



0 Crossleigh Court

Sylvania Township, Ohio 43617

Property Highlights

- Land available in Class A office development in Sylvania Township
- Wooded setting fronting a four-acre pond
- Accessibility from W. Central Avenue and King Road
- Minutes from I-475/US-23 interchange
- Other tenants/owners nearby include: Wells Fargo, Morgan Stanley, Baird, RBS, Plante Moran, Erie Construction. and Stapleton Insurance
- Utilities, sewer and water available
- Fiber and phone available through Verizon or Buckeye
- Sylvania Township continues to have low office vacancy within the metropolitan statistical area
- Township location - no income tax currently levied
- Phase I Environmental Site Assessment completed in 2014
- Zoning - R5 Multifamily District

Offering Summary

Sale Price:	\$135,000 / Ac
Lot #2	5.68 Ac
Lot #3	2.41 Ac
Lot #4	2.382 Ac
Lot #5	2.65 Ac
ZONING	R-5 Multifamily Residential

For More Information



Jason Westendorf, SIOR

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Becky Beck

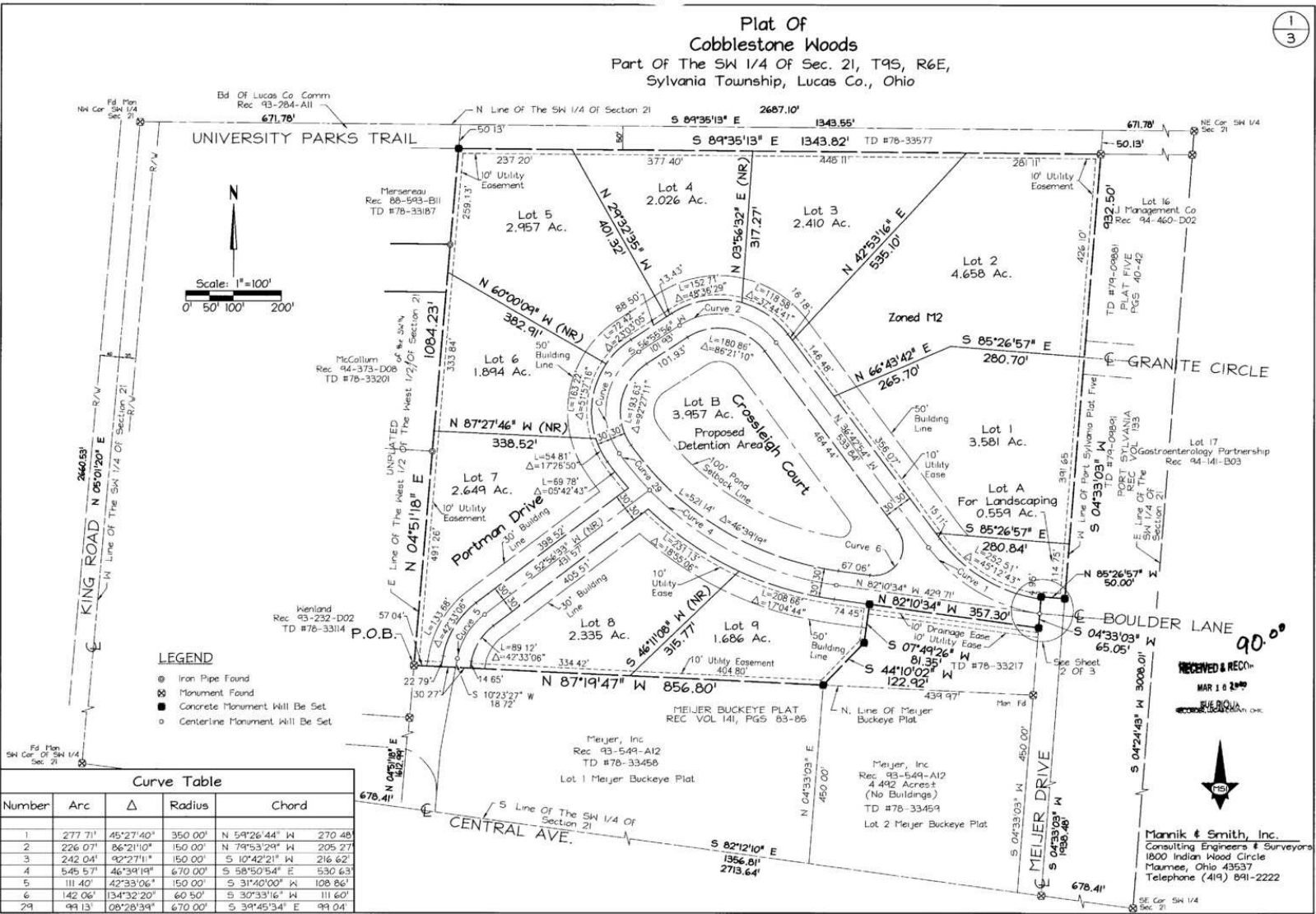
O: 419 960 4410 x321

bbeck@naitoledo.com

12793

1
3

Plat Of
Cobblestone Woods
Part Of The SW 1/4 Of Sec. 21, T9S, R6E,
Sylvania Township, Lucas Co., Ohio



U-147 P-69-71

V23A3

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com

Lots Available:

Lot #2
7270 Crossleigh Court
5.68 Acres

Lot #3
7300 Crossleigh Court
2.41 Acres

Lot #4
7316 Crossleigh Court
2.382 Acres

Lot #5
7334 Crossleigh Court
2.65 Acres

Zoning: 20-R5

Zoning Disclaimer

Zoning descriptions are maintained by Lucas County and are subject to change. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified with the individual township.

