



0 Benore Road | Toledo, OH



Development Site

FOR SALE

PRESENTED BY:

RAMI SEBAI

Advisor

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PROPERTY SUMMARY

0 BENORE ROAD

TOLEDO, OH 43612

OFFERING SUMMARY

PRICE:	\$150,000/Ac-Full \$250,000/Ac-Split
LOT SIZE:	10.16 Acres
LOT FRONTAGE	962 ft
PROPERTY TYPE/SUBTYPE	Land/Retail
ZONING	10-CR
APN #	22-75655
ELECTRIC	Toledo Edison
GAS	Columbia Gas of Ohio
WATER/SANITARY/SEWER	City of Toledo
2024 PROPERTY TAXES	\$12,251.99
COUNTY	Lucas

PROPERTY SUMMARY

10.16 acre regional commercially zoned development site, situated in North Toledo adjacent to Toledo Speedway and adjacent to big-box national grocery, retailers, and restaurants. Located 450ft south of the signalized intersection of E. Alexis Rd, 4-lane road with turning lane and main Toledo throughfare, and just 3/4 miles east of I-75 interchange.

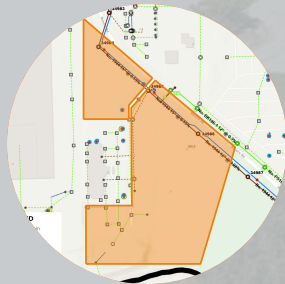


PROPERTY HIGHLIGHTS

- Regional Commercial Zoning Allows For A Variety Of Uses
- Flat Topography Ready For Development
- All Utilities Located On Site
- 962 Ft Of Frontage Along Benore Rd, Split By Driveway
- Adjacent To Marriott Fairfield Inn & Suites And Toledo Speedway
- VPD's: Benore Rd- 11,961 (24), E Alexis Rd- 24,168 (24), I-75- 62,236 (24)



