



1502 South Reynolds Road

Maumee, Ohio 43537

Property Overview

Prime commercial site ready for development in the heart of Maumee, Ohio. With 205 feet of retail frontage, this site offers exceptional visibility and accessibility. Zoned C2 - General Commercial, all utilities on site, and updated due diligence from 2022 offer a quick turnaround. Situated in a robust retail corridor and strategically positioned to draw high traffic and business. The surrounding dense residential population presents strong potential for a thriving retail venture.

Property Highlights

- Prime commercial location ready for development
- 205 feet of retail frontage
- All utilities at site
- Updated due diligence from 2022
- Strong retail corridor
- Dense residential population nearby

For More Information



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Sale Price	\$895,000
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Location Information

Street Address	1502 South Reynolds Road
City, State, Zip	Maumee, OH 43537
County	Lucas
Cross-Streets	South Reynolds and Dussel

Seller Due Diligence

Phase I	Completed 2022
Survey	Completed 2022
Zoning Report	Completed 2022
Full Civil Project	Submitted 2022

Property Information

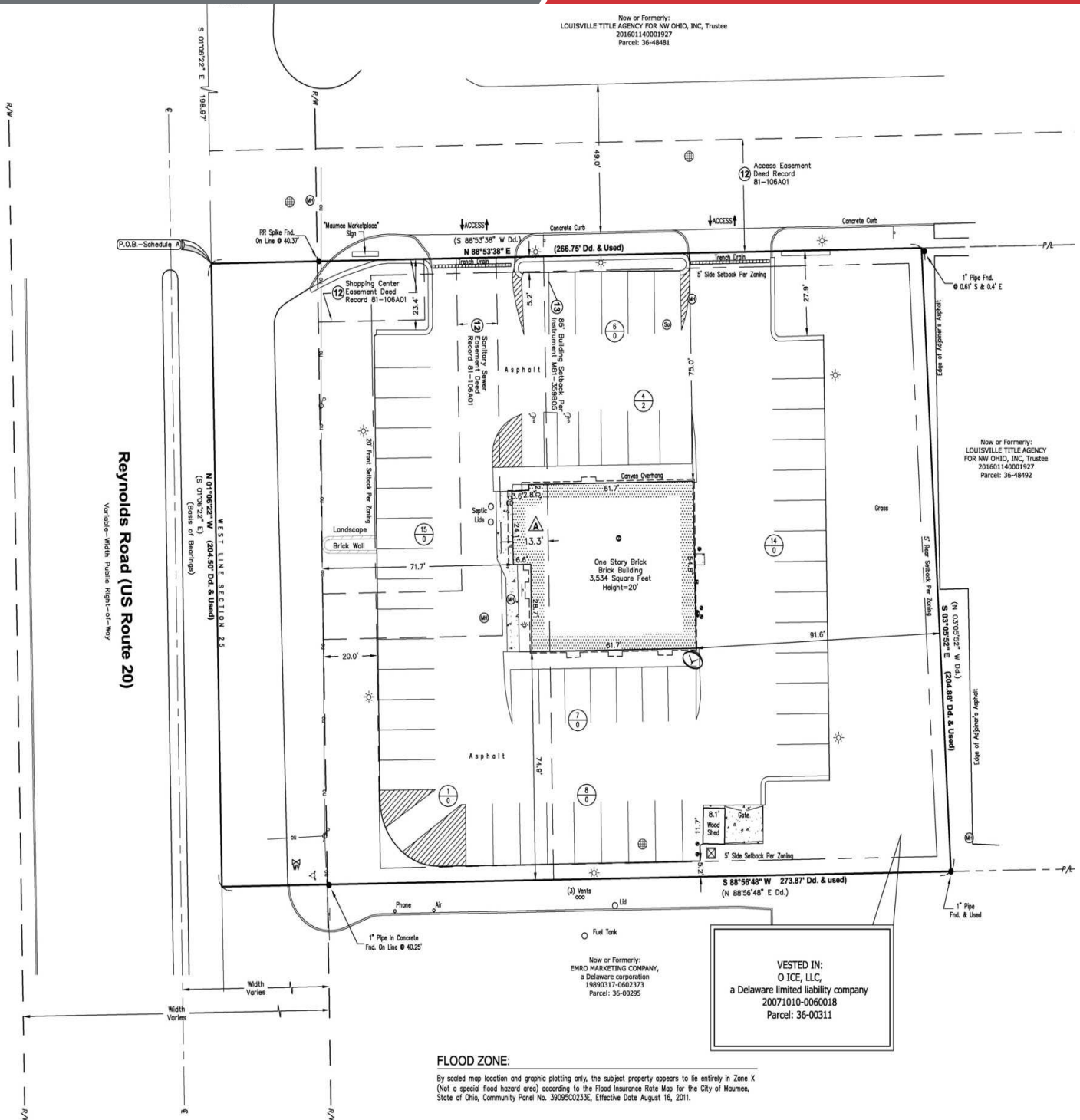
Property Type	Land
Property Subtype	Retail-Pad
Zoning	C2 - General Commerical
Lot Size	1.27 Acres
APN #	3600311
Lot Frontage	205 ft
Lot Depth	274 ft
Corner Property	Yes
Traffic Count	25958
Traffic Count Street	South Reynolds Road
Traffic Count Frontage	205

