

REDEVELOPMENT OPPORTUNITY

MOTEL FOR SALE

1940 ELIDA ROAD, LIMA, OHIO 45805



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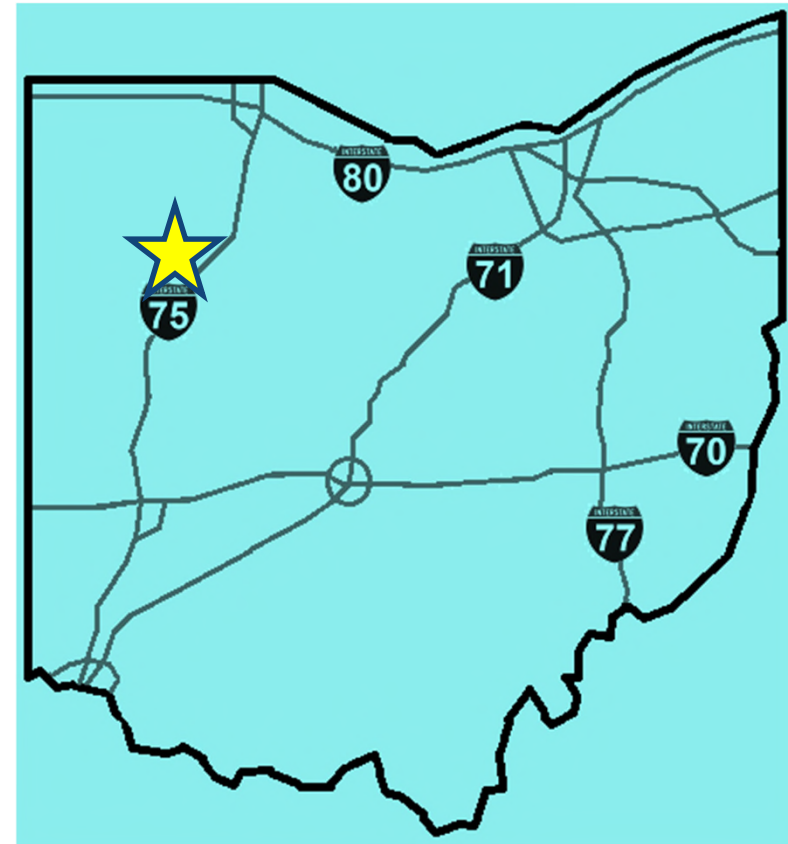
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PROPERTY HIGHLIGHTS

REDEVELOPMENT OPPORTUNITY

MOTEL FOR SALE
1940 ELIDA ROAD, LIMA, OHIO 45805

- 31-room independent, operating, economy class motel
- Zoned B-2 allowing a wide array of permitted commercial uses (see ZONING section for details)
- +/- 2.29 acre lot
- Near the campus of The University of Northwestern Ohio (2021 full-time enrollment 3,746)
- Near the Lima Mall (JC Penney, Hibbett Sports, Old Navy, Maurice's, Books-A-Million)
- Elida Road traffic: 10,610 vehicles per day
- Robb Avenue traffic: 7,599 vehicles per day
- Additional, adjacent +/- 0.44 acre parcel with 968 SF single family house available separately



AERIAL



Lima Student Living Center

Edward Jones®



ROBB AVENUE 7,599 VPD

CheckSmart



+/- 0.44 acres

Eversole
POOL & SPA
AND
BILLIARDS

ELIDA ROAD 10,610 VPD
+/- 2.29 acres

AVAILABLE SEPARATELY



Hertz

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MERCHANT AERIAL



Google

Map data © 2024 Google

ZONING

ARTICLE 8

B-1 LOCAL BUSINESS DISTRICT

8.0 PURPOSE

The purpose of the B-1 Local Business District is to provide an area for a wide range of retail facilities and services of such nature as to be fully compatible with those residential areas immediately adjacent. In a B-1 Business District, no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following described uses.

