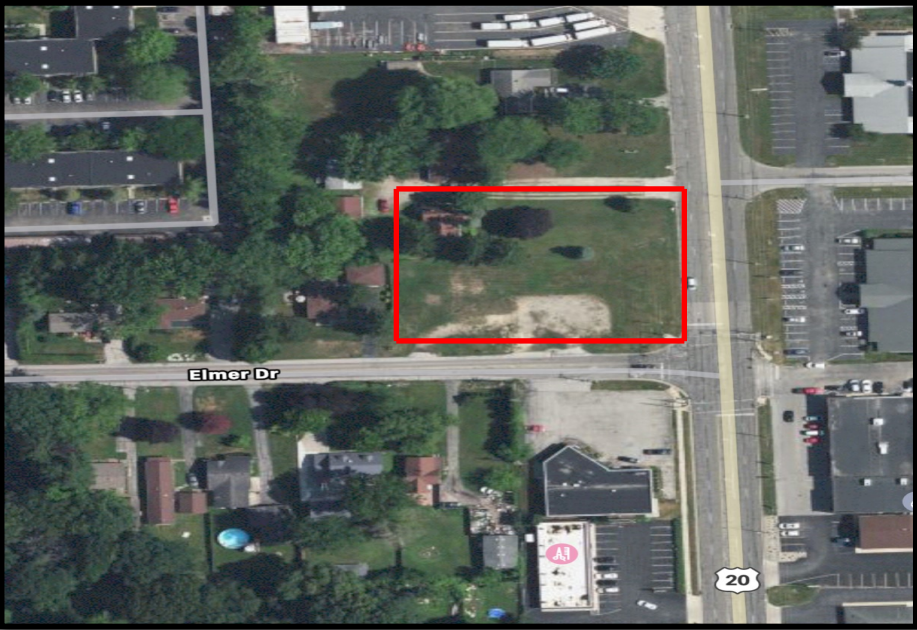


FOR SALE

COMMERCIAL DEVELOPMENT SITE

5310 Elmer Drive
Toledo, Ohio 43615
(Sylvania Township)



- Shovel-ready site
- Located near Promedica Wildwood Medical Center
- Near Central Avenue/I-475 interchange
- C-2 Zoning- many potential uses
- Located at a stoplight-corner of Reynolds Rd.

\$175,000

.96 Total Acres Available
Per Lucas County Auditor

Property Description

Dimensions: Approximately 157' x 364'

Closest Cross Street: Reynolds Rd.

Zoning: C-2 General Commercial

Parcel: 78-38961

Acreage: .9693 total acres (Lucas County Auditor)

Topography: Flat

Curb Cuts: 2

Survey Available: No

Environmental Report: No

Electric: First Energy

Gas: Columbia Gas

Water: Municipal

Sanitary Sewer: Municipal

Storm Sewer: Municipal

Annual Real Estate Taxes: \$2,328.58 (2021)

