

1.97 AC LAND FOR SALE/LEASE



Sylvania City
Schools

Timberstone Center

Kroger

latte & little

Amma's
Kitchen

WOLF GANG
BAKERY & GROOMING

CLUB PILATES

Hallmark

Pizza
hut

SCOOTERS
CARP

CHAMPION
CREW UNION, INC.

Kroger
FOEL
Center

9,210 VPD

U.S. RENAL CARE

SANDALS
SANTITAS

It Never Hurts to Smile
DENTAL HEALTH ASSOCIATES

SYLVAN LAKES BLVD

SITE

W SYLVANIA AVE

10,339 VPD



PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY NEAR TOLEDO, OH

3921 Sylvan Lakes Blvd, Sylvania, OH 43560

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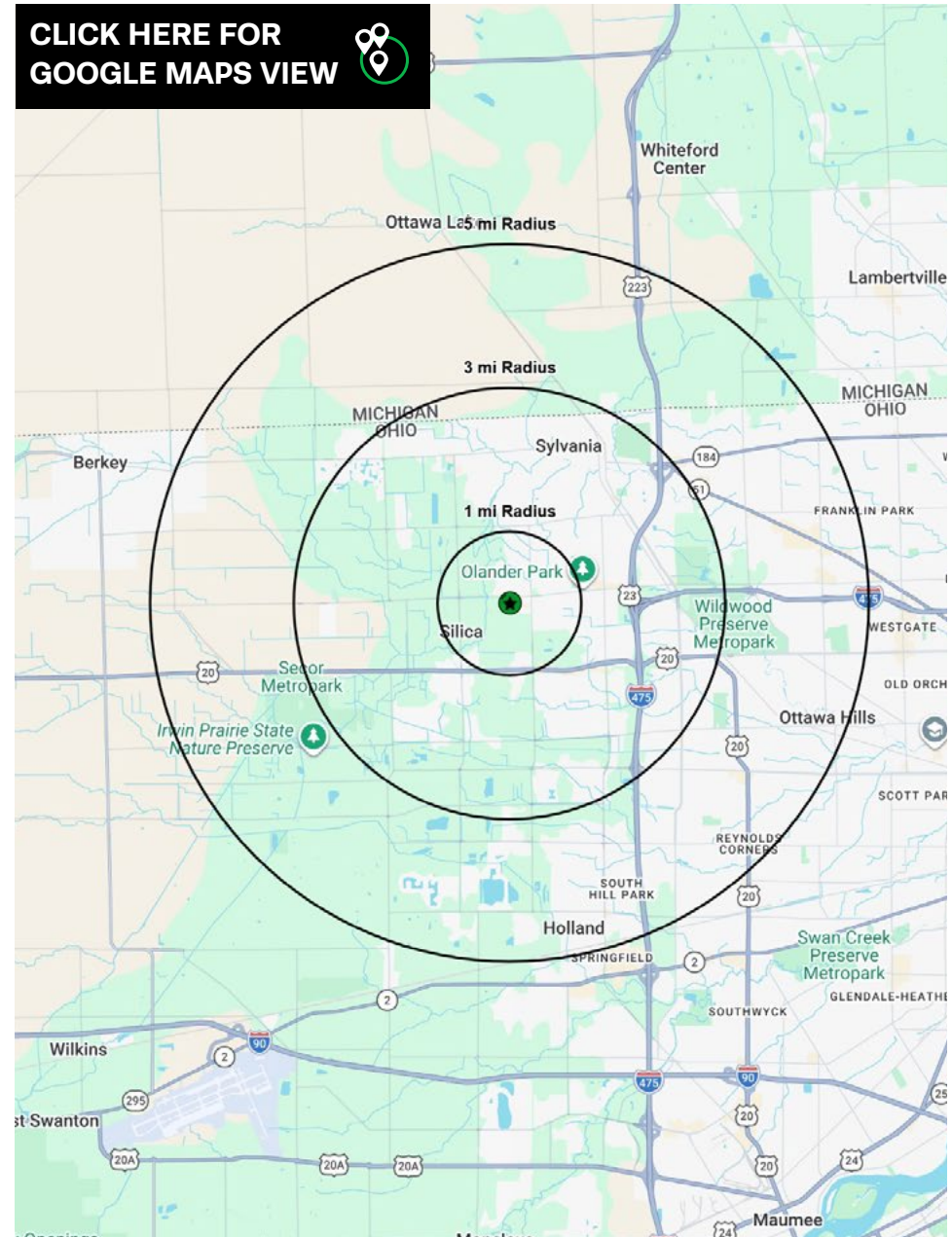
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Corner parcel at a signalized intersection on a high-traffic corridor
- 1.979 Acres – For Sale or For Lease
- Zoned B-2 General Business District: Allows retail, office, or medical
- Median household income over \$115,000 in a 3-mile radius
- Nearby Kroger is in the top 15% nationally by visits per placer.ai with consistently growing traffic
- Growing area with high concentration of homeowners and college graduates
- Contact brokers for details

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,142	45,057	96,134
HOUSEHOLDS	1,685	18,807	41,096
AVERAGE HH INCOME	\$264,679	\$152,063	\$131,149
MEDIAN HH INCOME	\$141,144	\$116,861	\$99,687
DAYTIME POPULATION	2,734	34,980	75,042

CLICK HERE FOR
GOOGLE MAPS VIEW



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PARCEL MAP