Amenities

Prime location and ready for development
 205 feet of retail frontage
 All utilities at site
 Updated due diligence from 2022
 Strong retail corridor
 Dense residential population nearby

Utilities & Amenities

Water/Sewer	Public
Electric	Toledo Edison
Gas	Columbia Gas



BASIS OF BEARING:
 The meridian for all bearings shown hereon is the west line of Section 25 known as being S 01°06'22" E per Instrument No. 200201090205454 of the Lucas County Records.

SURVEYOR'S OBSERVATIONS:
 Subjects building encroaches front building setback line by 13.3' at its greatest point.

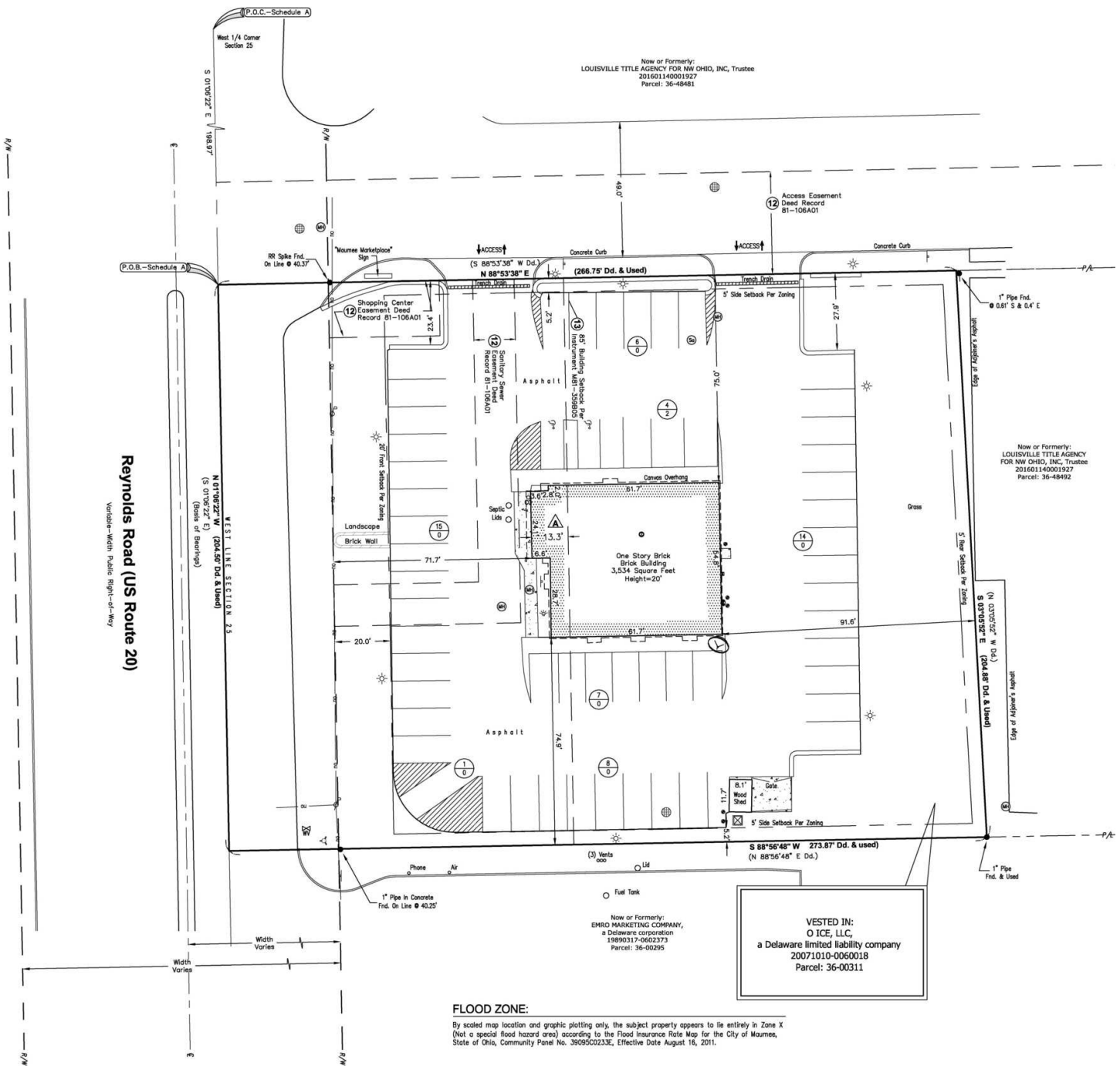
FLOOD ZONE:
 By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Not a special flood hazard area) according to the Flood Insurance Rate Map for the City of Maumee, State of Ohio, Community Panel No. 390950233E, Effective Date August 16, 2011.

ZONING:
 Zoning Classification: C-2 General Commercial
 Minimum Building Setbacks:
 Front: 20 feet
 Side: 5 feet
 Rear: 5 feet
 Maximum Building Height: 60 feet / 4 stories
 Parking: 15 spaces for the first 1,000 square feet plus 1 space per 100 square feet over 1,000 square feet.
 This zoning information is taken from a zoning report compiled by Millman National Land Services under MZ# 16884, dated July 17, 2016.

VESTED IN:
 O ICE, LLC,
 a Delaware limited liability company
 20071010-0060018
 Parcel: 36-00311

structure, or on a lot as an extension of the permitted principal use.

- (7) Mini-warehouses.
- (8) Nightclub.
- (9) Parking Areas: Extension of parking into contiguous zoning district parking areas.
- (10) Parking Areas: Joint use of an off-street parking area.
- (11) Public utility control facilities or structures.
- (12) Sales and storage yards for building materials.
- (13) Sales, rentals and storage of machinery and heavy equipment, subject to Section 1125.08(g).
- (14) Storage of goods or materials in an outdoor area, not otherwise permitted.
- (15) Towers and transmitting equipment for radio and television substations.
- (16) Vending machines in an outdoor location.
- (17) Sweepstake terminal café. (Ord. 131-2015. Passed 8-3-15.)



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 This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.

