

FOR SALE

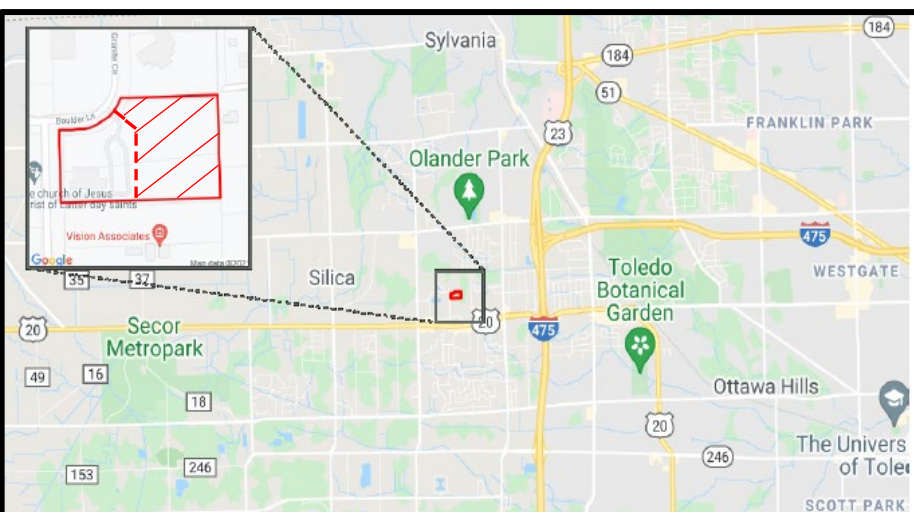
COMMERCIAL DEVELOPMENT SITE



**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



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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	

