

NOVEMBER 23, 2025

**421FT FRONTAGE ON 2 ADJACENT CORNER LOTS
B-3 COMMERCIAL**

DOWNTOWN SYLVANIA DEVELOPMENT OPPORTUNITY

Subject property is 1-mile away from major \$30 Million ODOT project. Summit Street has just recently been re-paved (November 2025) and is all new from Monroe Street to the Michigan border.





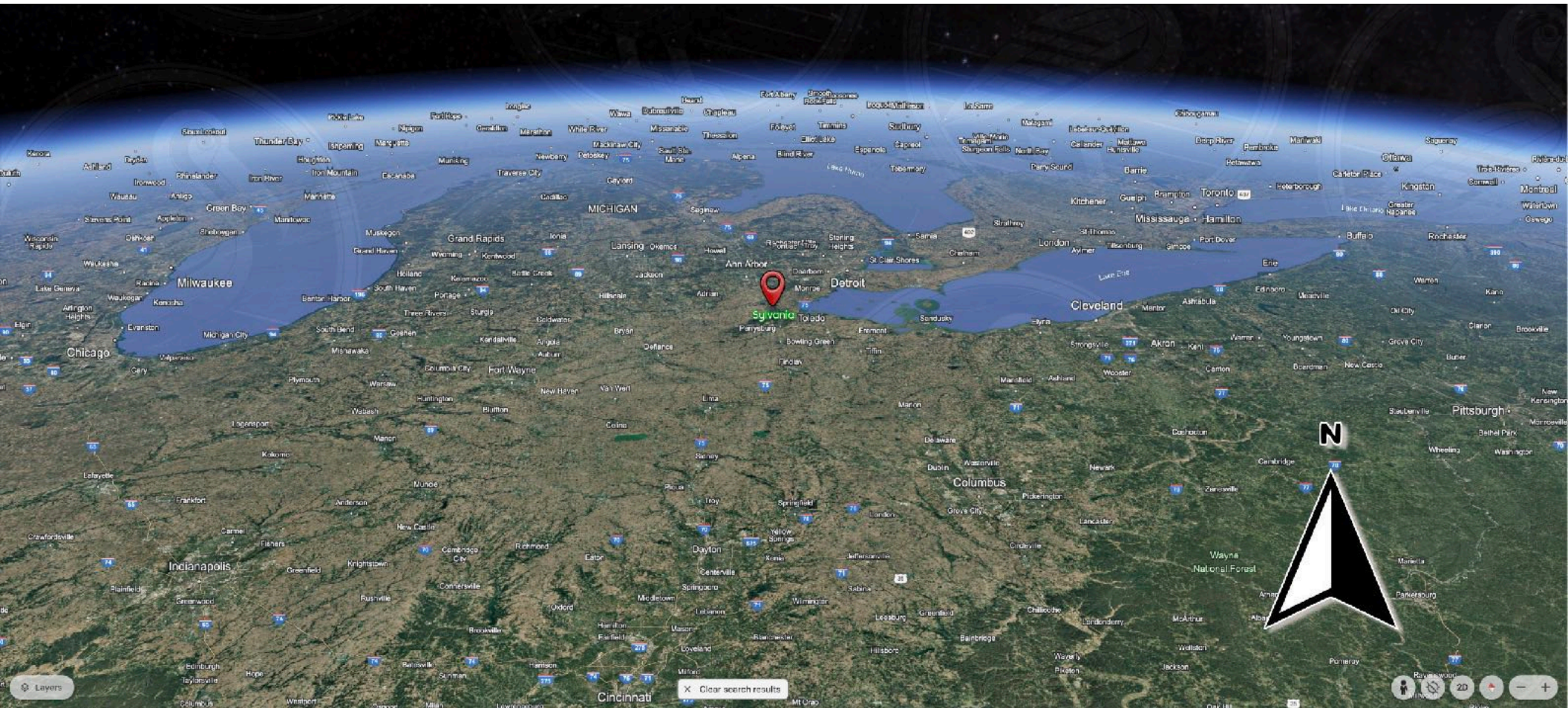
SUMMIT STREET NEWLY RE-PAVED & READY FOR YOUR NEW DEVELOPMENT

Summit Street from Monroe Street to the Michigan border has been newly re-paved and is ready for your development. This further improves the value of subject property.



These adjacent parcels are the north-most "city block". They are the gateway into Downtown Sylvania from Michigan.

Frontage is 65ft Summit Street, 304ft Erie Street, and 52ft on Main Street for a total of 421ft of B-3 Commercial frontage. .39 acres total with both parcels, parcels immediately south of these are possibly available by their owners. Ohio/Michigan border is 0.5 miles away from subject parcels. Unique business opportunities and advantages are plentiful being so close to a bordering state. Columbia Gas ran new gas lines a few years ago; Fiber internet available.



Strategic Regional Access: Within an hour of Ann Arbor and Detroit, and a short drive to Cleveland, Columbus, and Chicago, Sylvania offers the charm of a vibrant downtown with unparalleled access to major economic hubs. The NEW Gordie Howe bridge opening soon is going to drastically change the development, economics and business in this area. A recent study was performed considering feasibility of establishing a new freeway connection between US Route 23 and Interstate 71 north of Columbus by ODOT. This could potentially cut travel time from the Toledo area to Columbus by up to 45 minutes roundtrip.