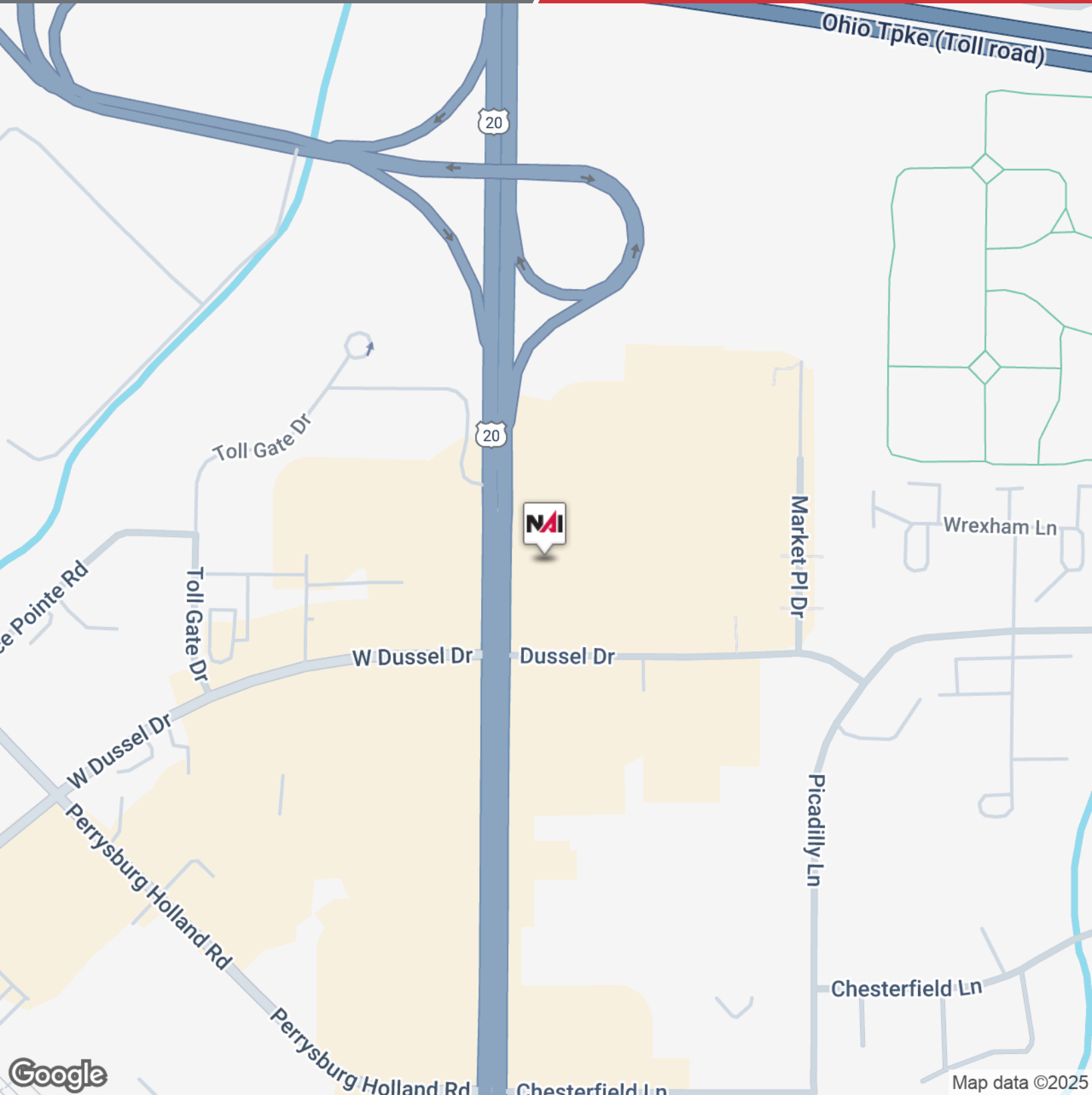
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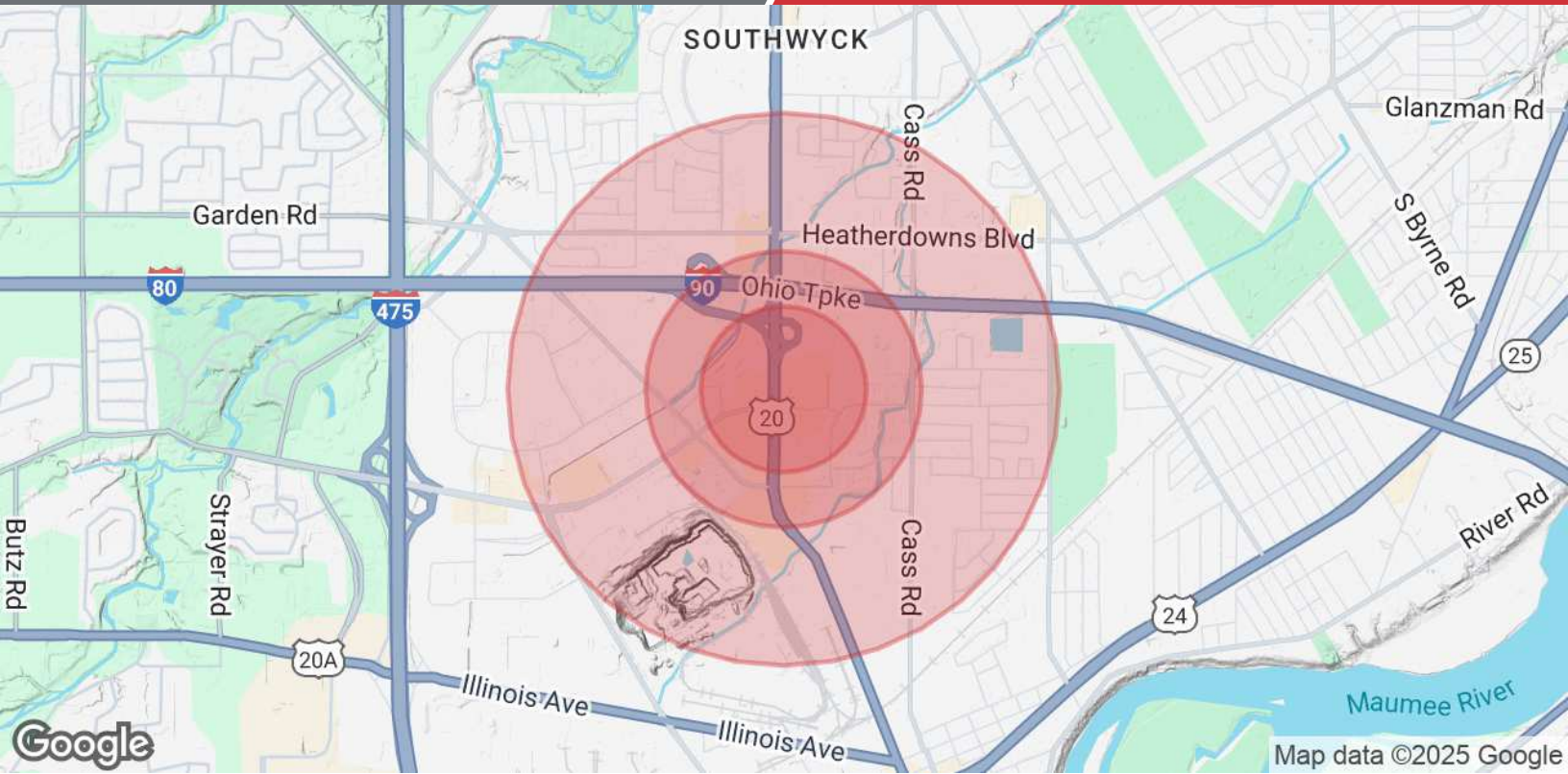
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PARKING:
 35 Parking Spaces
 2 Handicapped Spaces
 57 Total Parking Spaces

TOTAL LAND AREA:
 55,313 Square Feet
 1.270 Acres







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	121	1,221	8,616
Average Age	36	39	41
Average Age (Male)	35	38	39
Average Age (Female)	37	40	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	62	643	4,385
# of Persons per HH	2	1.9	2
Average HH Income	\$74,934	\$77,057	\$72,479
Average House Value	\$226,875	\$206,634	\$179,589

Demographics data derived from AlphaMap