

# 0 WEST GYPSY LANE ROAD

Bowling Green, OH 43402

# RK



## Offering Summary

|               |                     |
|---------------|---------------------|
| Sale Price:   | \$499,900           |
| Lot Size:     | 1.28 Acres          |
| Price / Acre: | \$390,547           |
| Zoning:       | C - Commercial Zone |

## Property Overview

- 1.28 acre out parcel in front of Walmart Supercenter and next to Culver's.
- Approximately 250 feet of frontage on Gypsy Lane.
- Deed restriction will prohibit direct competition to Culver's.

## Location Overview

- Located in South Bowling Green near primary traffic generators such as Walmart, Home Depot, Aldi, TJ Maxx, Planet Fitness and more!
- Proximity to the State Route 25 and US Route 6 Interchange.
- Bowling Green is the Wood County Seat.
- Home to Bowling Green State University with an enrollment of nearly 20,000 students.
- Area restaurants include Culver's, McDonald's, Wendy's, Burger King, Dunkin, Taco Bell, Pizza Hut, Applebee's (planned).

**Duke Wheeler, CRRP**

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**Reichle | Klein Group**

Commercial Property Brokers, Managers & Investment Advisors

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## Location Information

|                   |                         |
|-------------------|-------------------------|
| City, State & Zip | Bowling Green, OH 43402 |
| County            | Wood                    |
| Cross Streets     | State Route 25          |

## Utilities

|                |                    |
|----------------|--------------------|
| Power Provider | Toledo Edison      |
| Fuel Provider  | Multiple Providers |
| Fuel Type      | Natural Gas        |
| Water Provider | Public             |

## Property Details

|                   |                 |
|-------------------|-----------------|
| Primary Use       | Commercial Land |
| Acreage           | 1.28 Acres      |
| Number Of Lots    | 1               |
| Lot Frontage      | 247'            |
| Lot Depth         | 225'            |
| Site Shape        | Rectangular     |
| BTS Option        | No              |
| Structure on Site | No              |
| Topography        | Flat            |
| Easements         | Yes             |

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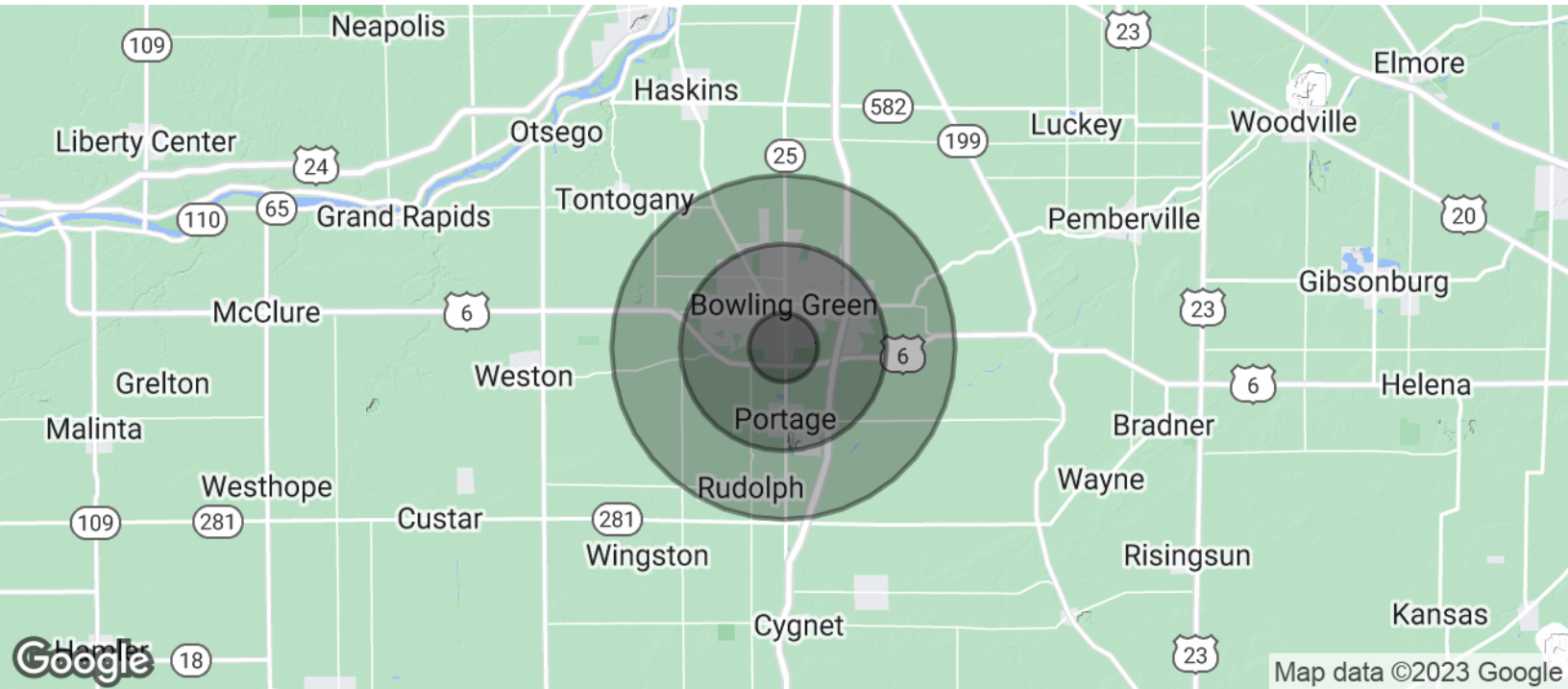
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| Population           | 1 Mile   | 3 Miles   | 5 Miles   |
|----------------------|----------|-----------|-----------|
| Total Population     | 6,864    | 28,722    | 34,534    |
| Average Age          | 28.2     | 29.0      | 29.9      |
| Average Age (Male)   | 26.1     | 28.4      | 29.1      |
| Average Age (Female) | 30.4     | 29.1      | 30.4      |
| Households & Income  | 1 Mile   | 3 Miles   | 5 Miles   |
| Total Households     | 3,298    | 10,792    | 13,080    |
| # of Persons per HH  | 2.1      | 2.7       | 2.6       |
| Average HH Income    | \$47,865 | \$55,190  | \$58,862  |
| Average House Value  | \$79,991 | \$129,886 | \$143,134 |

