



DANBERRY NATIONAL, LTD.

DORR STREET/I-475 - LAND FOR SALE

GENERAL INFORMATION:

LOCATION: 6340 DORR STREET
CLOSEST INTERSECTION: U.S. 23 INTERCHANGE
CITY/TOWNSHIP: TOLEDO (10.366) AC; SPRINGFIELD
TWP. (11.459 AC)/LUCAS COUNTY = **21.825 AC+/-**
STATE/ZIP: OHIO 43615
ZONING: CR (REGIONAL COMMERCIAL) &
C-2/GENERAL

**PRICING DETAILS: CONTACT
BROKER FOR PRICING**



PARCEL INFORMATION:

PROPERTY SPLIT INTO PROPOSED OUTLOTS
(SEE PAGES 2&3 FOR CONFIGURATIONS/SIZES)

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.



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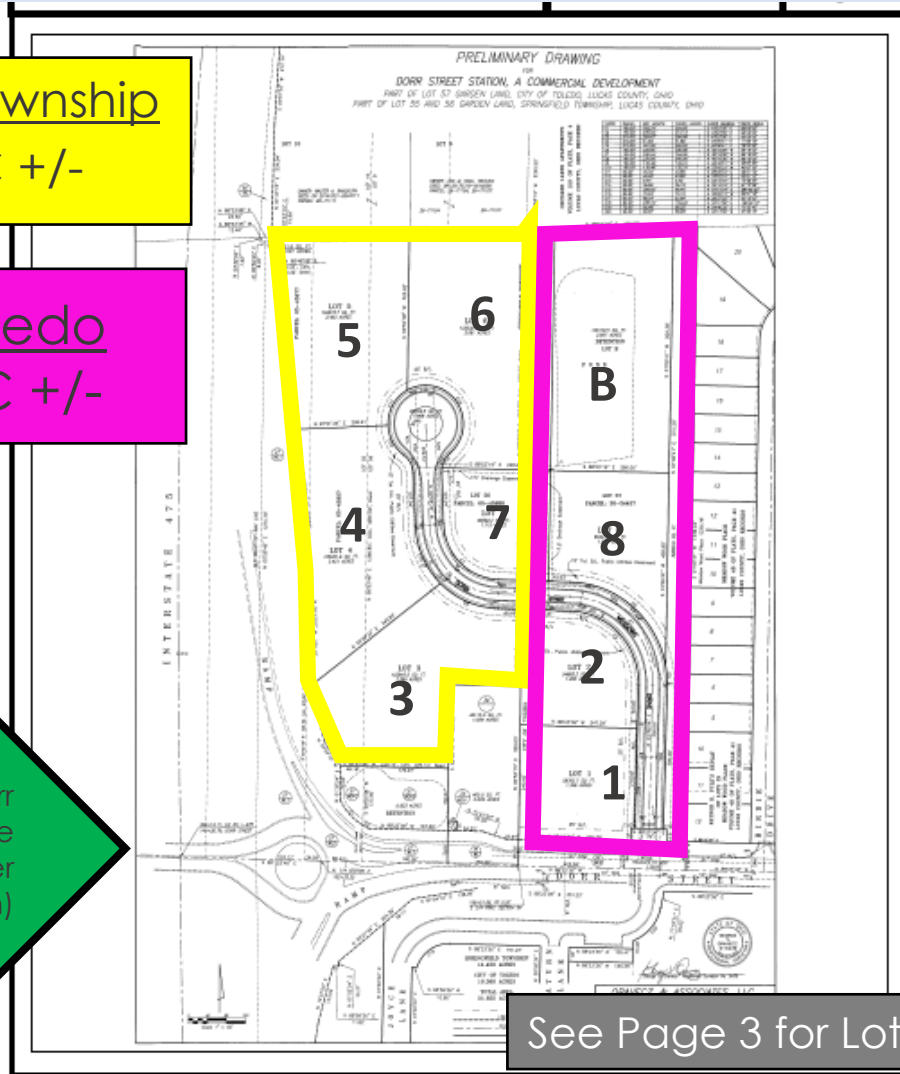
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Preliminary Drawing

Springfield Township
11.459 AC +/-

City of Toledo
10.366 AC +/-

New I-475/Dorr
Street Interchange
(currently under
construction)



