



## 27536 Simmons Rd

Rossford, Ohio 43560

### Property Highlights

- 5 acres ready for redevelopment
- Adjacent to two new residential developments and Walmart
- Ease of access to Fremont Pike, 795, and I-75
- Close to businesses and a prominent retail corridor

### Property Overview

Opportunity for redevelopment. Currently zoned R1 with a permitted use of Planned Commercial zoning, this property presents an array of potential. Conveniently located just North of Fremont Pike. This property offers a prime location with abundant opportunities for development or expansion.

### Offering Summary

Sale Price:	\$500,000
Lot Size:	5 Acres

Demographics	1 Mile	5 Miles	7 Miles
Total Households	2,262	40,025	69,675
Total Population	4,930	90,397	159,146
Average HH Income	\$88,459	\$94,955	\$86,871

### For More Information



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Sale Price	\$500,000
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### Location Information

Street Address	27536 Simmons Rd
City, State, Zip	Rossford, OH 43560
County	Wood
Market	Toledo
Sub-market	Perrysburg/Rossford
Cross-Streets	Simmons Rd and Deimling Rd
Side of the Street	Northeast
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express Airport/ Detroit Metro Airport

### Planned Commercial Uses

Gas Stations
Motels
Restaurants
Drive-in establishments
General office
Building trades and services
Light automotive repair
Grocery stores
Gym and Fitness Centers
Bank
Shopping Center
Repair services

### Property Information

Property Type	Redevelopment Property
Property Subtype	Planned commercial
Zoning	R1 / Planned Commercial
Lot Size	5 Acres
APN #	T68-400-040401004000
Corner Property	Yes
Traffic Count	3,250 (2022)
Traffic Count Street	Simmons Rd

### Utilities & Amenities

Gas	Columbia Gas
Water & Sewer	City of Perrysburg
Electric	Toledo Edison

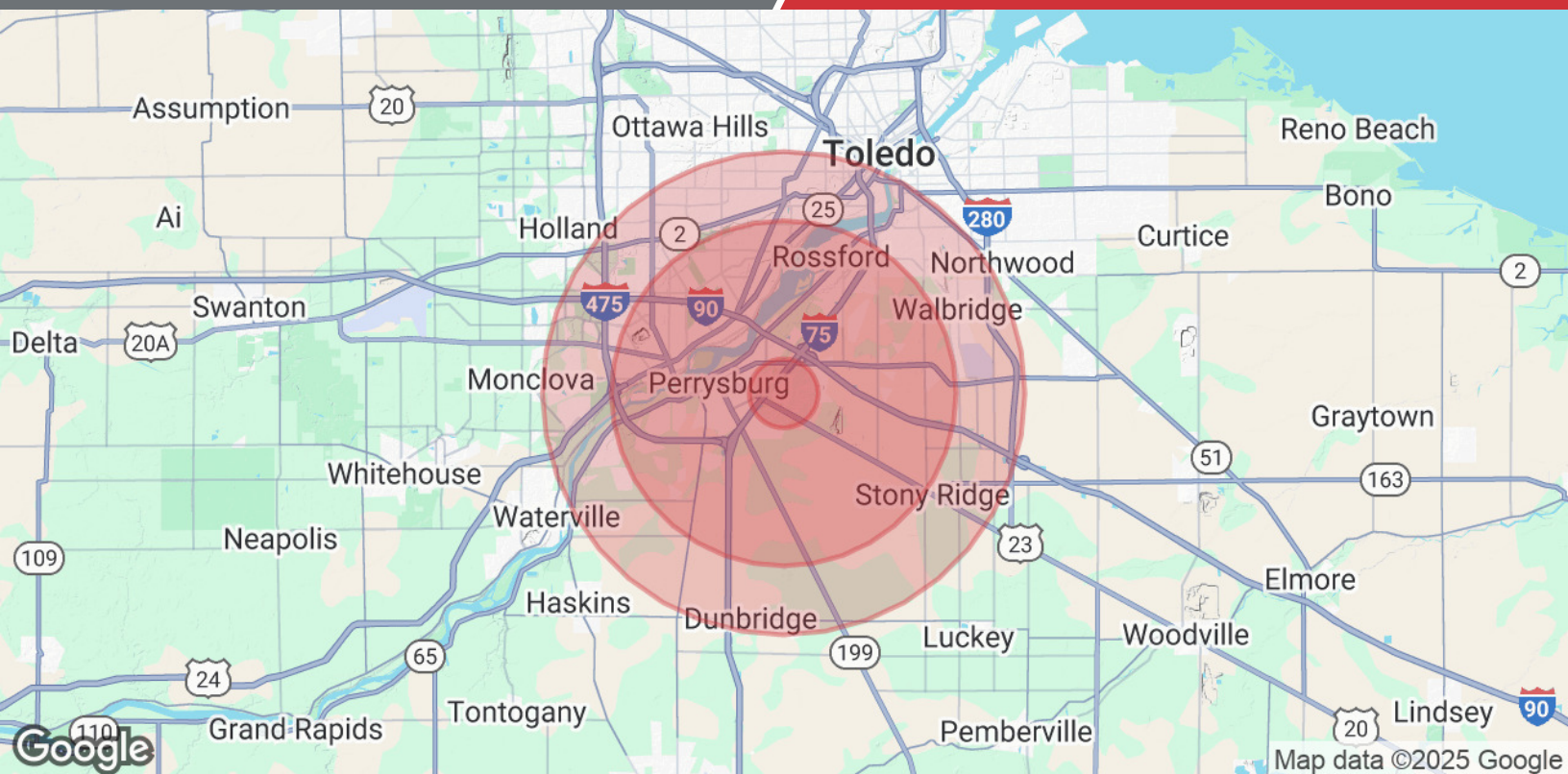
### Taxes

Annual taxes	\$4,196.60
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Population	1 Mile	5 Miles	7 Miles
Total Population	4,930	90,397	159,146
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	47	42	42
Households & Income	1 Mile	5 Miles	7 Miles
Total Households	2,262	40,025	69,675
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$88,459	\$94,955	\$86,871
Average House Value	\$284,924	\$231,658	\$207,491

Demographics data derived from AlphaMap