8.1 USES PERMITTED IN THE B-1 BUSINESS DISTRICT:

- 8.1.1 Business and Professional Offices: Banks, savings and loan institutions, public utility offices, insurance and real estate offices, office buildings, medical and dental office clinics, law, architectural, engineering, accounting and other professional offices;
- 8.1.2 Food, Drug and Beverages: Grocery stores, supermarkets, meat markets, fish markets, bakeries (in conjunction with retail sales), frozen food locker facilities, delicatessens, enclosed restaurant and ice cream parlors;
- 8.1.3 Specialty Shops: Gift shops, book, magazine and stationery outlets, florist shops, camera shops, photography studios, sporting goods and drive-in stores dealing entirely in the retail sale of any product and/or the servicing in conjunction with the sale of any product or service not restricted by the provisions of this Section;
- 8.1.4 Service and Recreation: Barber shops, beauty shops or any school engaged in the teaching of or instruction in any trade, shoe repair and tailor shops, appliance repair shops, laundromats using self-operating automatic washers, dryers and appliances and nonflammable fluids, dry cleaning establishments using nonflammable cleaning agents, retail printing shops, a funeral home or mortuary, hospital, radio or television studio, bowling alley, assembly hall, enclosed theater or recreation facility (pursuant to the provisions of Article 12); Pet Grooming, hygiene care of animals and day boarding for the grooming and well-being of domestic pets not abutting or adjoining an R-Zoned District
- 8.1.5 Major Retail Outlets: Furniture, hardware, appliances, clothing, jewelry, shoe, paint and wall paper stores dealing entirely in the retail sale of any product not restricted by the provisions of this Section;
- 8.1.6 Rest homes, nursing homes, day care facilities and children's nurseries, churches, schools, libraries, college buildings, public parks, playgrounds and/or buildings and permanent structures shall be located not less than twenty-five (25) feet from any other lot in an R-district; and,
- 8.1.7 Essential services.

- 8.1.8 R-3 Single Family Dwelling: Single family dwelling (units) up to 10 units. When housing units are erected or converted in a Zoned B district, the buffer and fence requirements are not applicable as when a R-Zone District abuts a B-Zoned District. All applicable Ohio Building and Fire Codes apply.

8.2 CONDITIONAL USES WITH APPROVAL BY THE TOWNSHIP BOARD OF ZONING APPEALS AFTER A PUBLIC HEARING:

- 8.2.1 Commercial storage facilities including garages;
- 8.2.2 Commercial parking lots;
- 8.2.3 Any business facility engaged in the distribution of both retail and wholesale industrial products; and,
- 8.2.4 Hotels, motels, and motor lodges.

8.3 MAXIMUM HEIGHT REGULATIONS WITHIN THE B-1 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

8.4 REQUIRED FLOOR AREA WITHIN THE B-1 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

8.5 REQUIRED LOT SIZE AND FRONTAGE REGULATION WITHIN THE B-1 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

8.6 REQUIRED YARD REGULATIONS WITHIN THE B-1 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

8.7 REQUIRED SETBACK REGULATIONS WITHIN THE B-1 DISTRICT

Any building erected in any District shall be so maintained and situated to provide that no portion thereof shall be closer to the section line (on roads centered about the section or quarter (¼) section lines) or center of the nearest road pavement than fifty-five (55) feet, except State and County Roads which shall be ninety (90) feet; except any building appurtenant to a non-conforming building shall be maintained and situated to provide that no portion thereof shall be closer to the section line (on roads centered about the section or quarter (¼) section lines) or center of the nearest road pavement than the existing non-conforming building erected before the adoption of this zoning resolution; and any dwelling shall also be maintained and situated to provide that no portion thereof shall be closer to the section line (on roads centered about the section or quarter (¼) section lines) or center of the nearest road pavement than the average setback of any existing dwellings within one hundred (100) feet of the proposed dwelling and which fronts on the same road.

ZONING

8.8 LANDSCAPING OR SCREENING PROVISIONS

For non-residential uses abutting an R-District, acceptable landscaping or screening; approved by the Board of Zoning Appeals shall be provided. Such screening consisting of a wall or solid fence shall be six (6) feet in height, maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than fifteen (15) feet in width planted with evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height at the time of planting.

See "Official Schedule of District Regulations" Section 12.3.

8.9 OTHER REQUIRED CONDITIONS

Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste, and must comply with the performance standards of this Resolution.

8.10 Required Minimum Building Standards

As required by the Ohio Basic Building Code and Ohio Fire Code in force the year the structure is built.

ARTICLE 9

B-2 GENERAL BUSINESS DISTRICT

9.0 PURPOSE

The purpose of the B-2 General Business District is to provide for those businesses and services which require a location other than in the local business districts being either highway oriented or requiring larger tracts of land not normally available in local business districts abutting residential developments.

