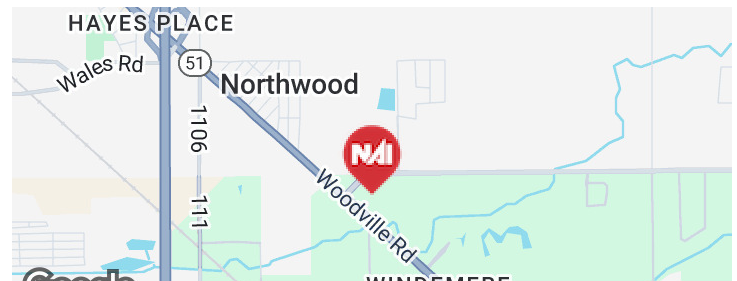


3700 Williston Road

Northwood, Ohio 43619

Property Highlights

- Fully signalized intersection
- Heavily traveled intersection of Hwy 51 and Williston Rd.
- Anchored by Family Farm & Home
- Only an 1/8 mile away from 'The Enclave' Mixed-Use Development project under construction, increasing population to the area. This project is a 100-acre, \$7 Million development that will feature residential and commercial properties
- Utilities in place: paved land
- Development opportunity ideal for convenience stores, fast-food, and gas stations
- 100% tax abatement available
- Job Creation and Retention Grant Program available
- City of Northwood is aggressive in attracting new businesses through creative incentive programs



Offering Summary

Sale Price:	Parcel 1: \$189,000, Parcel 2: \$74,000, Parcel 3: \$109,000
3 Parcels:	Parcel 1: 2.05 Ac, Parcel 2: 0.84 Ac, Parcel 3: 1.20 Ac
	Can be sold separate or all together

For More Information



Dallas Paul

O: 419 960 4410 x320
dpaul@naitoledo.com

Location Information

Street Address	3700 Williston Road
City, State, Zip	Northwood, OH 43619
County	Wood
Market	Toledo
Sub-market	Northwood
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 51
Nearest Airport	Detroit Metro

Property Information

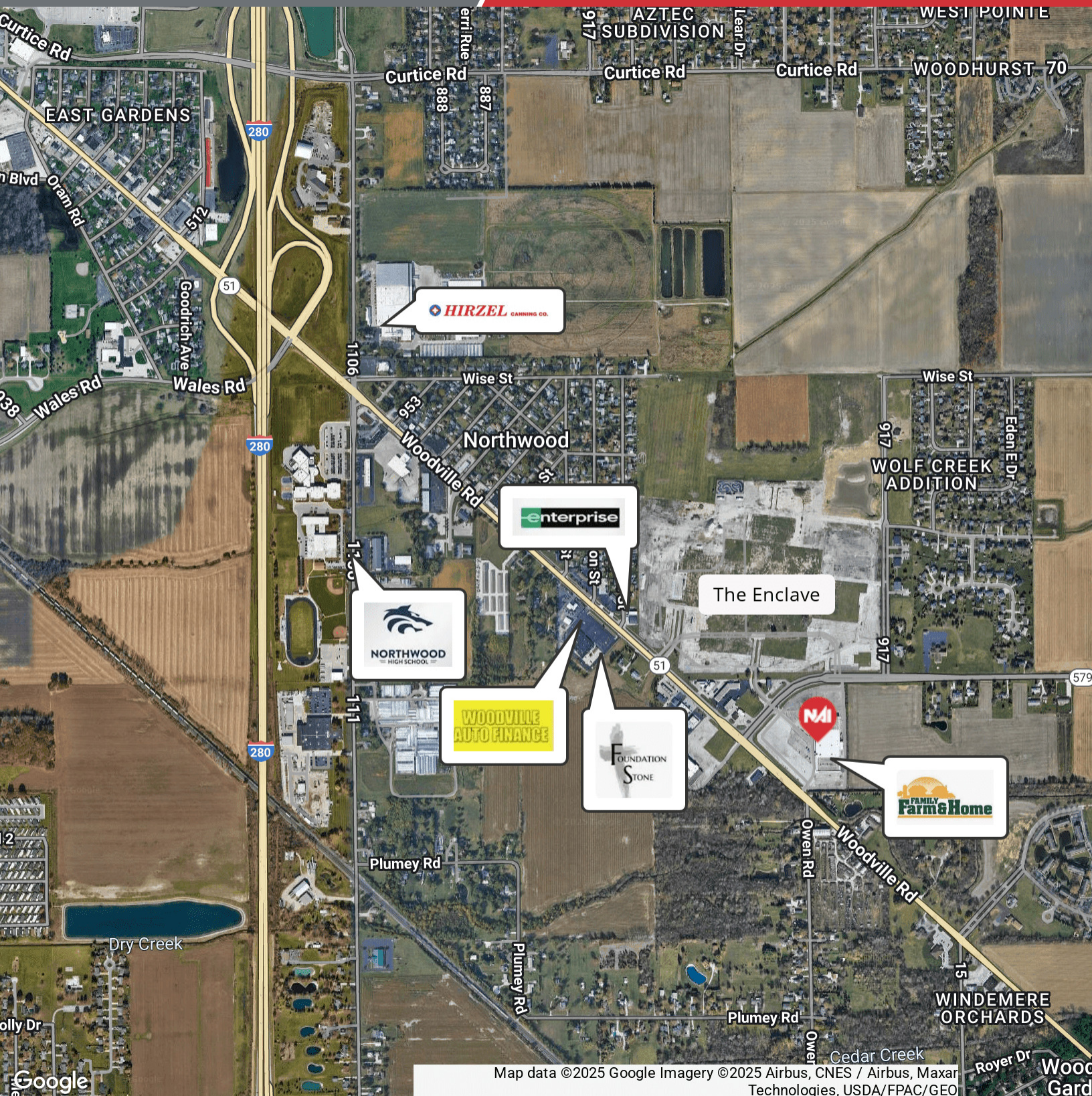
Property Type	Multi-Use Development Land
Property Subtype	Other
Zoning	Commercial
Current Use:	Vacant (paved) Land
Utilities	In Place
Traffic Count	16246
Traffic Count Street	HWY 51
Power	Yes