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Proposed Outlot Sizes/SF

- Outlot 1 – 1.349 AC (58,763.7 SF) – City of Toledo
Outlot 2 – 1.260 AC (54,883.2 SF) – City of Toledo
Outlot 3 – 2.384 AC (103,843.5 SF) – Springfield Twp.
Outlot 4 – 2.421 AC (105,451.6 SF) – Springfield Twp.
Outlot 5 – 2.403 AC (104,673.7 SF) – Springfield Twp.
Outlot 6 – 3.061 AC (133,332.9 SF) – Springfield Twp.
Outlot 7 – 1.115 AC (48,562.2 SF) – Springfield Twp.
Outlot 8 – 1.525 AC (66,443.7 SF) – City of Toledo
Outlot B – 2.897 AC (126,172.5 SF) – Detention Pond –
City of Toledo

Utility Information

UTILITY INFORMATION:

STORM SEWER: TO BE PROVIDED BY EXISTING RETENTION POND ON PROPERTY

WATER & SANITARY SEWER: THERE WILL BE “STUBS” TO PROPERTY (CITY OF TOLEDO)

ELECTRIC: TOLEDO EDISON/FIRST ENERGY

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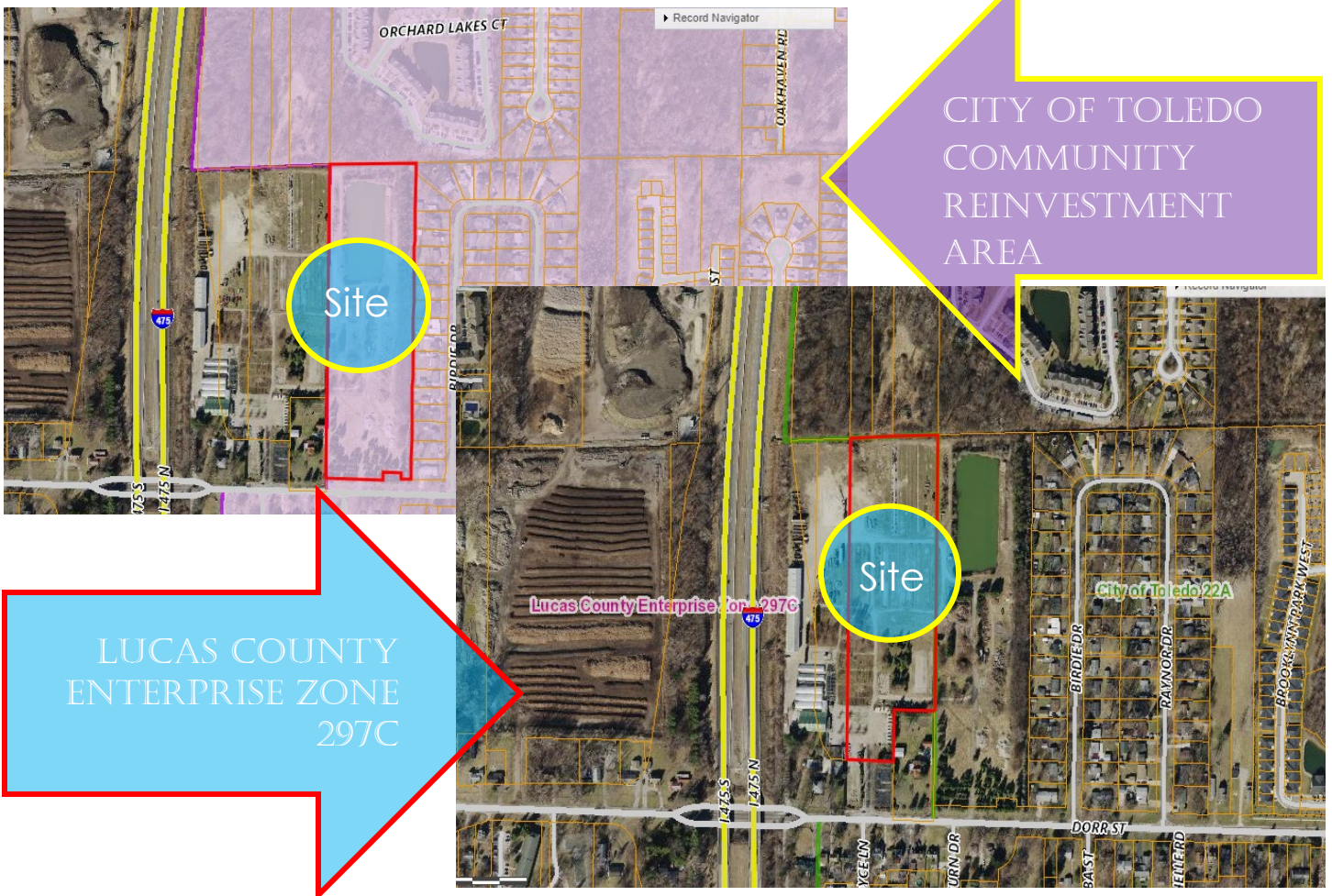
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City of Toledo Community Reinvestment Area & Lucas County Enterprise Zone