Economic Tsunami on the Horizon • The Gordie Howe International Bridge (Opening Soon): This \$6.4 BILLION project, just over an hour away, will fundamentally reshape trade and logistics in Northwest Ohio, positioning Sylvania as a critical nexus in a re-energized economic corridor.





Meta's \$800 Million Data Center (20 Miles Away): Facebook's parent company is making a colossal investment in Bowling Green, creating high-paying jobs and a powerful economic ripple effect that will directly impact Sylvania's housing and commercial markets.

Nearby development...

\$75 Million Westgate development plans to re-develop Secor & Central area at former Elder-Beerman and Sears department store sites(6.4 miles from subject property).

YMCA purchases former LA Fitness: massive 53,000 square foot facility to expand their community offerings(3.7 miles from subject property).

\$10 Million Downtown Toledo building renovation 317 N. Superior street, project is to have a speakeasy in the basement, rooftop patio etc. The Summit corner is large enough to develop something similar right in Downtown Sylvania.

\$400 Million at Toledo Assembly Complex. Stellantis, as part of a \$13 BILLION domestic investment will be investing \$400 Million to build a new truck in Toledo.

Picture a high end auto dealership, Toyota Century? Tesla? Trader Joe's grocery store? New Corporate World Headquarters? Zoning allows for structures up to 60ft not counting penthouse exceptions. Mixed use business 1st floor with luxury living above. Possibilities are many and detailed in the listing details with links to permitted zoning use.

4.5% commission offered to buyer's agent; 100/0 split with seller agent

AMENITIES NEAR SUBJECT PROPERTY

With a \$2 MILLION Downtown Sylvania infrastructure and downtown walkability improvement project underway/ completing Phase 1(2nd phase/block next year). Downtown Sylvania offers a remarkable number of close by amenities.

Sylvania Library, Sylvania Police, and Sylvania Fire are all 2-3 blocks away from subject parcels. JGs Pizza, Up-side brewery, Inside the Five Brewing, Main Street Sweets, Chandler Cafe, Olives on Main, Sautter's Grocery, Marcos Pizza, Ace Hardware. New Mancy's Restaurant coming soon, a Whiskey Bar under renovation, and more! All of these are only a 2-3 block walk away from subject property.

Public Pool at Plummer Park, Veterans Memorial Park, Northview High School, Lourdes University.

Toledo Museum of Art - world renowned and voted The Best Art Museum in the USA by USA Today for 2025 is a quick 15 minute drive away from subject property. The #1 rated Toledo Zoo (USA Today 2024) is a quick 20 minute drive away.

Krogers, Burger King, Little Caesars, Taco Bell, McDonalds, Tony Packos, Ace Hardware, Speedway, Jimmy Johns, Wendy's, Tim Hortons, Dunkin' Donuts, Caio!, Frickers, Bambinos, Subway, Wyndham Hotel, are all within about 2 miles from subject property.

Highland Meadows Golf Club, about 1 mile away, has hosted the LPGA tour for over 25 years as well as The Dana Open, Marathon Classic and Jamie Farr Classic.

November 2025 ODOT US-23 Monroe Street project photos





Render/concepts for possible development.



RENDER/CONCEPT



RENDER/CONCEPT



INVESTMENT HIGHLIGHTS

- 421ft combined Frontage! Never before offered 2 ADJACENT CORNER PARCELS Downtown Sylvania, OH - Gateway into Downtown from Michigan. "City Block" end 1139.07 MAXIMUM HEIGHT. No building or structure shall be erected or enlarged to exceed sixty feet in height. (See Chapter 1161 for height exceptions. \$30 MILLION DOLLAR ODOT US-23 / Monroe Street Highway interchange improvement project starting soon.
- .39 Acres with both parcels(separate owners) - Rare re-development opportunity in B-3 Central Business District Commercial Corner parcels 4-9-25 Just announced by Meta / Facebook \$800 MILLION DOLLAR data center to built in Bowling Green 20 miles away from these 2 corner parcels. \$6.4 BILLION Gordie Howe bridge opening soon; one hour away, will change the entire region's business/infrastructure.

4.5% commission offered to buyer's agent; 100/0 split with seller agent

EXECUTIVE SUMMARY

Seize a once-in-a-lifetime chance to shape the future of Downtown Sylvania, Ohio. For the first time in history, a contiguous "city block" composed of two adjacent corner parcels is available, offering an unprecedented re-development opportunity in a rapidly booming region.

This isn't just land; it's a strategic gateway to Northwest Ohio's exploding growth corridor, perfectly positioned to capitalize on massive regional investments and a city actively seeking visionary partners.