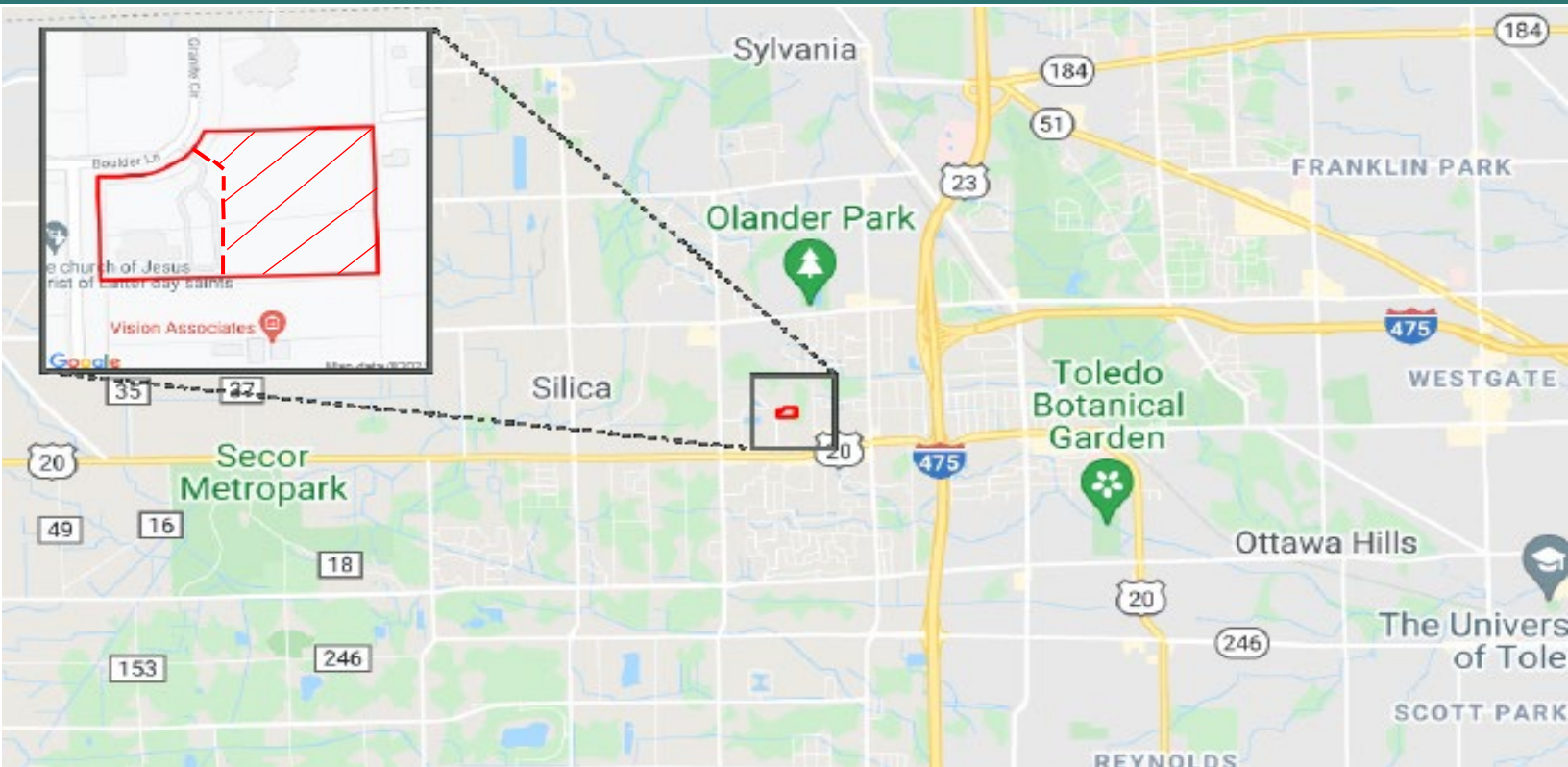
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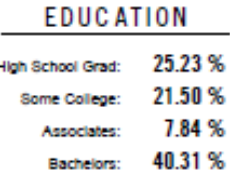
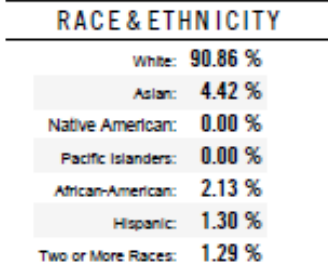
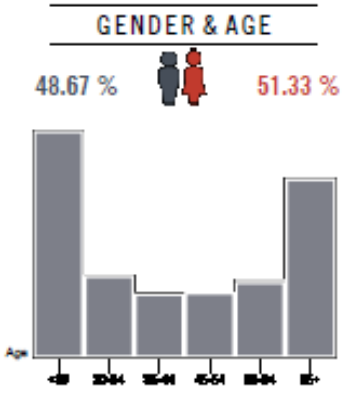
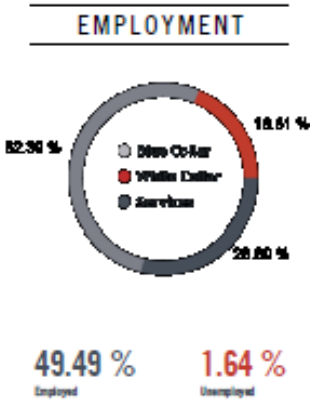
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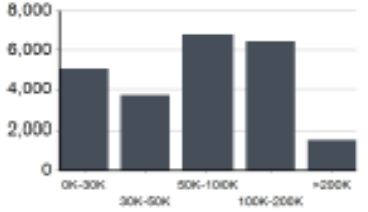
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3420-3460 Meijer Drive, Toledo, OH 43617

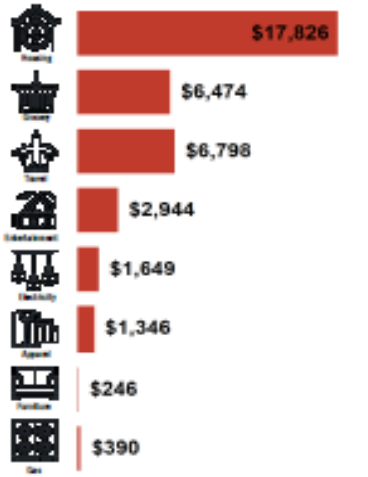
CITY, STATE
Toledo, OH
POPULATION
55,710
AVG. HH SIZE
2.40
MEDIAN HH INCOME
\$64,816
HOME OWNERSHIP
Renters: 8,011
Owners: 16,370



INCOME BY HOUSEHOLD



HH SPENDING



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