

0 LAKEVUE DRIVE
PERRYSBURG (PERRYSBURG TWP), OH
43551

VACANT LAND FOR SALE
6.7 Acres Available



**SIGNATURE
ASSOCIATES**
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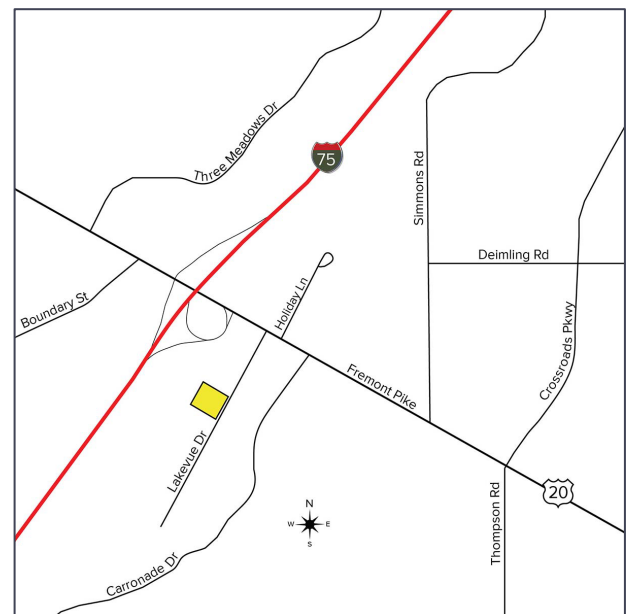
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$235,000 per acre
Acreage:	Approx. 6.7 acres
Dimensions:	Irregular
Closest Cross Street:	Fremont Pike
County:	Wood
Zoning:	C-2 Commercial Business
Easements:	Of record – potential for a drainage easement
Curb Cuts:	To be approved by Perrysburg Twp
Topography:	Flat
Survey Available:	Yes



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

0 Lakevue Drive, Perrysburg, OH 43551

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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Adjacent to pond
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land	
North:	Hotel
South:	Apartments
East:	Vacant land/commercial
West:	Pond/I-75

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,873	\$81,129
3 MILE	30,553	\$95,139
5 MILE	82,158	\$88,621

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Perrysburg/Northwestern Water & Sewer
Sanitary Sewer:	Perrysburg/Northwestern Water & Sewer
Storm Sewer:	Perrysburg Township

2023 REAL ESTATE TAXES

Parcel Number:	P60-400-090104003000
Total Taxes:	\$13,771.26
Land Valuation:	\$437,800

TRAFFIC COUNTS (TWO-WAY)

FREMONT PIKE	35,305 (2022)
I-75	73,605 (2022)

Comments:

- Property currently has exposure to I-75 and Lakevue Drive was recently resurfaced.
- The I-75/Route 20 interchange is currently under review for redesign.
- Perrysburg Township has an Overlay District for Route 20. <https://www.perrysburgtownship.us/>

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