

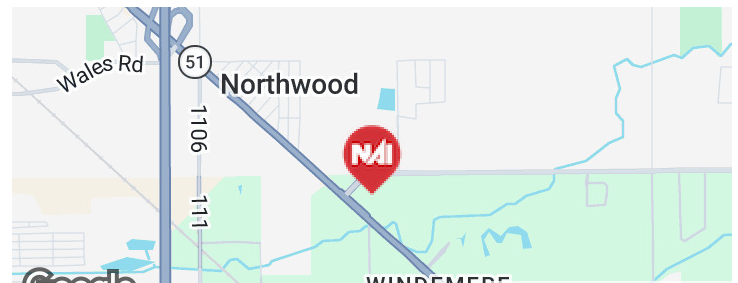


# 3700 Williston Road

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

<b>Sale Price:</b>	Parcel 2: \$74,000, Parcel 3: \$110,000
<b>2 Parcels:</b>	Parcel 2: 0.84 Ac, Parcel 3: 1.20 Ac
Can be sold together or separate	

## For More Information



**Dallas Paul**

O: 419 960 4410 x320  
 dpaul@naitoledo.com

### Location Information

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

### Property Information

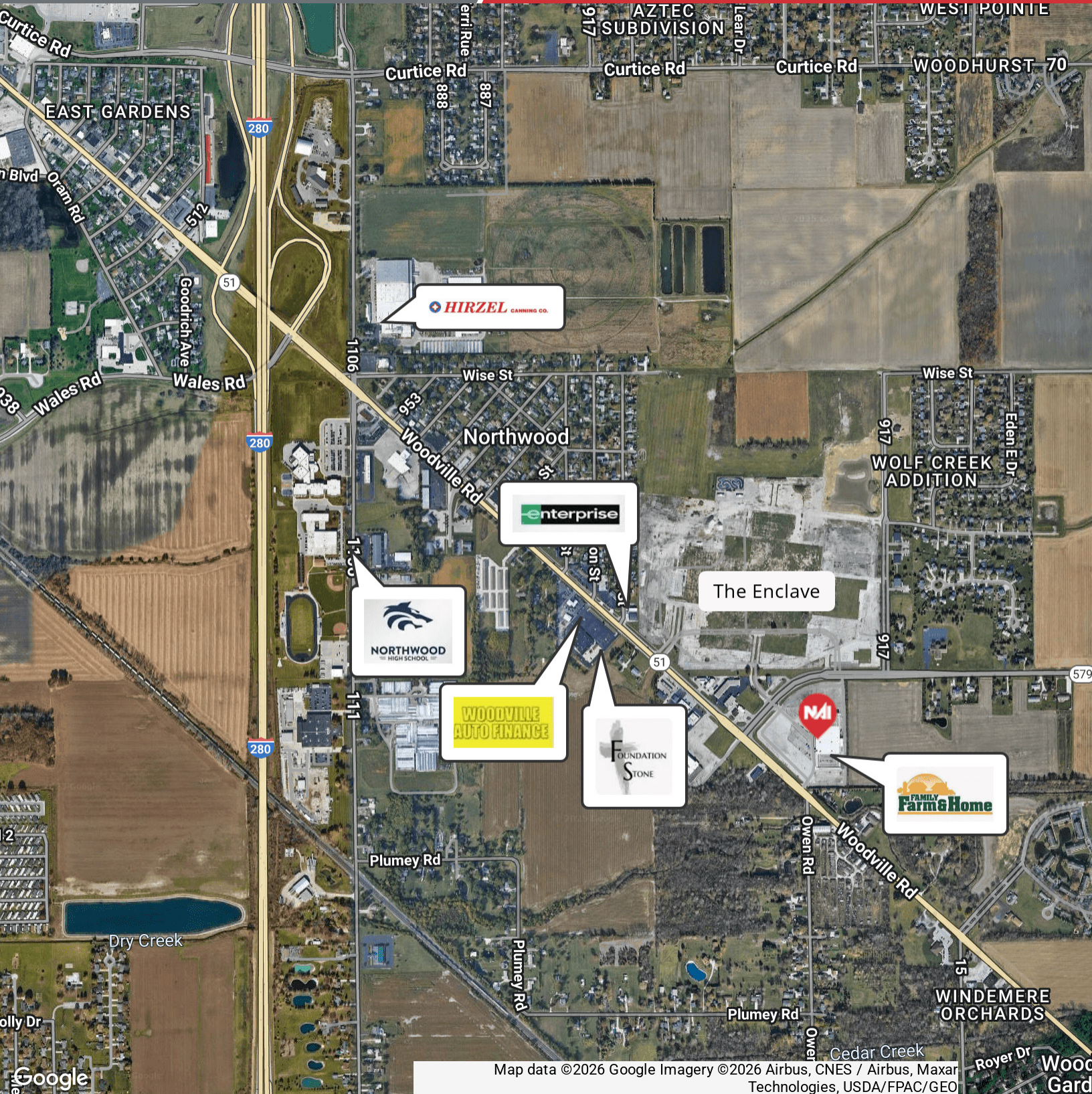
Property Type	Multi-Use Development Land
Property Subtype	Other
Zoning	Commercial
Current Use:	Vacant (paved) Land
Utilities	In Place
Traffic Count	16246
Traffic Count Street	HWY 51
Power	Yes

