULED TO BE COMPLETE IN THE FALL OF 2024
- ◆ THE NEW INTERCHANGE WILL SUPPORT THE ECONOMIC DEVELOPMENT OF THE IMMEDIATE AREA AND IMPROVE ACCESS TO EXISTING AND FUTURE BUSINESSES
- ◆ 75,000 AVERAGE DAILY TRAFFIC COUNT ON THIS SEGMENT OF I-475 (LOCAL AND THROUGH); PROJECTED TO BE OVER 80,000 BY 2042



U.S. 20A INTERCHANGE EXHIBIT



DIVERGING DIAMOND INTERCHANGE DIAGRAM



## 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



DOWNTOWN MAUMEE



MAUMEE INDOOR THEATER



THERMA-TRU HEADQUARTERS