

3832, 3862, 3904 AIRPORT HIGHWAY
TOLEDO, OH 43615

VACANT LAND FOR SALE
1.87 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

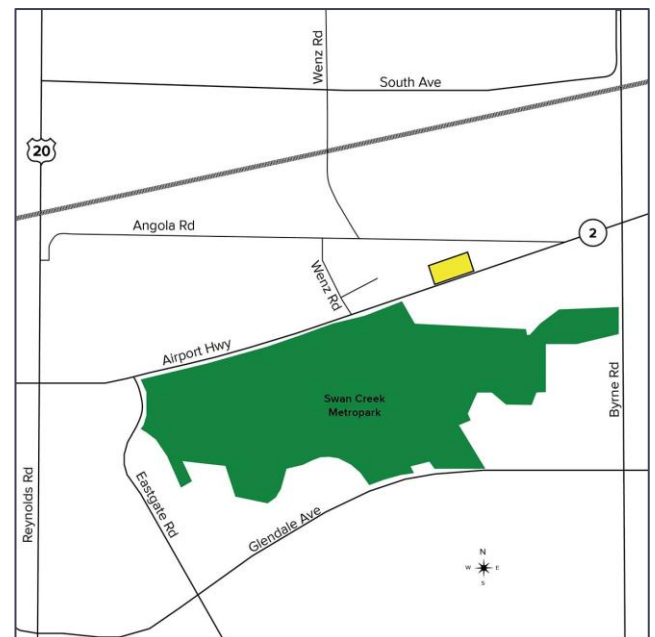
FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$189,000
Acreage:	1.87 AC (per AREIS)
Dimensions:	Approximately 231' x 406'
Closest Cross Street:	Angola Rd.
County:	Lucas
Zoning:	CR – Regional Commercial
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

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NICHOLAS COOPER
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ncooper@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

PROPERTY DESCRIPTION

Environmental Report: N/A

Improvements: None

Restrictions: None

Sign on Property: Yes

Adjacent Land

North: Residential/commercial

South: N/A

East: Commercial

West: Commercial land

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,532	\$40,727
3 MILE	82,275	\$55,824
5 MILE	195,601	\$66,081

UTILITIES

Electric: Toledo Edison

Gas: Columbia Gas

Water: City of Toledo

Sanitary Sewer: City of Toledo

2025 REAL ESTATE TAXES

TD: 20

Parcel Numbers: 02047, 02055, 95851

Assessor Numbers: 06220044, 0622045, 06268002

Total Annual Taxes: \$3,418

TRAFFIC COUNTS (TWO-WAY)

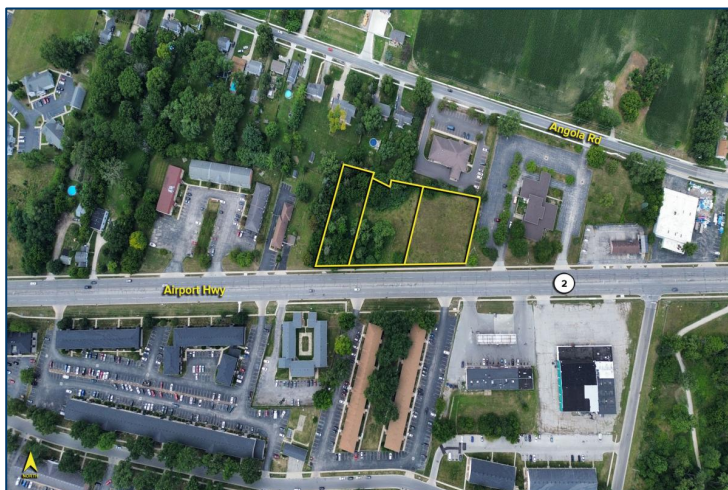
18,861 Airport Highway

26,450 S. Byrne Road

2,650 Angola Road

Comments:

- 406' of frontage along Airport Highway
- Commercial development site
- High-traffic corridor with great visibility
- 3 miles to I-475/US 23
- 3.3 miles to I-80/I-90 (Ohio Turnpike)