Telecomm/Fiber: Available

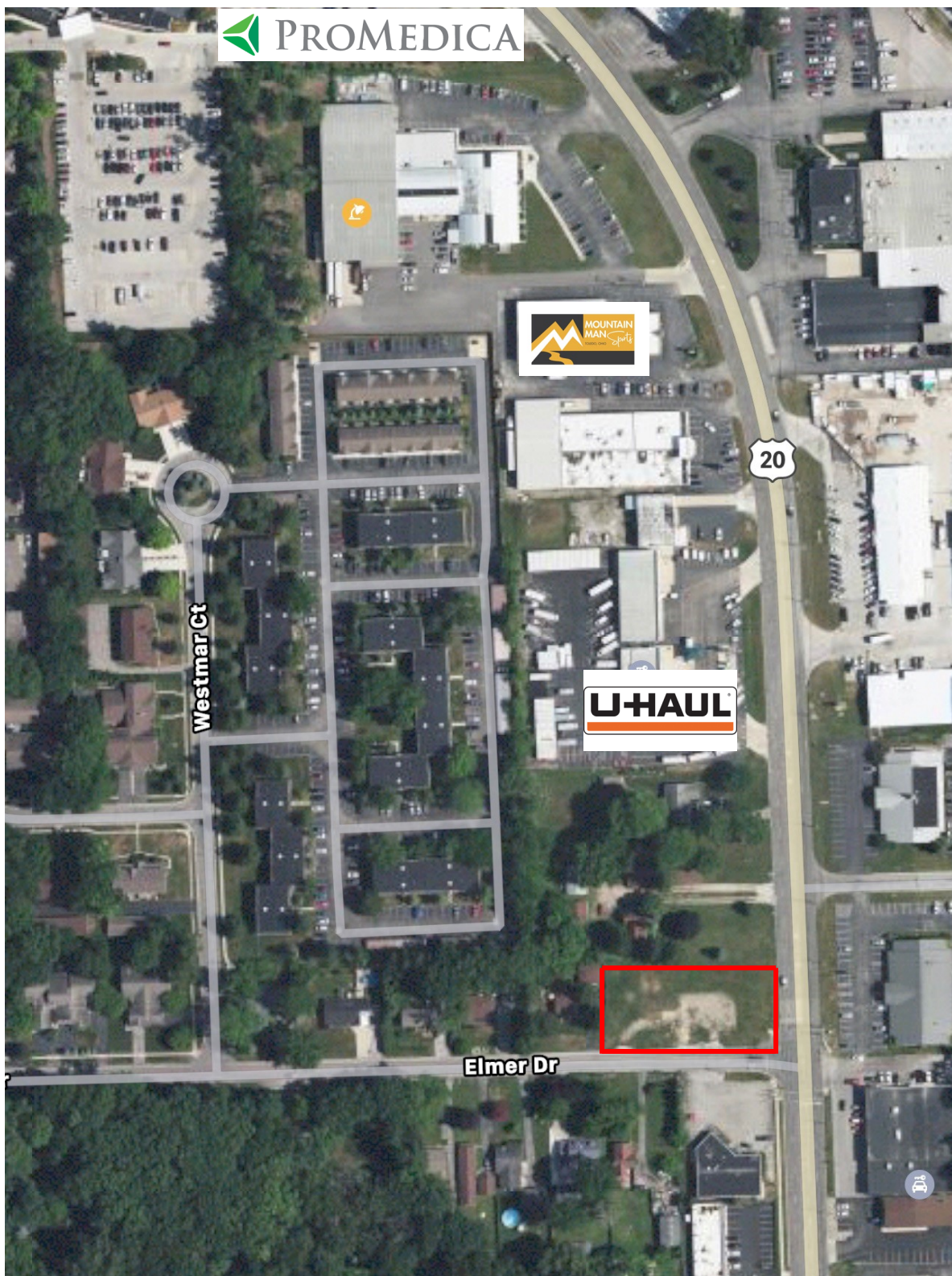
For more information: Jeremy Miller, Broker (419) 450-6854
Email: jmiller@equitymillrealestate.com
www.equitymillrealestate.com