Net Usable Area

Parcel 1:	1.07 Acres
Parcel 2:	0.57 Acres
Parcel 3:	0.92 Acres



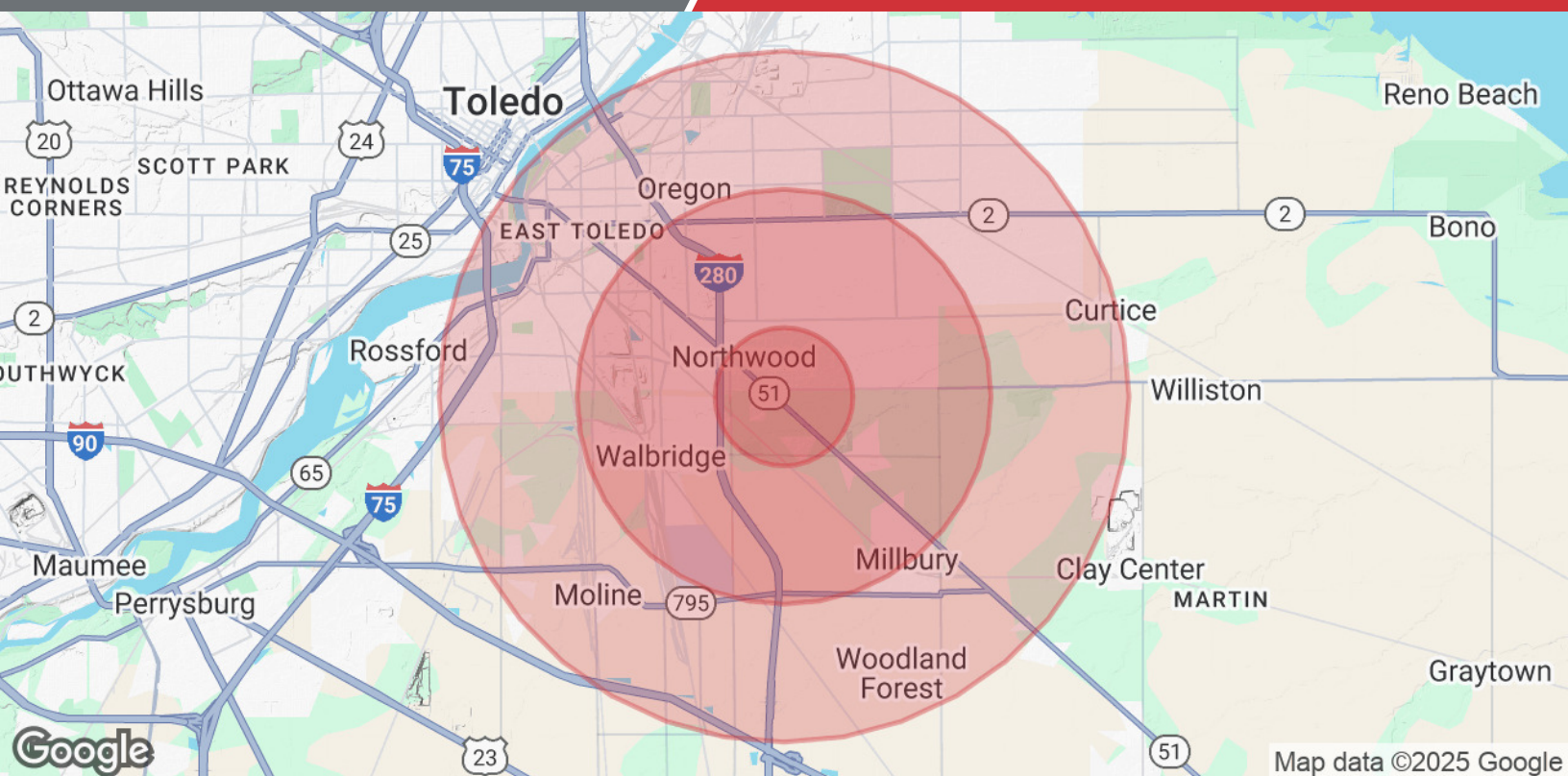
'The Enclave' - Mixed-Use Development Under Construction



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Population	1 Mile	3 Miles	5 Miles
Total Population	1,500	19,031	64,778
Average Age	44.6	46.9	40.3
Average Age (Male)	34.3	43.3	38.0
Average Age (Female)	46.4	47.3	41.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	569	8,588	29,608
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$94,863	\$69,995	\$56,256
Average House Value	\$182,490	\$142,581	\$104,544

2020 American Community Survey (ACS)