Please contact the Toledo-Lucas County Plan Commissions at (419) 245-1200.

Refer to the Sylvania Township Zoning Resolution for additional requirements.

Note that the Zoning Codes are different than the Class/Landuse codes used by the Lucas County Real Estate Division.

Zoning Code

The purpose of R-5 Multifamily Residential District is to provide areas for multifamily dwellings.

Permitted Uses

Accessory Uses
Dwelling, Multi-Family
Essential Services
Public Uses

Conditional Uses

The following uses may be approved as Conditional Uses:

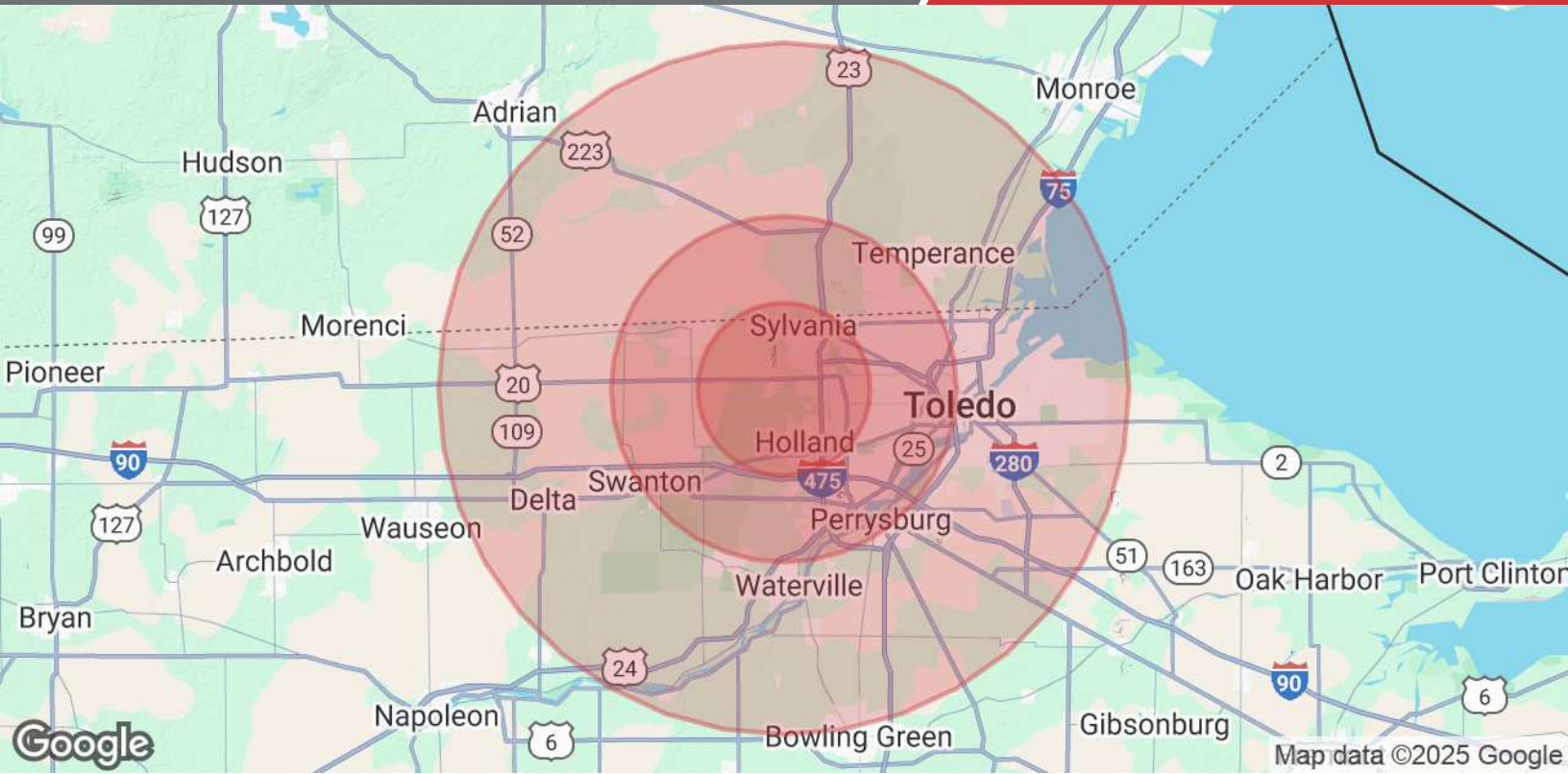
Assisted Living Facility
Child Care Clinic
Child Day Care Facility
Conversion of Dwellings
Golf Courses
Hospitals
Manufactured Home
Mortuary
Non-Commercial Recreational Facility
Professional Activity
Public Service Facility
Residential Care Facility
Self-Serve Storage Facility
Semi-Public Uses
Telecommunication Tower





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Population	5 Miles	10 Miles	20 Miles
Total Population	106,607	328,043	603,970
Average Age	43	41	41
Average Age (Male)	41	40	40
Average Age (Female)	44	42	42
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	44,792	139,800	253,556
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$114,732	\$93,578	\$89,306
Average House Value	\$268,287	\$214,076	\$209,107

Demographics data derived from AlphaMap