

0 US-20A

0 US-20A, Swanton, OH 43558

RK

PRICE REDUCED



Offering Summary

Sale Price:	\$14,000 / acre
Lot Size:	29.61 Acres
Zoning:	AG
Market:	Toledo
Submarket:	Outside Metro Area

Property Overview

- UTILITIES: Electric - Toledo Edison; Gas - Ohio Gas; Water - Swancreek Township
- Currently farmed
- 700' of frontage on US-20A
- Approximately seven miles to Ohio Turnpike (I-80/90)
- Less than two miles from downtown Swanton

Location Overview

- Located on US-20A inside Airport Overlay District
- Traffic Count Per Day: 6,908



Lynette Reichle, SIOR

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Commercial Property Brokers, Managers & Investment Advisors

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Sale Price	\$14,000 / Acre
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Utilities

Power Provider	Toledo Edison
Fuel Provider	Ohio Gas
Water Provider	Swancreek Township



Property Details

Primary Use	Land
Secondary Use	Office
Acreage	29.61 Acres
Parcel / APN Numbers	26-049957-00.000, 26-050852-00.000
Lot Frontage	700

Location Information

Property Name	0 US-20A
City, State & Zip	Swanton, OH 43558
County	Fulton
Submarket	Outside Metro Area
Cross Streets	County Road 3

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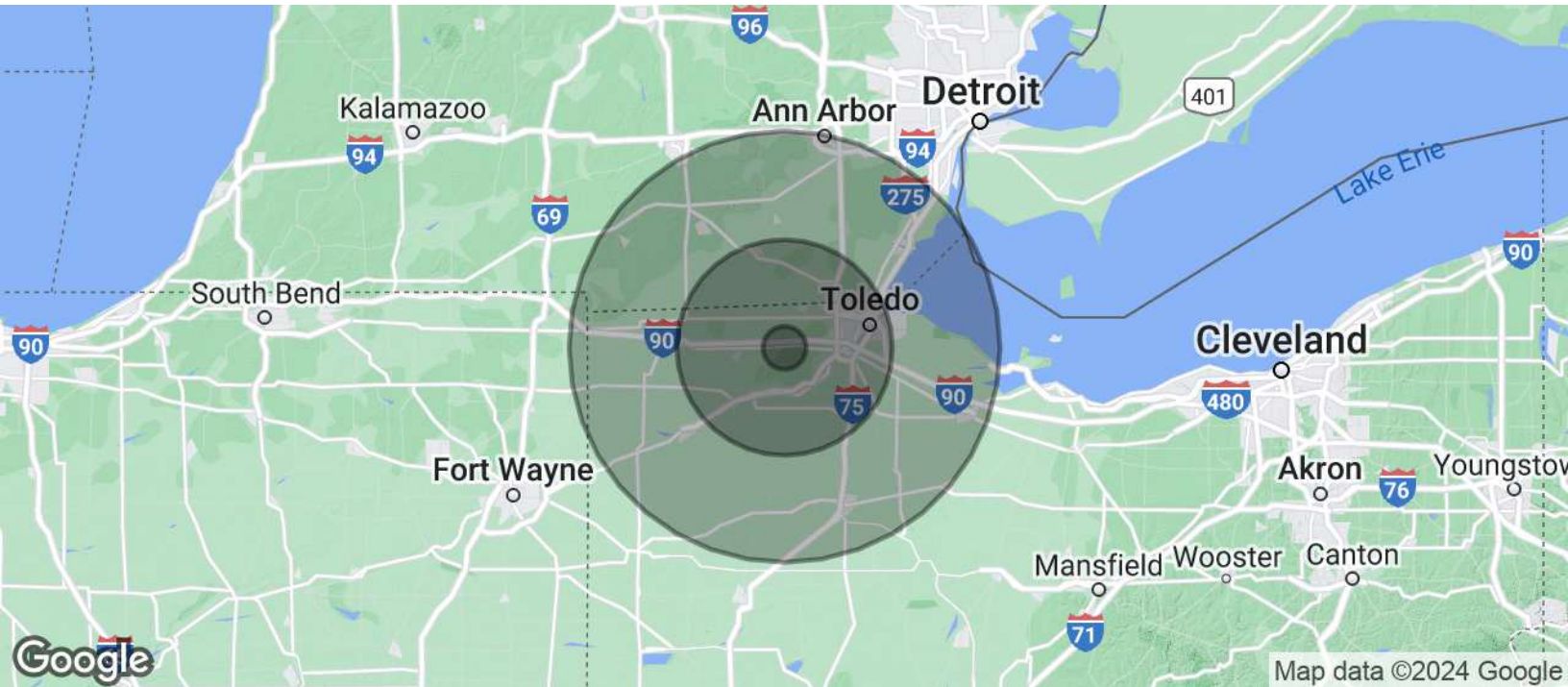
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Population	5 Miles	25 Miles	50 Miles
Total Population	14,814	677,737	1,557,824
Average Age	43.4	39.5	40.2
Average Age (Male)	40.5	38.1	38.8
Average Age (Female)	46.1	40.7	41.2
Households & Income	5 Miles	25 Miles	50 Miles
Total Households	6,440	305,712	693,255
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$76,120	\$65,926	\$71,098
Average House Value	\$151,707	\$133,505	\$158,384

