

FOR SALE

COMMERCIAL DEVELOPMENT SITE



**3420- 3460 Meijer Drive
Toledo, Ohio 43617
(Sylvania Township)**

\$479,000

(\$225,000/acre)



- **Approx. 2.1282 acres +/- (wooded lot)**
- **One or multiple buildings possible**
- **C-4 Zoning**
- **Located near I-475/US-23**

Property Description

Dimensions: Approximately 194' x 373'

Closest Cross Street: Central (US-20)/ Granite

Zoning: C-4 Professional/Business Office

Parcel: 79-71312 (would be split)

Acreage: 2.13 acres available (Lucas County Auditor)

Topography: Wooded

Curb Cuts: 2

Survey Available: On File

Environmental Report: No

Electric: First Energy

Gas: Columbia Gas

Water: Municipal

Sanitary Sewer: Municipal

Storm Sewer: Municipal

Neighboring Uses: Medical, Professional

Telecomm/Fiber: Available

For more information: Jeremy Miller, Broker (419) 450-6854

Email: jmiller@equitymillrealestate.com

www.equitymillrealestate.com



COMMERCIAL DEVELOPMENT SITE



C-4 Professional and Business Office District Sylvania Township | Permitted Uses

Accessory Uses	Child Day Care Facilities	Essential Services	Laboratory
Professional Activity	Professional Office	Public Service Facility	Telecommunications Towers

Conditional Uses The following uses may be approved as Conditional Uses

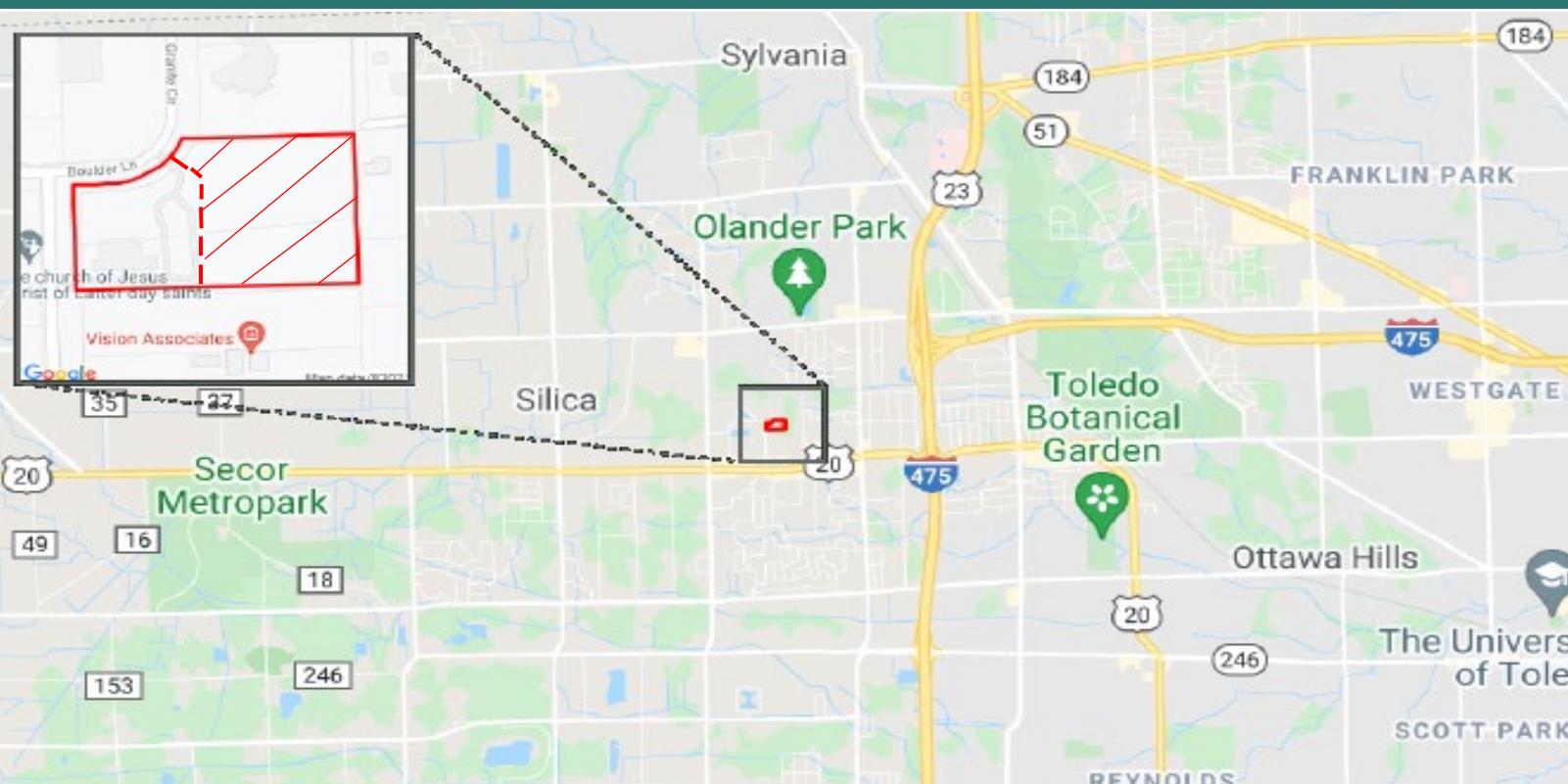
Restaurants	Restricted
Scientific Research	Special Residence
Warehousing	