FLAT TOPOGRAPHY



ALL UTILITIES ON SITE

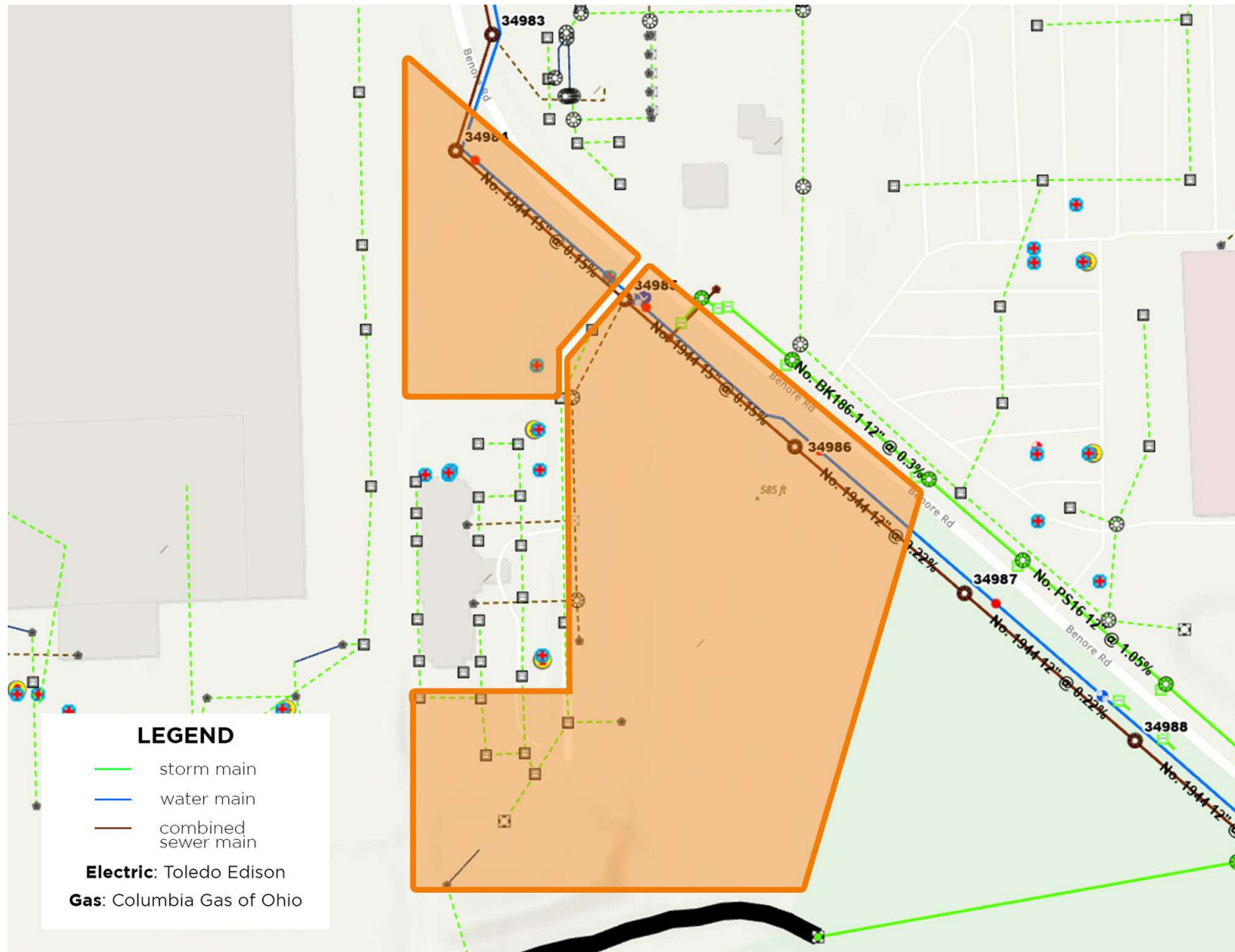


**REGIONAL
COMMERCIAL
ZONING**

ADDITIONAL PHOTOS

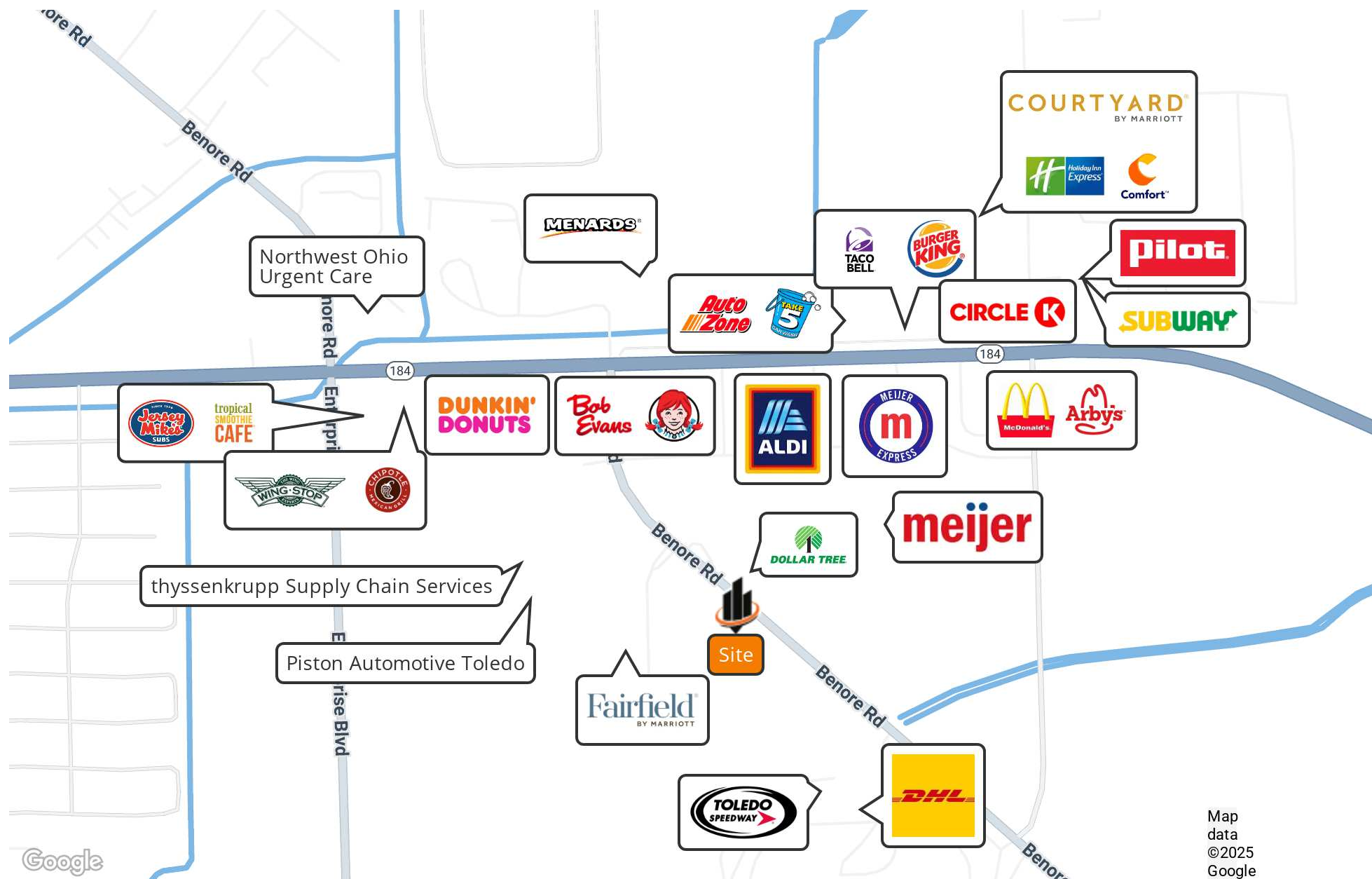


UTILITY MAP





RETAILER MAP





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Advisor

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PROFESSIONAL BACKGROUND

Rami Sebai joined SVN Accession Commercial Realty in January 2022. He is an active member of the Toledo, OH community, spending approximately 20 years focused on the restaurant, hospitality and retail industries throughout the city. He has spent the last 12 years building his personal real estate portfolio; more recently turning his passion into a career by combining both retail service and brokerage to specialize in retail & investment sales and leasing.

