



# 0 Township Rd 99

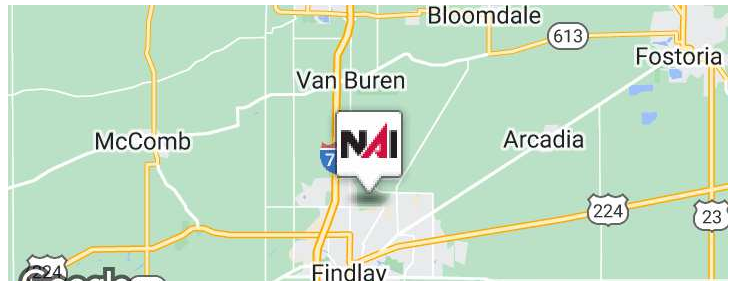
Findlay, Ohio 45840

## 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

<b>Sale Price:</b>	\$75,000 / acre
<b>Lot Size:</b>	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

**\$75,000 / Acre**

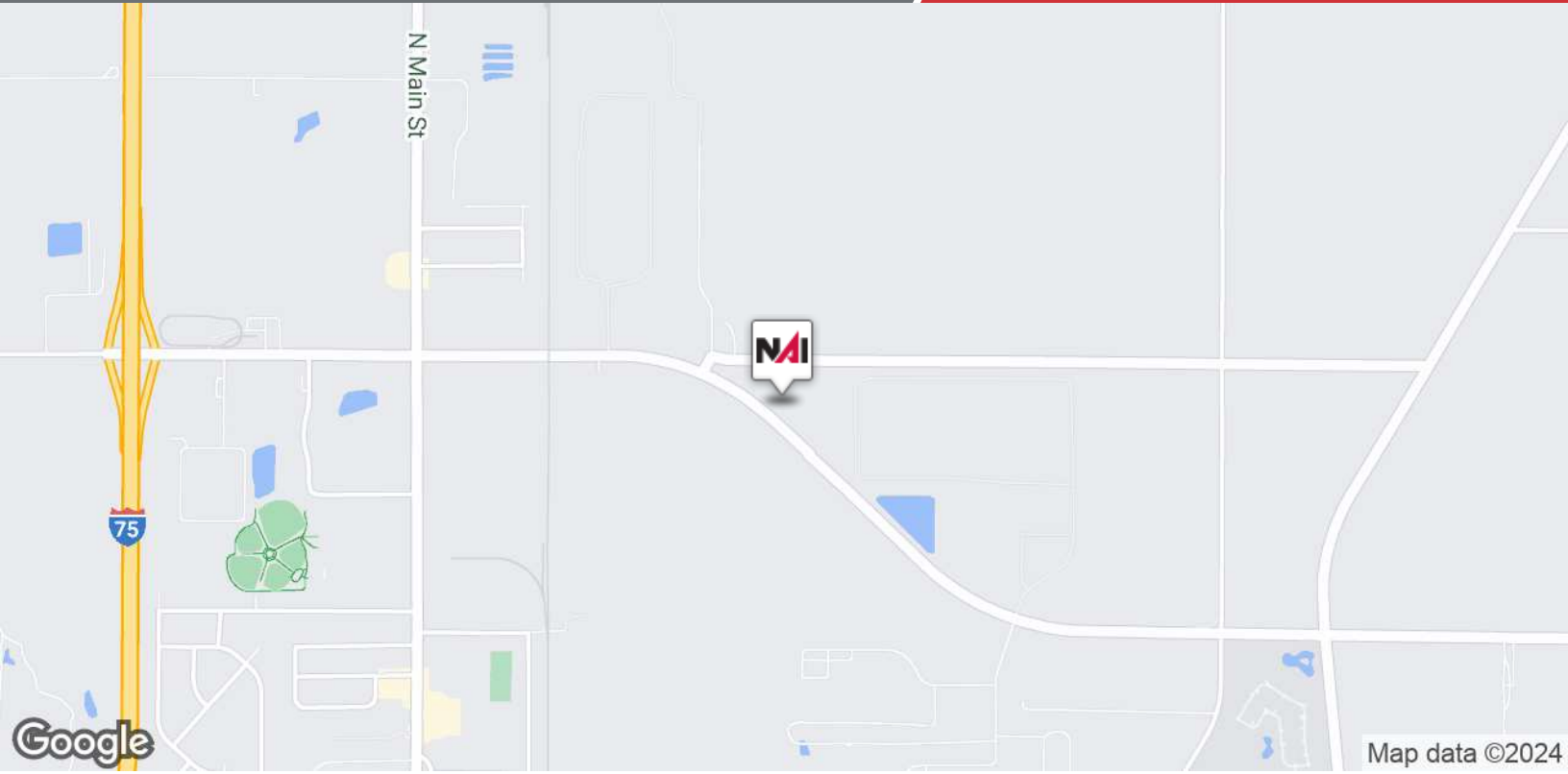
### Utilities

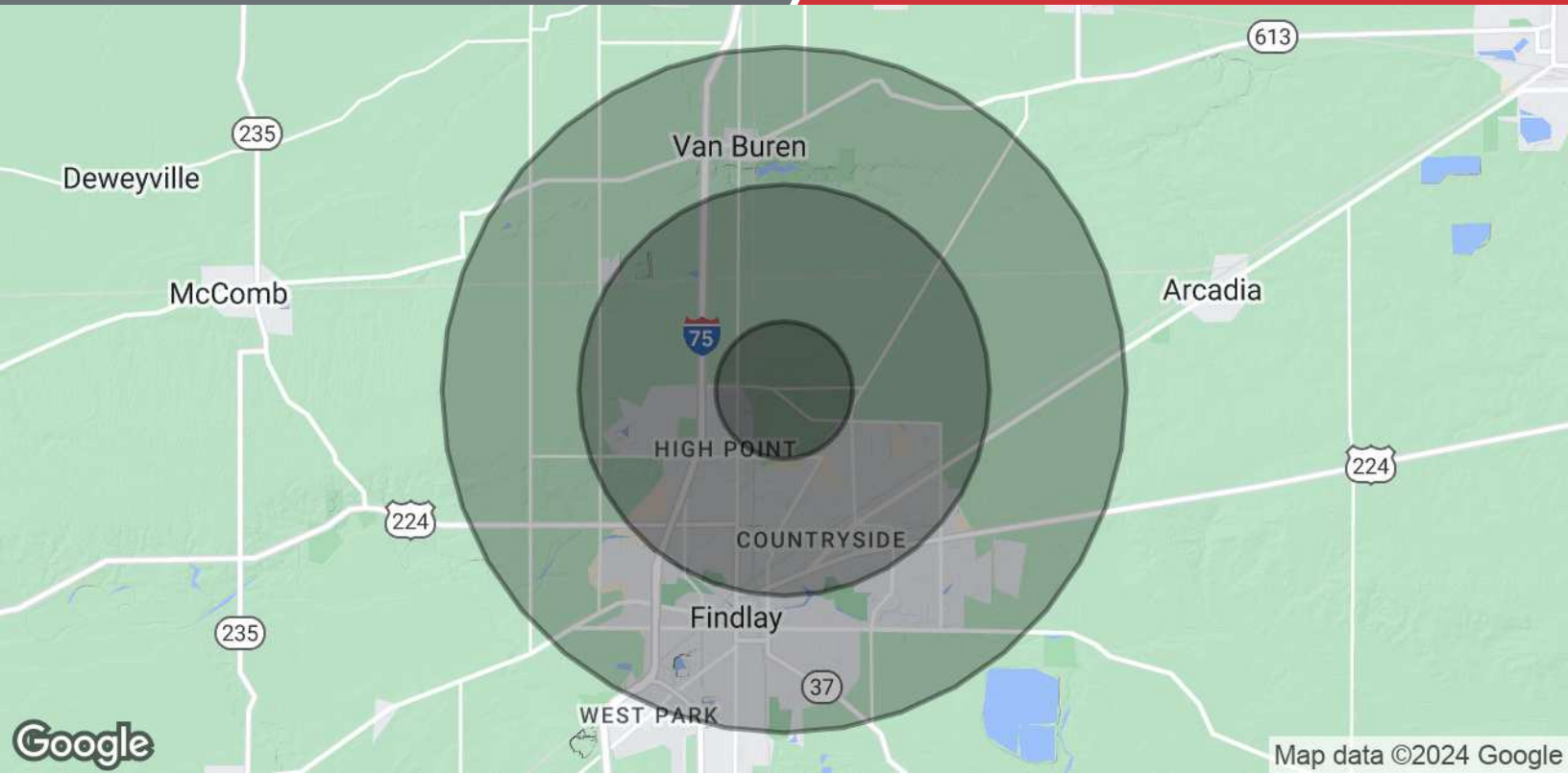
Gas:	Columbia Gas
Water:	
Sanitary Sewer:	
Electric:	AEP

### 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







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