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FOR SALE

**COMMERCIAL
DEVELOPMENT SITE**



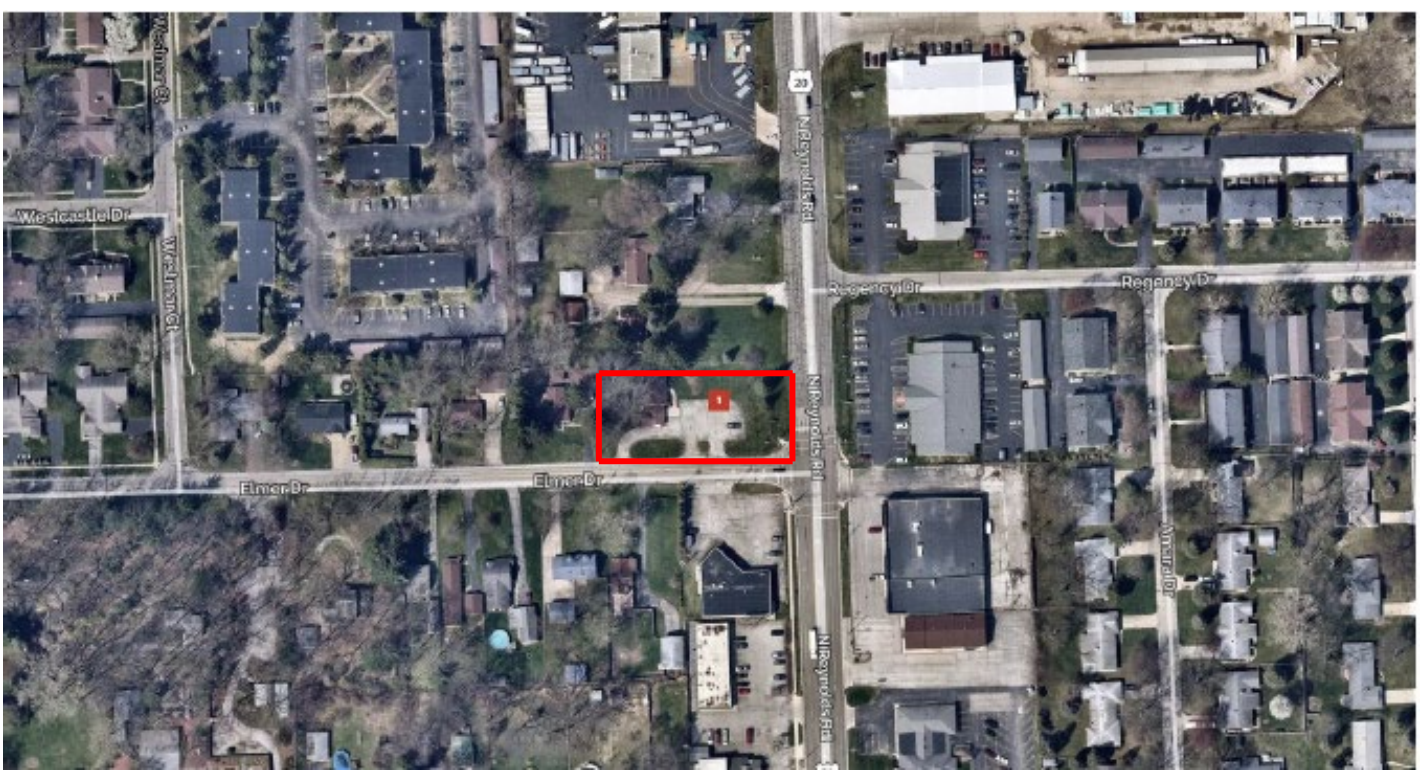
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FOR SALE

COMMERCIAL DEVELOPMENT SITE



C-2 Highway & General Commercial District Permitted Uses

Accessory Uses	Animal Care Facility	Automobile Sales & Repairs	Automobile Service Station
Bakery, Retail	Banks	Banquet Hall	Business Services
Commercial	Clinic, Hospital	Entertainment Facility	Essential Services
Farm Sales & Service	Mortuary	Motel/Hotel	Offices
Personal Services	Professional Services	Public Service Facility	Public Uses
Recreational, Utility Sales	Residential Care Facility	Restaurants	Retail Sales
Self-Serve Storage	Semi-Public Uses	Shopping Center	Social Activities
Taverns	Telecommunication Towers	Vehicle Storage Lot	Wholesale Business