For more information: Jeremy Miller, Broker (419) 450-6854
 Email: jmiller@equitymillrealestate.com
www.equitymillrealestate.com



COMMERCIAL DEVELOPMENT SITE

FOR SALE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3420-3460 Meijer Drive, Toledo, OH 43517

CITY, STATE

Toledo, OH

POPULATION

55,710

AVG. HH SIZE

2.40

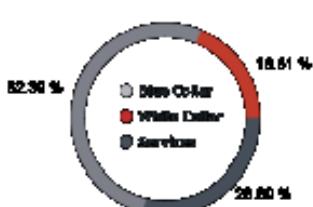
MEDIAN HH INCOME

\$64,816

HOME OWNERSHIP



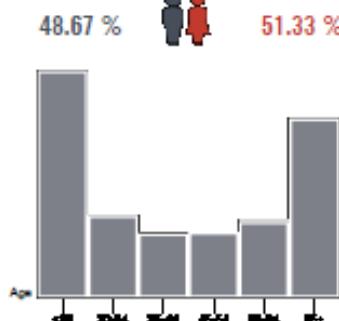
EMPLOYMENT



EDUCATION

High School Grad:	25.23 %
Some College:	21.50 %
Associates:	7.84 %
Bachelors:	40.31 %

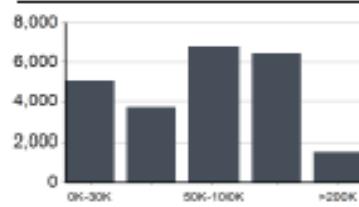
GENDER & AGE



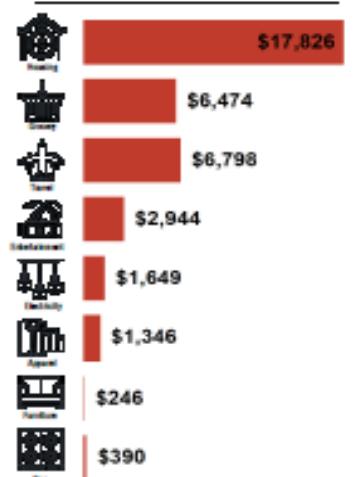
RACE & ETHNICITY

White:	90.86 %
Asian:	4.42 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	2.13 %
Hispanic:	1.30 %
Two or More Races:	1.29 %

INCOME BY HOUSEHOLD



HH SPENDING



For more information: Jeremy Miller, Broker (419) 450-6854

Email: jmiller@equitymillrealestate.com

www.equitymillrealestate.com

2021 Licensed Real Estate Broker. All information submitted may be subject to errors and omissions. No warranty or representation is made to the accuracy of the information contained herein

