

127 GOLDEN GATE SC
MAUMEE, OHIO 43537

VACANT LAND FOR LEASE
1.464 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

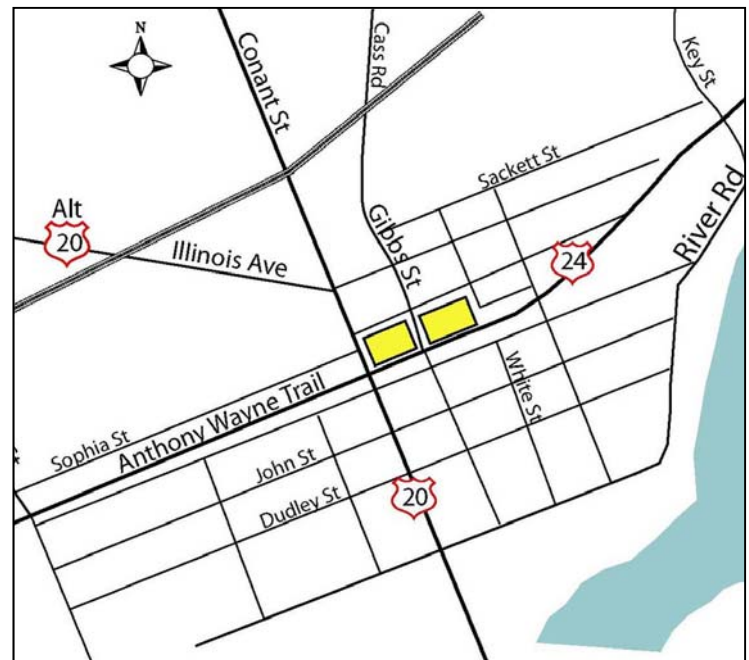
FULL-SERVICE COMMERCIAL REAL ESTATE

BUILD-TO-SUIT



GENERAL INFORMATION

Lease Rate:	\$100,000 per year
Acreage:	1.464
Lot Dimensions	120' (AWT) x 311' (Gibbs)
Closest Cross Street:	Anthony Wayne Trail
County:	Lucas
Zoning:	C-1
Easements:	Of record
Curb Cuts:	4
Topography:	Flat
Survey Available:	Yes
Soil Test Report:	No
Drainage:	Good



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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ADDITIONAL INFORMATION

Improvements:	No
Restrictions:	Yes – on file
Sign on Property:	Yes

ADJACENT LAND

North:	Office / Residential
South:	Retail / Residential
East:	Retail
West:	Retail

DEMOGRAPHICS

	Population	Med. HH Income
1 Mile	5,078	\$65,507
3 mile	51,239	\$64,063
5 mile	110,818	\$60,798

LEASE DETAILS

Term:	10 years
Tenant responsible for all triple net expenses.	

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2015 REAL ESTATE TAXES

TD:	36
Parcels:	09838
Total Taxes:	\$15,880.28

TRAFFIC COUNTS

Conant Street - 27,820 vehicles per day
Anthony Wayne Trail - 22,910 vehicles per day

Comments:

- Site plans on file for freestanding bank, restaurant or retail site.
- Dino's restaurant can be relocated at additional cost.
- Adjacent Rite Aid is the highest volume Rite Aid in Northwest Ohio.
- Other tenants: Rite Aid, Pauken Wine • Marco's Pizza • Family Dollar • Fiesta Hair Salon • H & R Block • Subway • Dino's • Maumee Sweeper • El Salto Mexican Restaurant • China House • Sanitary Cleaners • Pathology Laboratories • Liz Nails & Spa.

