

# 3653 ALBON ROAD

Maumee, OH 43537



## Offering Summary

Sale Price:	\$500,000
Lot Size:	2.63 Acres
Price / Acre:	\$190,114
Zoning:	C-2 Commercial
Market:	Toledo
Submarket:	South/Southwest

## Property Overview

Two acres at Northeast corner of Maumee-Western Road and Albon Road. The property has all utilities for development and is zoned for commercial uses with Monclova Township. A new interchange with I-475/23 and Maumee-Western (aka US 20A) is under construction with opening Summer of '24. New housing starts continue in this rapidly growing upscale residential corridor.

## Property Highlights

- NE Corner 2 acres zoned commercial
- Five minutes or less to new interchange at I\_475/23 opening Summer '24
- All utilities immediately available for tapping purposes; pay cash to tap fees applicable
- Water line 12" north side of Maumee-Western
- Sanitary Sewer line 21" southside of Maumee-Western
- High Growth/high income residential corridor

**Ned Coyle, CCIM**

419.794.3953

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**Reichle | Klein Group**

Commercial Property Brokers, Managers & Investment Advisors

**RK**

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Status	Lot #	Size	Price	Zoning
Available	3653 Albion	2.63 Acres	\$500,000	C-2

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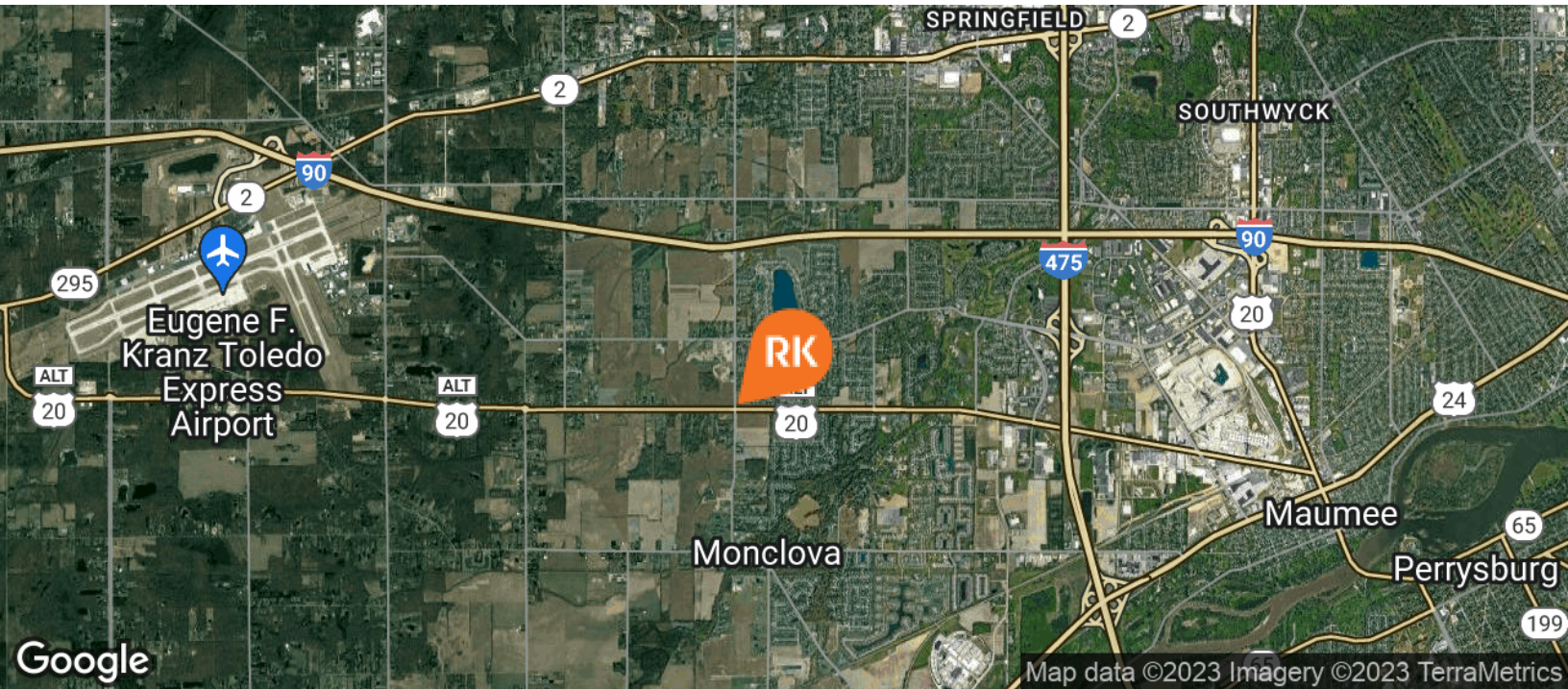
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,522	16,439	61,223
Average Age	43.9	43.7	40.7
Average Age (Male)	43.4	43.6	40.0
Average Age (Female)	44.6	43.3	41.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	574	6,322	24,322
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$120,065	\$96,745	\$82,547
Average House Value		\$175,096	\$194,738

\* Demographic data derived from 2020 ACS - US Census

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