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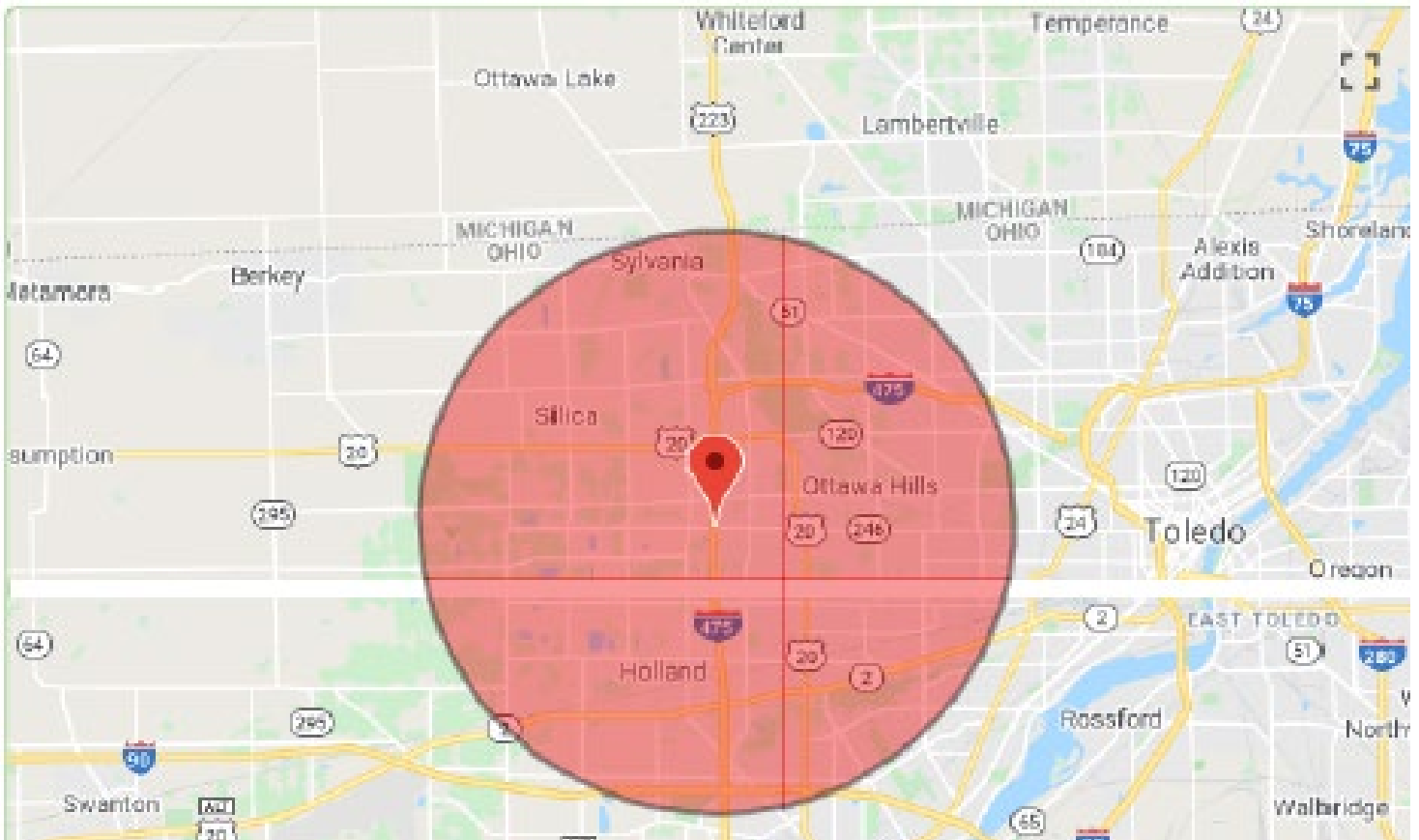
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5-Mile Radius-Demographics



Total Population	156,220
Number of Households	66,683
Average Household Income	\$78,258
Households with Income Over \$50,000	36,076
Total Daytime Populations	167,972