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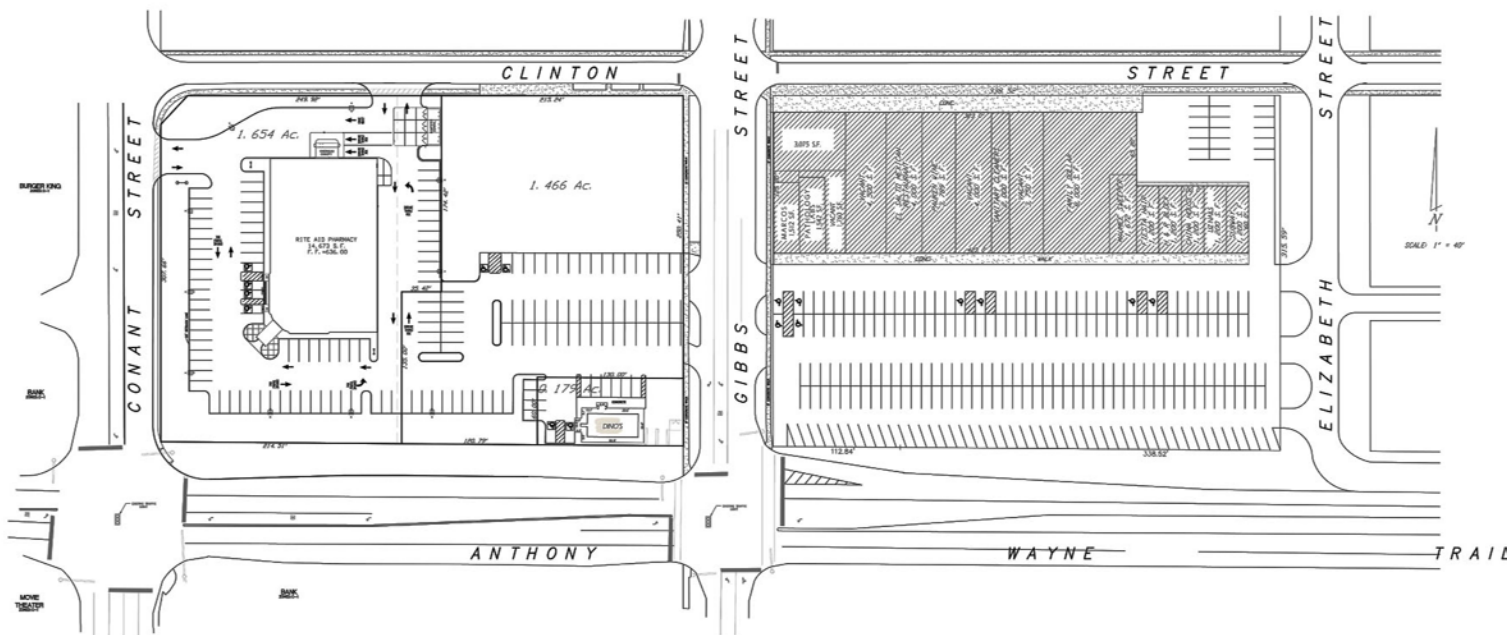
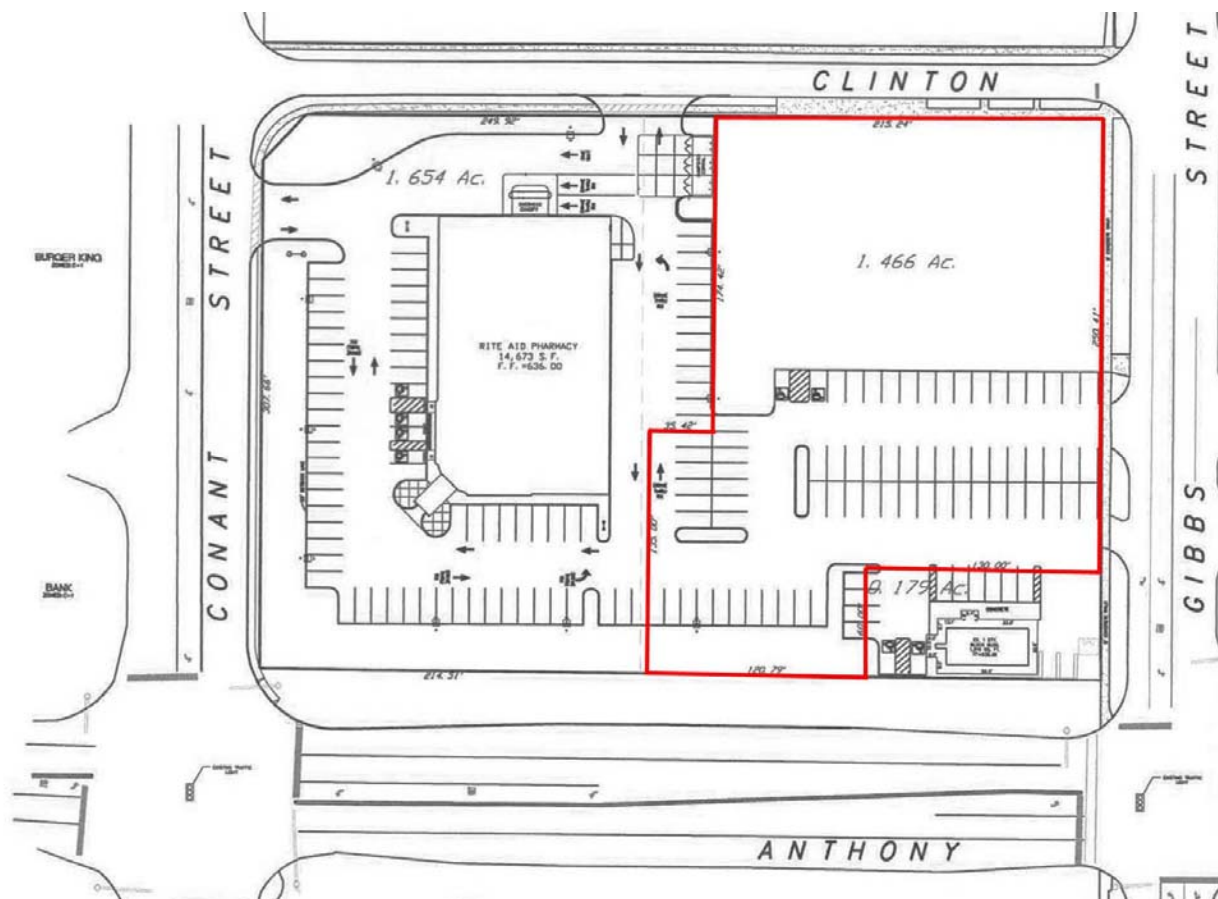
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Vacant Land For Lease/Build-to-Suit

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