### Net Usable Area

Parcel 2:	0.57 Acres
Parcel 3:	0.92 Acres



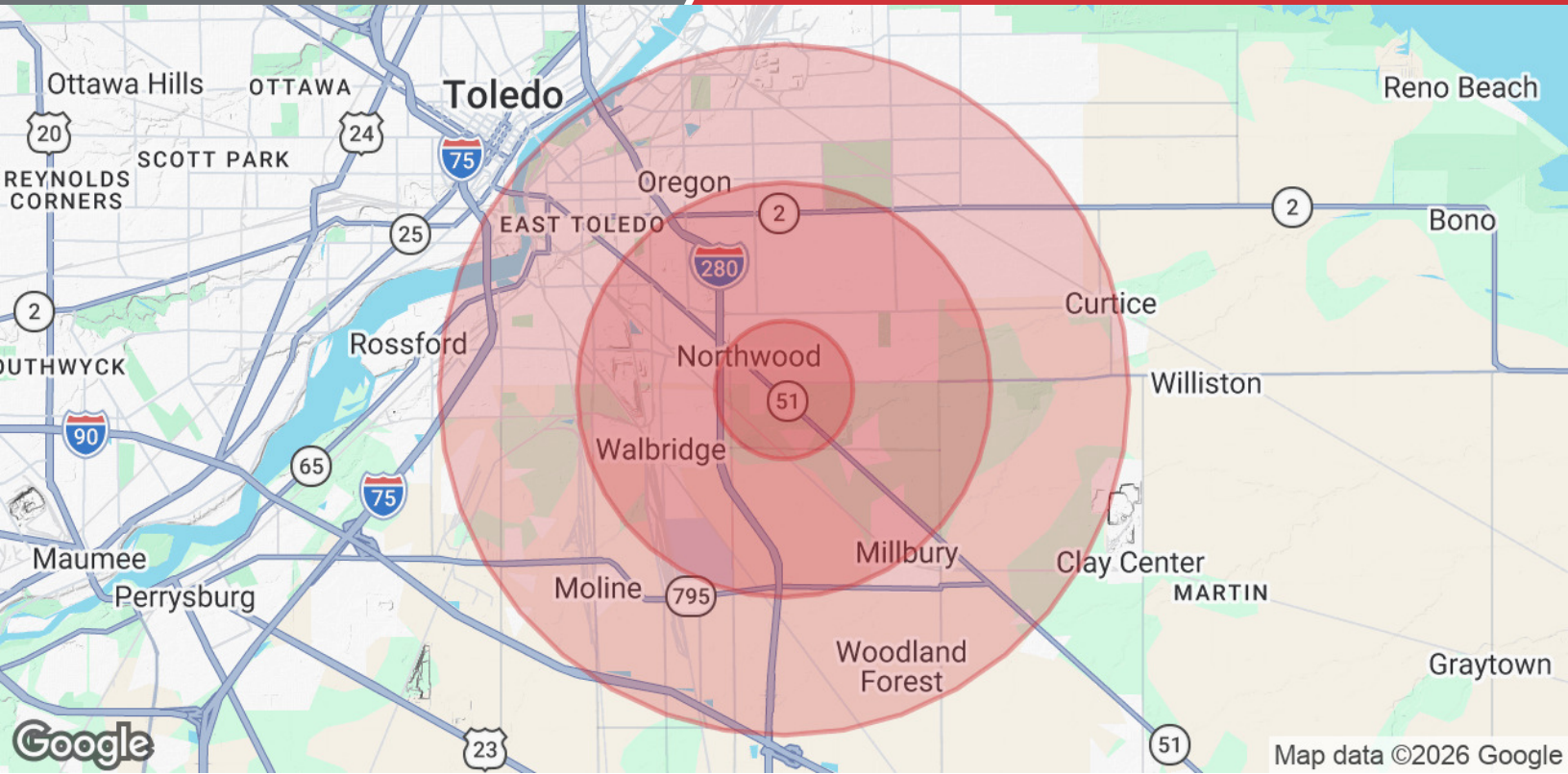
'The Enclave' - Mixed-Use Development Under Construction



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4427 Talmadge Rd, Suite A  
 Toledo, OH 43623  
 419 960 4410 tel  
 naiharmon.com



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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)