9.1 USES PERMITTED IN THE B-2 BUSINESS DISTRICT

- 9.1.1 Any permitted use within the B-1 District;
- 9.1.2 Bookbinding and upholstering shops;
- 9.1.3 Bottling works, plumbing heating and cooling, electrical, concrete masonry, and building material establishments (providing no assembly, construction, millwork or concrete block manufacture is done on premises);
- 9.1.4 Veterinary hospital for small animals;
- 9.1.5 Sale at retail of any industrial product, including the repair or maintenance of equipment or facilities used in any residential or industrial connection;
- 9.1.6 Automotive and Related Uses: Automobile sales rooms, Automobile sales lots, farm implement sales and related repair garages, automobile repair garage, customer parking lots associated with a business establishment, motorcycle and bicycle sales and repair shops, motor bus and cab terminals, gasoline service stations, provided all volatile product are stored underground;
- 9.1.7 Accessory Uses or Buildings: Accessory buildings and uses customarily incidental to the above listed uses; and,
- 9.1.8 Bars, Micro-brewery (under 15,000-barrel production), Micro Distilleries (under 75,000-gallon production), Wineries, establishments serving alcoholic beverages with State issued Liquor licenses.
- 9.1.9 R-2 or R-3 Single Family Dwelling units. Up to 10 units
- 9.1.10 Commercial Mini-storage facilities excluding garages, hazardous or flammable material.
- 9.1.11 Animal kennels, display and housing or boarding of pets and other domestic animals, provided that any enclosures or buildings in which the animals are kept shall be at least two hundred (200) feet from any R-District and exercise runs shall be enclosed on four (4) sides by a sight obscuring, unpierced fence or wall at least five (5) feet in height; and,

ZONING

9.1.12 Essential services.

9.2 CONDITIONAL USES - WITH APPROVAL BY THE TOWNSHIP BOARD OF ZONING APPEALS AFTER A PUBLIC HEARING

9.2.1 Commercial storage facilities including garages;

9.2.2 Commercial parking lots or truck terminals;

9.2.3 Any wholesale distributing business, providing that such activities shall not include the wholesaling of or distribution of live animals in preparation thereof for sale;

9.2.4 Amusement arcades and adult entertainment businesses (pursuant to the provisions of Articles 12 and 13).

9.3 MAXIMUM HEIGHT REGULATIONS WITHIN THE B-2 GENERAL BUSINESS DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

9.4 REQUIRED FLOOR AREA WITHIN THE B-2 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

9.5 REQUIRED LOT SIZE AND FRONTAGE REGULATION WITHIN THE B-2 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

9.6 REQUIRED YARD REGULATIONS WITHIN THE B-2 DISTRICT

See "Official Schedule of District Regulations" Section 12.3.

9.7 REQUIRED SETBACK REGULATIONS WITHIN THE B-2 DISTRICT

Any building erected in any District shall be so maintained and situated to provide that no portion thereof shall be closer to the section line (on roads centered about the section or quarter section lines) or center of the nearest road pavement than fifty-five (55) feet, except State and County Roads which shall be ninety (90) feet; except any building appurtenant to a nonconforming building shall be maintained and situated to provide that no portion thereof shall be closer to the section line (on roads centered about the section or quarter section lines) or center of the nearest road pavement than the existing non-conforming building erected before the adoption of this zoning resolution; and any dwelling shall also be maintained and situated to provide that no portion thereof shall be closer to the section line (on roads centered about the section or quarter section lines or center of the nearest road pavement than the average setback of any existing dwellings within one hundred (100) feet of the proposed dwelling and which fronts on the same road.

9.8 LANDSCAPING OR SCREENING PROVISIONS

For non-residential uses abutting an R-District, acceptable landscaping or screening, shall be provided. Such screening consisting of a wall or solid fence shall be six (6) feet in height, maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a well-maintained strip of land not less than fifteen (15) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs with interlocking branches not less than four (4) feet in height at the time of planting.

See "Official Schedule of District Regulations" Section 12.3.

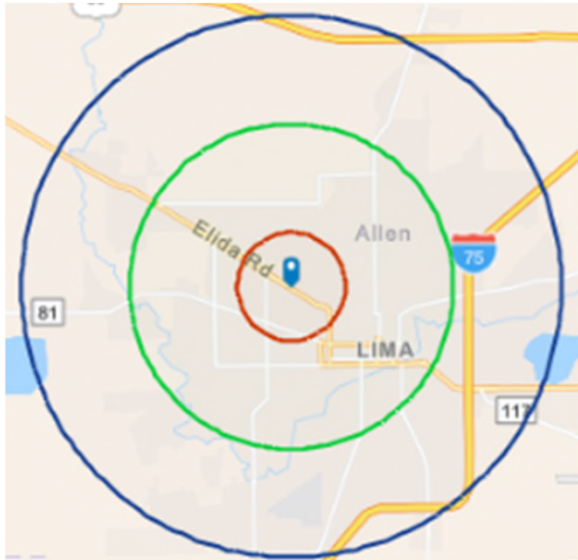
9.9 OTHER REQUIRED CONDITIONS

Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste, and must comply with the performance standards of this Resolution.