The Location: Commanding a Full Downtown Presence

- **Dominant Frontage:** Boasting an unrivaled 421 feet across Summit, Erie, and Main Street, these parcels ensure maximum visibility and accessibility for your landmark development.
- **The Gateway to Downtown:** Strategically situated at the end of Sylvania's vibrant two-block downtown core, this site offers the unique chance to create a defining destination.
- **B-3 Central Business District:** Leverage flexible B-3 zoning for highly sought-after uses:
- **Luxury Multi-Family Residences:** Capitalize on the soaring demand for upscale urban living.
- **Dynamic Mixed-Use Developments:** Integrate ground-floor retail, restaurants, or businesses with vibrant residential units above.
- **Thriving Entertainment Venues:** Restaurants, bars, and cafes to cater to Sylvania's growing population and visitors.
- **Unleash Vertical Potential:** Recent zoning changes now permit structures up to 60 feet, with the potential for even greater height (up to 70+ feet with penthouse exceptions), allowing you to maximize density and ROI.

The Unbeatable Advantage: Positioned for Explosive Returns

Sylvania is undergoing a fundamental economic and infrastructural transformation, directly benefiting this prime development site:

- **City-Backed Incentives:** A recently passed Tax Increment Financing (TIF) program is already in place for these parcels, providing a powerful financial incentive for your development. The City of Sylvania is eager to partner with a developer to realize this downtown anchor's full potential.
- **Massive Infrastructure Investment:**
- **\$2 Million Downtown Infrastructure Improvement:** Currently underway, this project is revitalizing Main Street, directly enhancing the value of nearby properties.
- **\$30 Million ODOT US-23/Monroe Street Interchange:** Located just one mile away, this significant transportation upgrade will dramatically improve regional connectivity, driving more business and residents to Sylvania.
- **Economic Tsunami on the Horizon:**
- **The Gordie Howe International Bridge (Opening Fall 2025):** This \$6.4 BILLION project, just over an hour away, will fundamentally reshape trade and logistics in Northwest Ohio, positioning Sylvania as a critical nexus in a re-energized economic corridor.
- **Meta's \$800 Million Data Center (20 Miles Away):** Facebook's parent company is making a colossal investment in Bowling Green, creating high-paying jobs and a powerful economic ripple effect that will directly impact Sylvania's housing and commercial markets.
- **Strategic Regional Access:** Within an hour of Ann Arbor and Detroit, and a short drive to Cleveland, Columbus, and Chicago, Sylvania offers the charm of a vibrant downtown with unparalleled access to major economic hubs.

Envision the Possibilities: Your Vision, Our Advantage

This site is ideal for:

- **A Premier Mixed-Use Destination:** Imagine ground-floor retail and restaurant spaces bustling with activity, topped by luxury apartments or condominiums catering to Sylvania's discerning demographic (median household income \$104,845; 51.8% hold a Bachelor's Degree or higher).
- **A Forward-Thinking Corporate Headquarters:** Establish a new base with unparalleled visibility, offering executive suites and employee amenities within walking distance of downtown's vibrant scene.
- **Boutique Hotel or Executive Lodging:** Cater to the influx of corporate visitors, university guests, and recruiting prospects drawn by the region's burgeoning economy.
- **Strategic Land Assemblage Potential:** While impressive on its own, acquiring two additional adjacent parcels to the south (totaling over an acre if also acquired, roughly 310x150ft) unlocks "endless and likely very fruitful" possibilities for large-scale development, including potential ample underground parking.
- **Recently renovated office space** is ready to market your upscale living/development plans.
- 10 retail tenants and 50 residential tenants potential for \$70-\$100k per month rental income as a "napkin math" start.

The Sylvania Lifestyle: A Magnet for Talent and Investment

Sylvania boasts a highly desirable quality of life:

- **Walkable Downtown Charm:** Enjoy an array of amenities just blocks away, including Chandler Cafe, Main Street Sweets, Inside the Five, J & G Pizza Palace, Upside Brewing, Dallas Taproom, and upcoming additions like Mancy's Restaurant and a new Whiskey Bar. Sautter's Grocery is just a 2 block walk away.
 - **Community-Oriented:** Proximity to Plummer Park, a public pool, and excellent city services (Police & Fire Departments, Library).
 - **Rich Cultural & Recreational Scene:** Easy access to the #1 Rated Toledo Museum of Art, #1 Rated Toledo Zoo, and the renowned Toledo Metro Parks system. Highland Meadows Golf Country Club is 1 mile away.
 - **Robust Infrastructure:** Fiber optic internet, city water and sewer lines, and recently upgraded gas lines ensure seamless operations for any development. Summit Street NEWLY re-paved November 2025!
- This is not a passive investment; it's an invitation to lead the next wave of prosperity in Northwest Ohio. Act now! Opportunities of this magnitude are exceptionally rare and fleeting. Contact us today to secure the premier development site in Downtown Sylvania and shape the future of this thriving community.

NOVEMBER 2025 MAIN STREET PHOTO



2 CORNER PARCELS OFFERED AT \$2,534,000

4.5% commission offered to buyer's agent; that's a 100/0 split with seller agent.

If direct purchase without a buyer's agent, 0 commission to seller agent

5777 Summit St. and 5774 Main St. Sylvania, OH 43560

810-534-7875 please leave a message or message through Loopnet