Rami focuses on his clients and their needs with a long-term perspective, helping them with real estate challenges wherever and whenever they arise. Moreover, he views himself not just as a Realtor but as an advisor, helping clients not only to buy or sell, but to strategize toward long-term wealth building with real estate. While he serves clients with varying portfolios, he takes special interest in clients pursuing passion projects; especially restaurateurs and retailers. With his many years in the service industry, his understanding of and commitment to elevating the client experience is unmatched.

EDUCATION

Hondros College - Maumee, OH - 2021
Ohio Real Estate Pre-Licensing

University of Toledo, Ohio - 2012
Bachelor of Science, Pre-Med Biology
Minor, Chemistry

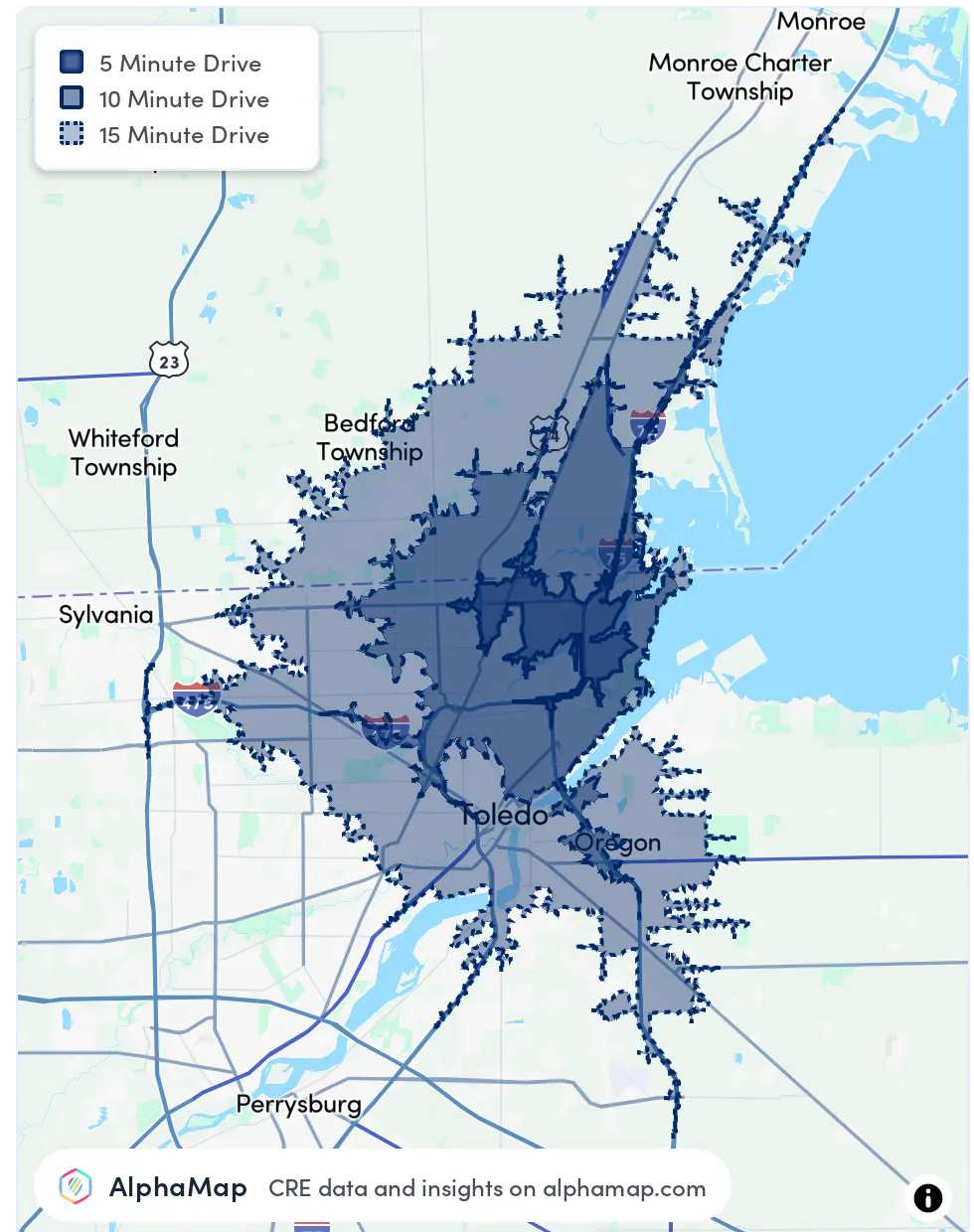
SVN | Ascension Commercial Realty
1300 Jefferson Avenue, Suite 064
Toledo, OH 43064

AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	6,637	47,047	199,211
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,851	19,729	85,325
PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$71,568	\$58,609	\$66,372
AVERAGE HOUSE VALUE	\$135,558	\$129,068	\$146,620
PER CAPITA INCOME	\$31,116	\$24,420	\$28,857

Map and demographics data derived from AlphaMap



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