9.10 Required Minimum Building Standards

As required by the Ohio Basic Building Code and Ohio Fire Code in force the year the structure is built.

1-MILE RADIUS DEMOS



KEY FACTS

7,397
Population

2.1
Average
Household Size

40.3
Median Age

\$51,239
Median Household Income

BUSINESS

379

Total Businesses

5,747

Total Employees

EDUCATION

5%

No High School
Diploma

45%

High School
Graduate

37%

Some
College

13%

Bachelor's/Grad/Prof
Degree

INCOME



\$30,114
Per Capita
Income



\$51,239
Median
Household
Income



\$65,046
Average
Household
Income

EMPLOYMENT

41.8
White
Collar %

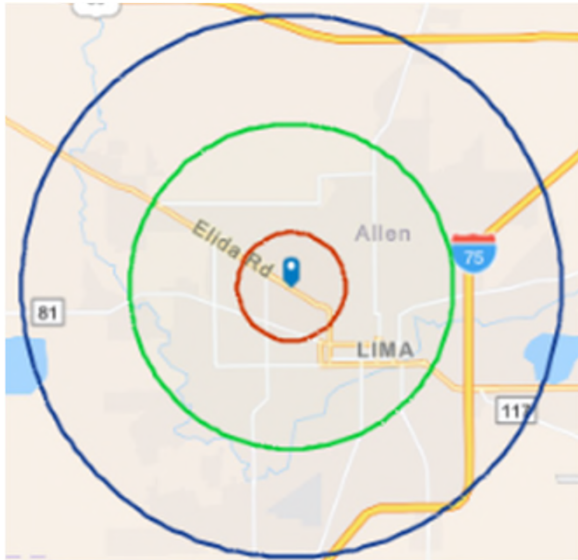
40.9
Blue
Collar %

17.3
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

42,433
Population

2.3
Average
Household Size

38.4
Median Age

\$50,456
Median Household Income

BUSINESS

1,907

Total Businesses

37,205

Total Employees

EDUCATION

9%

No High School
Diploma

44%

High School
Graduate

32%

Some
College

15%

Bachelor's/Grad/Prof
Degree

INCOME



\$27,579

Per Capita
Income



\$50,456

Median
Household
Income



\$65,336

Average
Household
Income

EMPLOYMENT



42.7

White
Collar %



35.5

Blue
Collar %



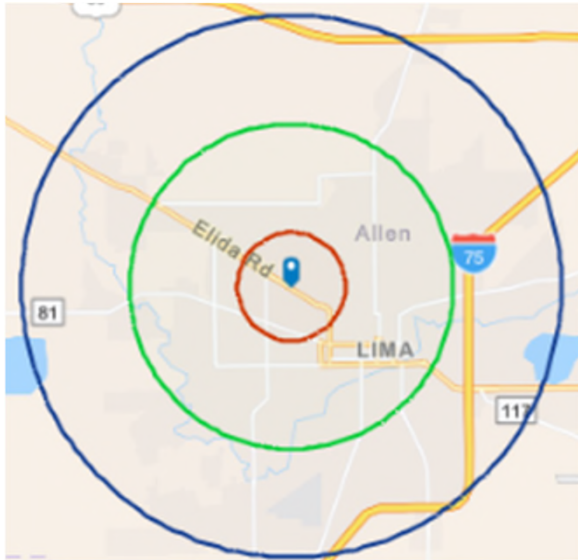
21.8

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

64,598
Population

2.3
Average
Household Size

39.7
Median Age

\$55,448
Median Household Income

BUSINESS

2,833

Total Businesses

52,170

Total Employees

EDUCATION

8%

No High School
Diploma

41%

High School
Graduate

32%

Some
College

19%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,321
Per Capita
Income



\$55,448
Median
Household
Income



\$75,298
Average
Household
Income

EMPLOYMENT

47.5
White
Collar %

32.5
Blue
Collar %

20.0
Services
%

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