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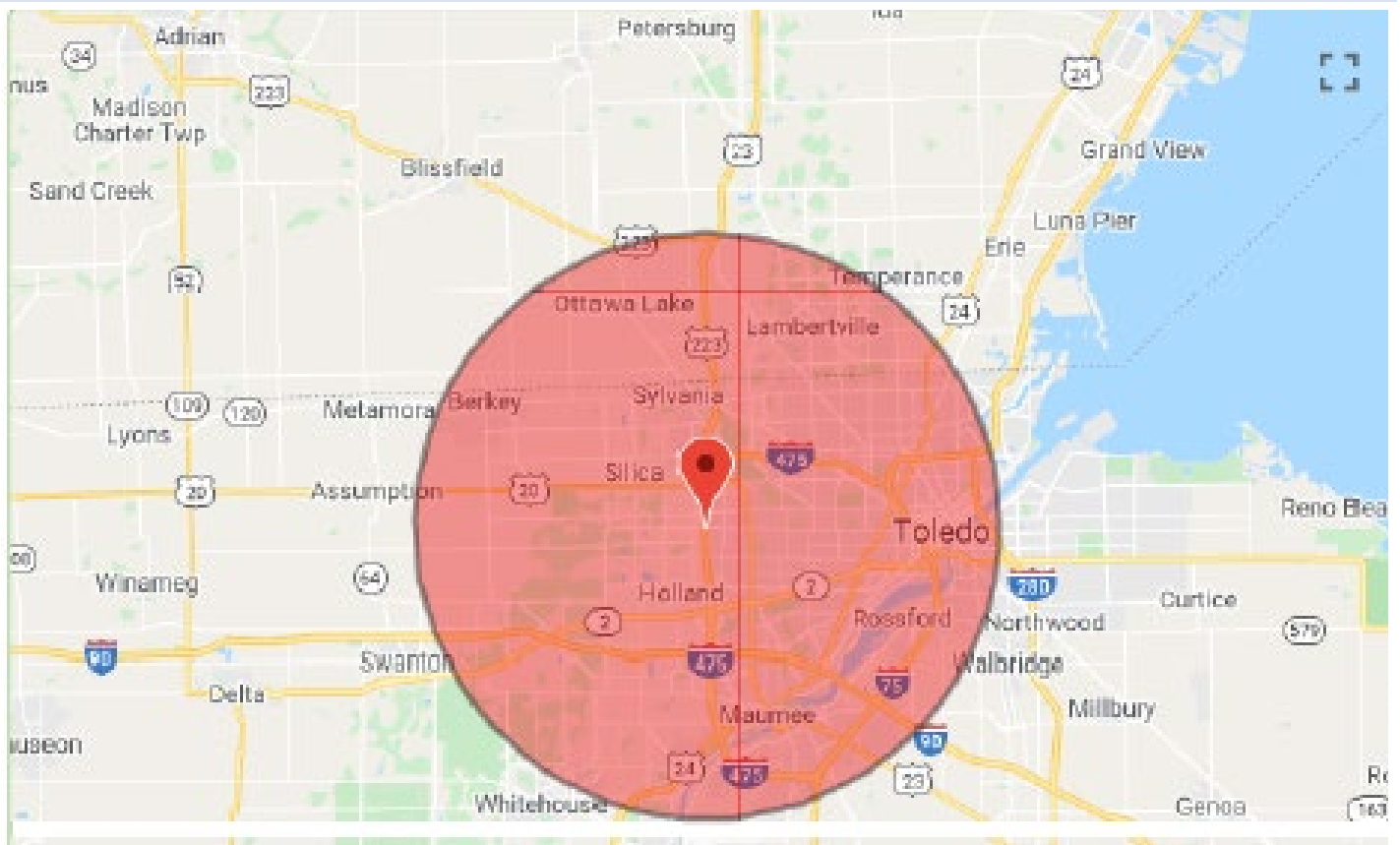
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10-Mile Radius-Demographics



Total Population	439,100
Number of Households	180,371
Average Household Income	\$69,563
Households with Income Over \$50,000	88,743
Total Daytime Populations	463,389

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Dorr Street Station

- ADJACENT TO THE NEW I-475/DORR STREET INTERCHANGE (COMPLETION DATE 2021),
- DORR STREET STATION WILL BECOME THE “GATEWAY” TO THE UNIVERSITY OF TOLEDO, INVERNESS CLUB (HOST OF THE LPGA SOLHEIM CUP AUG. 31ST – SEPT. 6TH, 2021) AND TOLEDO’S CBD.
- CONVENIENTLY LOCATED BETWEEN THE NATION’S LONGEST NORTH/SOUTH INTERSTATE (I-75) AND LONGEST EAST/WEST INTERSTATE (80/90).
- TRAFFIC COUNTS ARE PROJECTED TO INCREASE TO ALMOST 20,000 VEHICLES ON DORR STREET.