\* Demographic data derived from 2020 ACS - US Census

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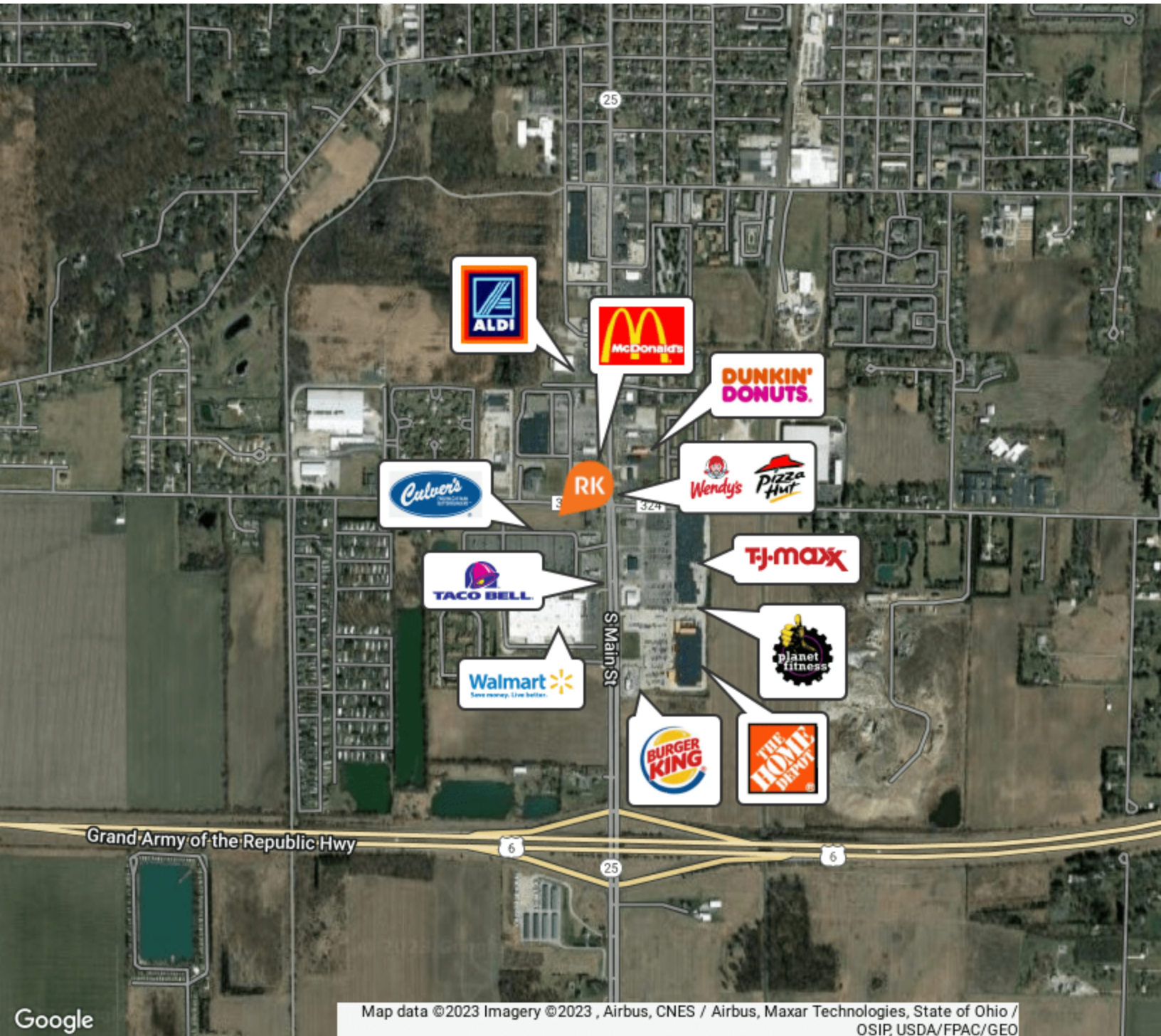
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