

0 BENORE ROAD
TOLEDO, OH 43612

VACANT LAND FOR SALE
10.16 Acres Available



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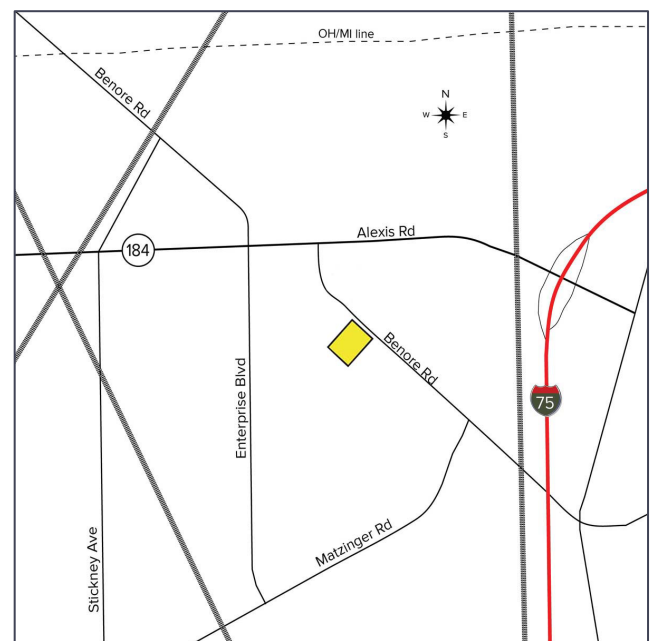
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$150,000/ac for entire acreage \$250,000/ac for split (northernmost parcel TBC)
Acreage:	10.16 acres
Dimensions:	Irregular
Closest Cross Street:	Alexis Road
County:	Lucas
Zoning:	10-CR
Easements:	Of record
Curb Cuts:	Per Toledo Planning & Zoning
Topography:	Flat



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Good
Improvements:	None
Restrictions:	None
Sign on Property:	Yes

Adjacent Land

North:	Commercial
South:	Race track
East:	Commercial
West:	Industrial

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,616	\$69,003
3 MILE	39,925	\$56,238
5 MILE	122,991	\$53,861

UTILITIES

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

2024 REAL ESTATE TAXES

TD:	22
Parcel Number:	75655
Assessor Number:	02916140
Total Taxes:	\$7,542.41

TRAFFIC COUNTS (TWO-WAY)

BENORE ROAD	11,507 (2023)
ALEXIS ROAD	17,242 (2023)
I-75	61,377 (2023)

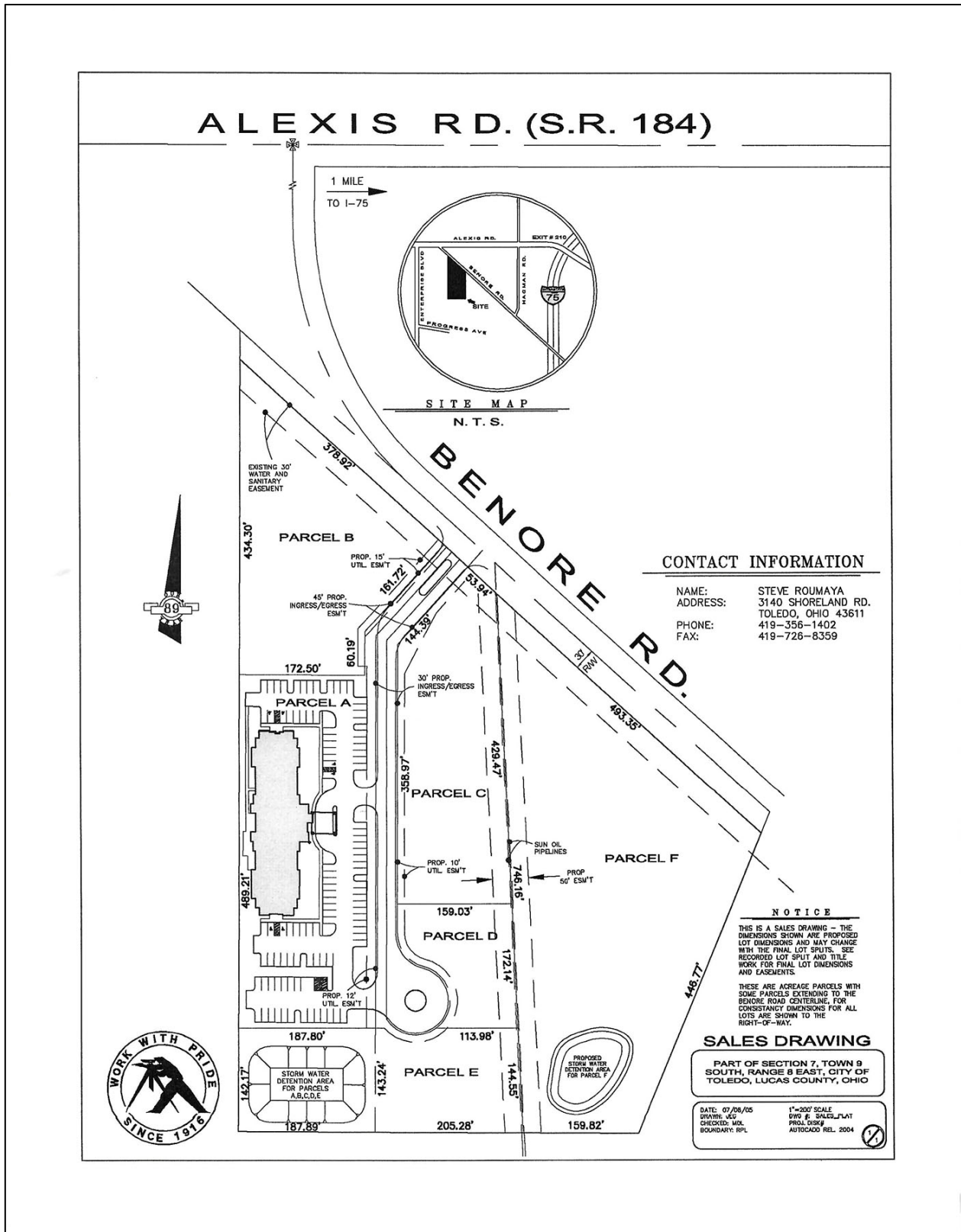
Comments:

- One of the last commercially zoned parcels available in the Alexis/Hagman/Benore/I-75 area.
- Adjacent to Meijer and across the street from Menard's.

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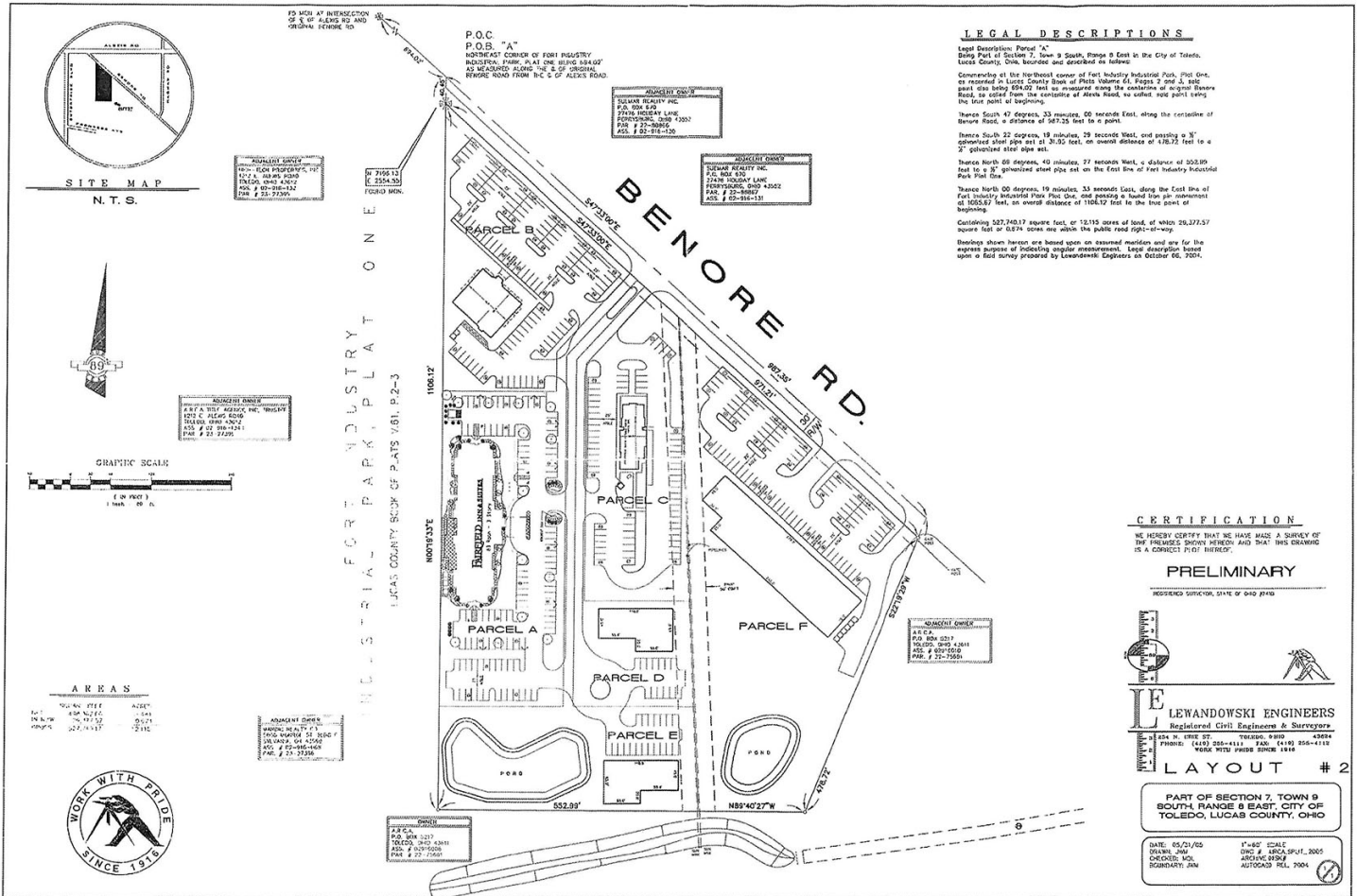
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