

5825 YERMO DRIVE
TOLEDO, OH 43612

VACANT LAND FOR SALE
0.67 Acres Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$78,000
Acreage:	0.67 AC (per AREIS)
Dimensions:	274' x 100'
Closest Cross Street:	W. Alexis Road
County:	Lucas
Zoning:	CR-Regional Commercial
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

5825 Yermo Drive, Toledo, OH 43612

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AVAILABLE

PROPERTY DESCRIPTION

Environmental Report:	N/A
Improvements:	None
Restrictions:	None
Sign on Property:	Yes
Adjacent Land	
North:	Commercial (Sunnydale Estates Apartments)
South:	Commercial (AutoZone/Taco Bell)
East:	N/A
West:	Residential

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,029	\$63,804
3 MILE	93,507	\$65,708
5 MILE	174,622	\$65,991

UTILITIES

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

2025 REAL ESTATE TAXES

TD:	23
Parcel Number:	59686
Assessor Number:	03755010
Total Annual Taxes:	\$2,497

TRAFFIC COUNTS (TWO-WAY)

23,467	W. Alexis Road
11,100	Douglas Road
13,950	Jackman Road

Comments:

- West Toledo development land
- Located off of the high-traffic Alexis Road corridor
- Neighbors: AutoZone, Taco Bell, and a large multi-family apartment complex
- 3 miles to I-475 via Douglas Road and 5.1 miles to I-75 via Alexis Road

For more information, please contact:

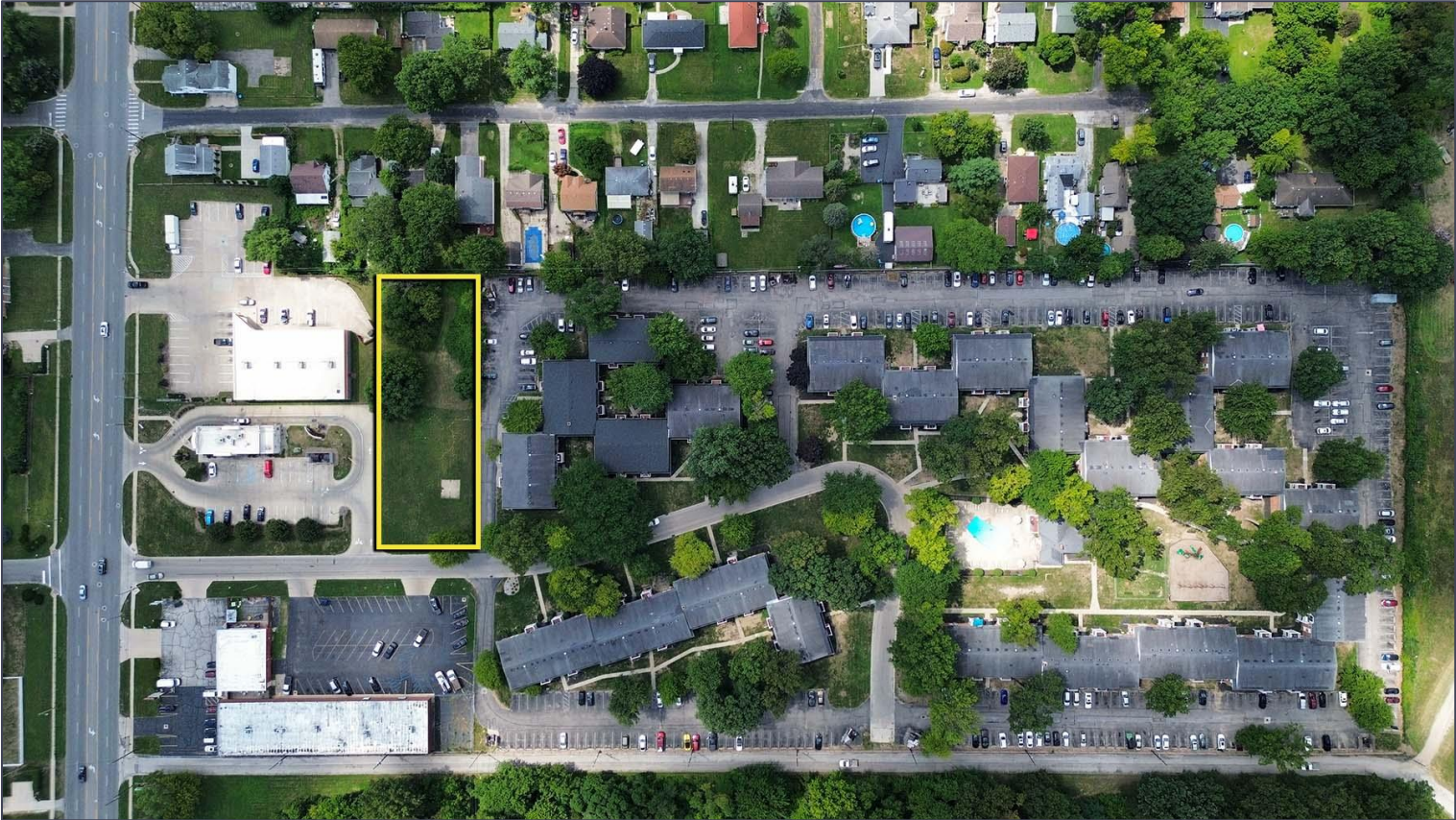
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.