

702 ILLINOIS AVENUE
MAUMEE, OH 43537

REDEVELOPMENT LAND FOR SALE
3.11 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

HARD CORNER, SIGNALIZED INTERSECTION



GENERAL INFORMATION

Sale Price:	\$2,000,000
Acreage:	3.11 AC
Dimensions:	632' frontage, irregular
Closest Cross Street:	Ford Street
County:	Lucas
Zoning:	C-2
Easements:	None except utility + R.O.W
Curb Cuts:	5
Topography:	Flat



For more information, please contact:

JARED JENSEN
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7150 Granite Circle, Suite 200
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PROPERTY DESCRIPTION	
Drainage:	Good
Improvements:	1,886 SF building (most recently used as office space and car dealership)
Sign on Property:	Yes
Adjacent Land	
North:	Commercial
South:	Industrial
East:	Commercial
West:	Mixed-zoning (office & industrial)

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	2,354	\$85,551
3 MILE	49,964	\$96,715
5 MILE	122,833	\$90,820

UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

REAL ESTATE TAXES	
TD:	36
Parcel Number:	00661 and 00670
Assessor Number:	43243001 & 43243012
Total Annual Taxes:	\$17,735

TRAFFIC COUNTS (TWO-WAY)	
8,277	Illinois Avenue
10,600	Ford Street
18,266	Conant Street

Comments:

- Located at a signalized intersection on a hard corner in Maumee.
- No existing leases in place.
- Approximately $\frac{3}{4}$ mile to I-475/US-23 interchange at 20A.
- General Commercial District zoning allows for most uses.
- Contact the City of Maumee zoning and planning at 419-897-7044 or zoning@maumee.org for accepted uses.

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