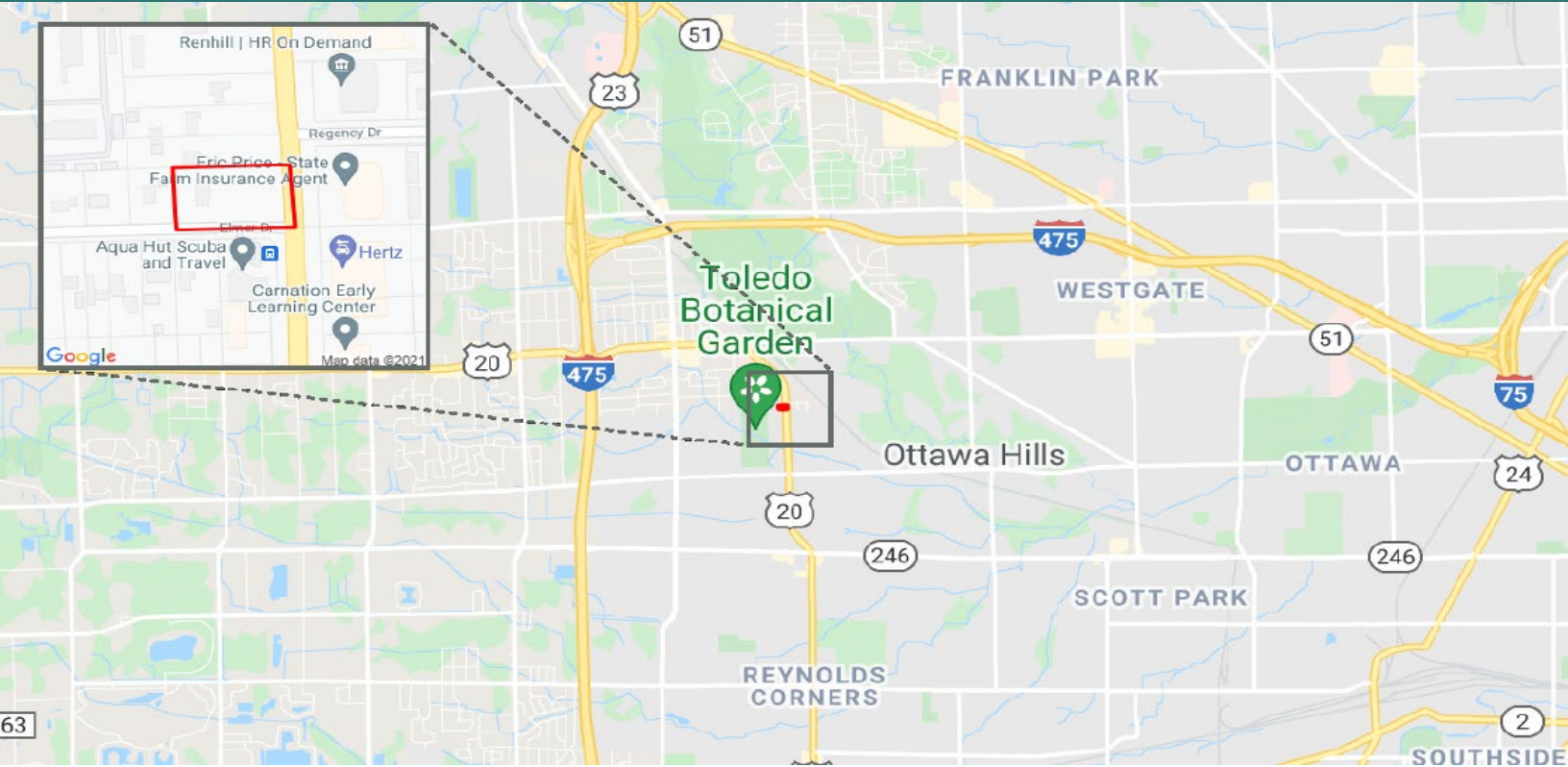
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FOR SALE

COMMERCIAL DEVELOPMENT SITE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5310 Elmer Dr, Toledo, OH 43615

CITY, STATE

Toledo, OH

POPULATION

70,735

AVG. HHSIZE

2.24

MEDIAN HH INCOME

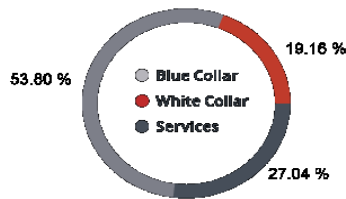
\$51,533

HOME OWNERSHIP

Renters: **11,064**

Owners: **19,168**

EMPLOYMENT



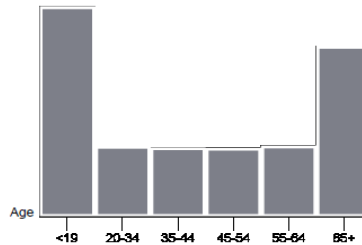
Employed: **48.13 %**
Unemployed: **2.17 %**

EDUCATION

High School Grad: **25.37 %**
Some College: **22.81 %**
Associates: **7.39 %**
Bachelors: **36.06 %**

GENDER & AGE

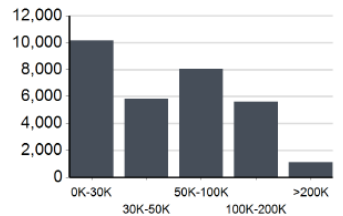
47.79 % 52.21 %



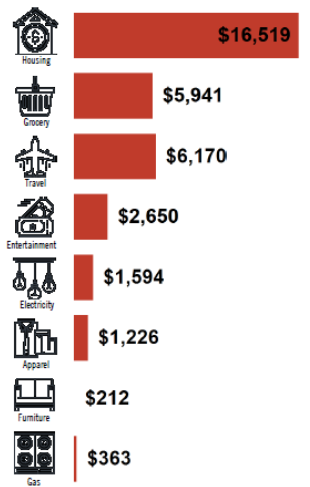
RACE & ETHNICITY

White: **75.69 %**
Asian: **1.56 %**
Native American: **0.01 %**
Pacific Islanders: **0.01 %**
African-American: **17.57 %**
Hispanic: **2.62 %**
Two or More Races: **2.53 %**

INCOME BY HOUSEHOLD



HH SPENDING



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