* Demographic data derived from 2020 ACS - US Census

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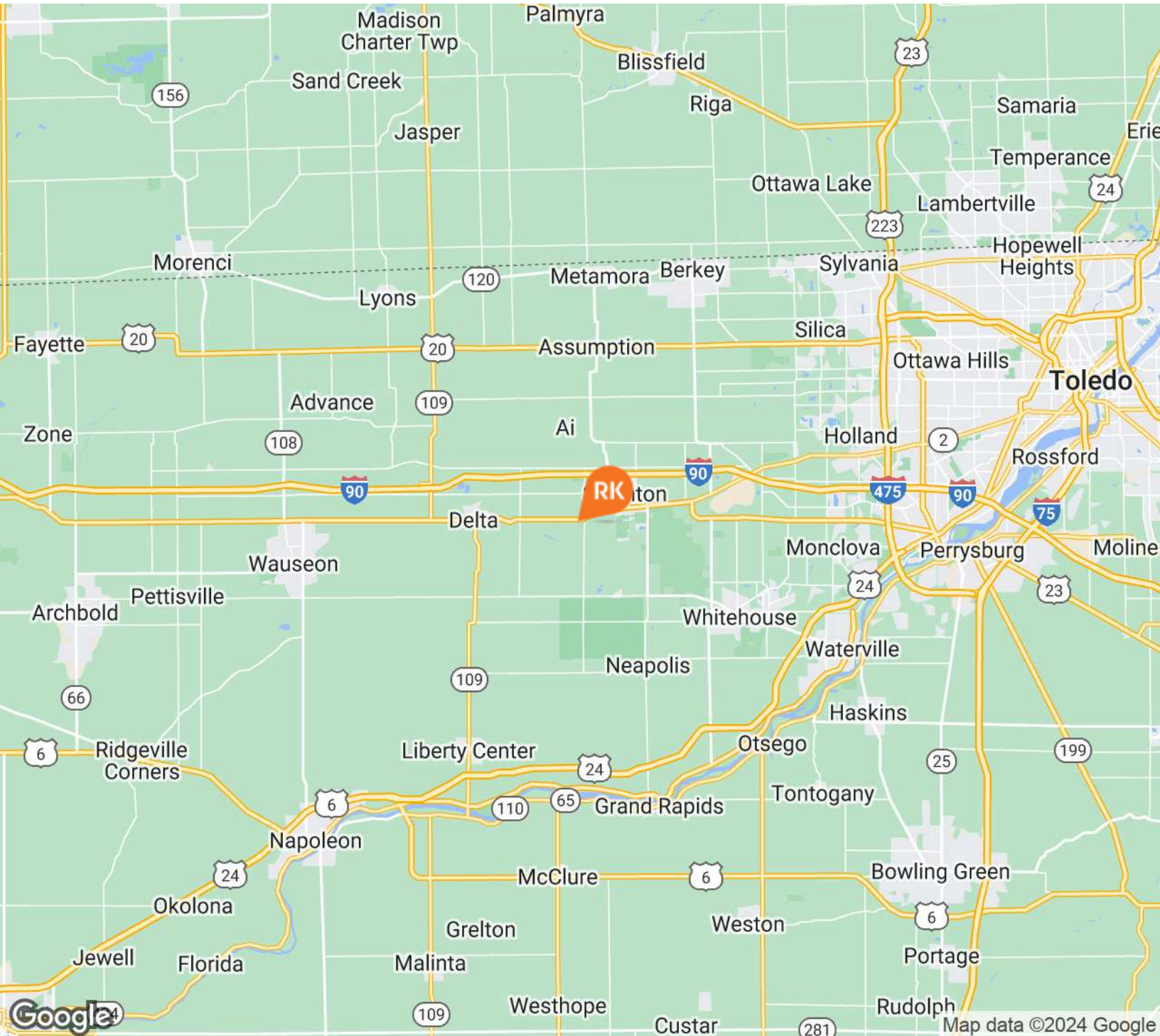
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