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Location Aerial



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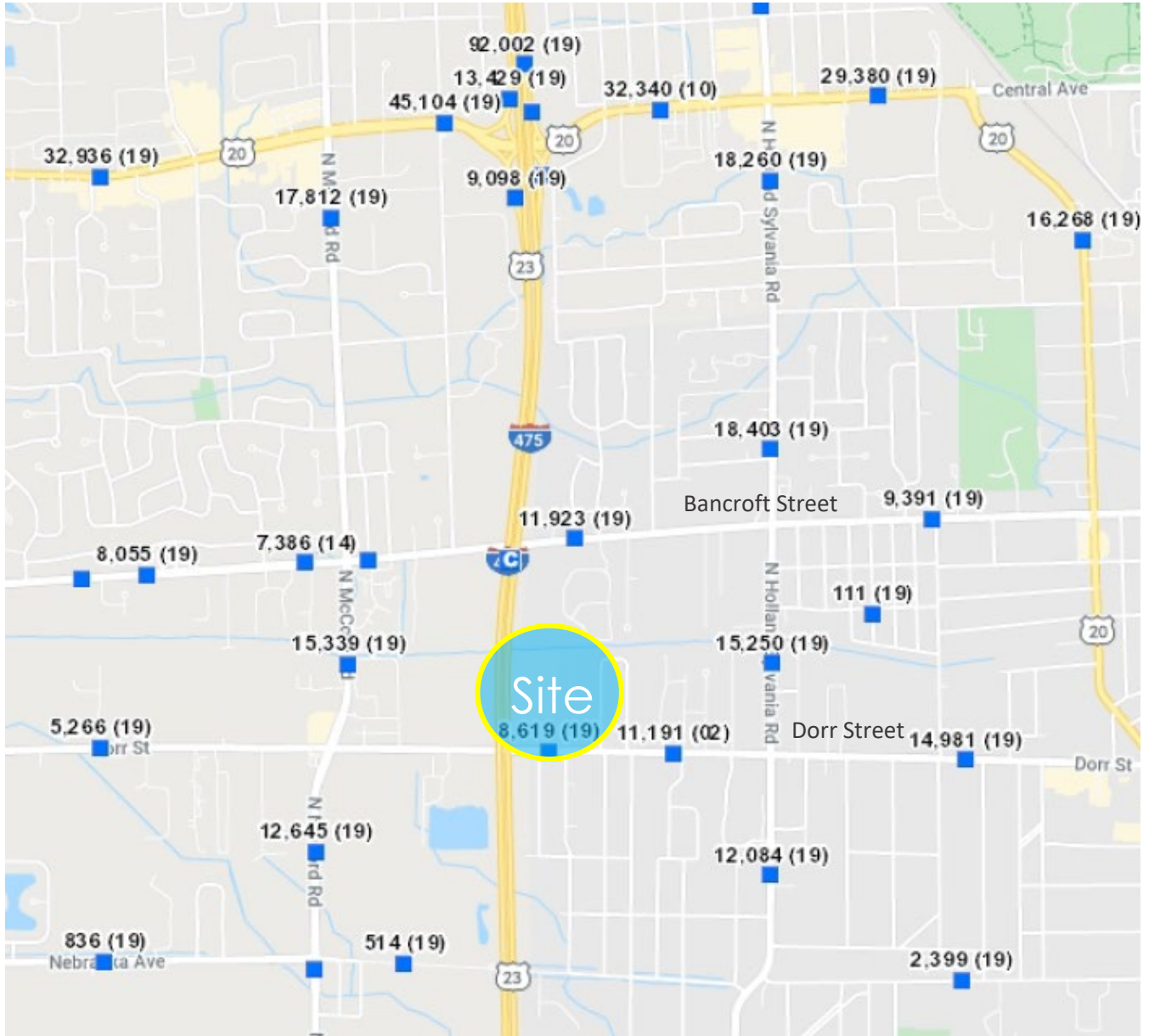
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Traffic Counts (2019)



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