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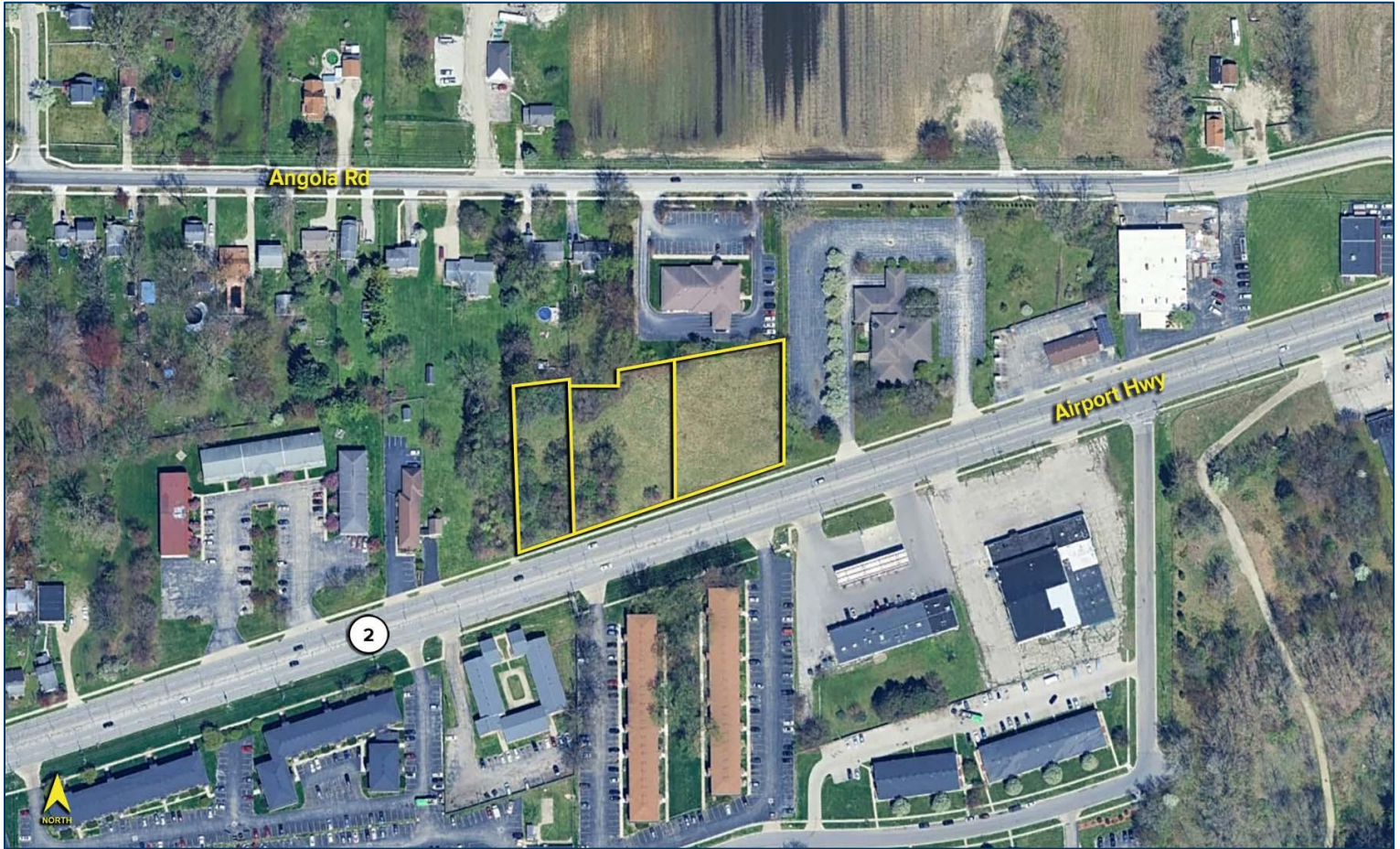
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