

# 1.52 AC SIGNALIZED DEVELOPMENT SITE

28538 OREGON ROAD, PERRYSBURG, OHIO 43551

FOR SALE / GROUND LEASE



**FREESTANDING 2,286 SF FORMER BANK  
ON A 1.52 AC HARD CORNER  
SIGNALIZED INTERSECTION**

## Exclusive Contacts:

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**CBRE**

# THE OPPORTUNITY



- For Sale: \$825,000 (\$542,763 / AC)
- Signalized 2,286 SF former bank branch on 1.52 AC Development
  - » There are no financial restrictions on the former bank branch
- Dimensions: 271' x 252'
- Zoned C-2 (Perrysburg Township) Community Business District
  - » Ideal for fast food, bank, automotive, and more!
- Over 30k VPD at the intersection (source ODOT TIMS)
- 1.41% annual average population growth in a 1 mile radius and average household income of \$91,385 in a 5 mile radius

## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION

72,476



2025  
POPULATION

73,119



2025  
HOUSEHOLDS

32,021



2025  
POPULATION  
25 & OVER

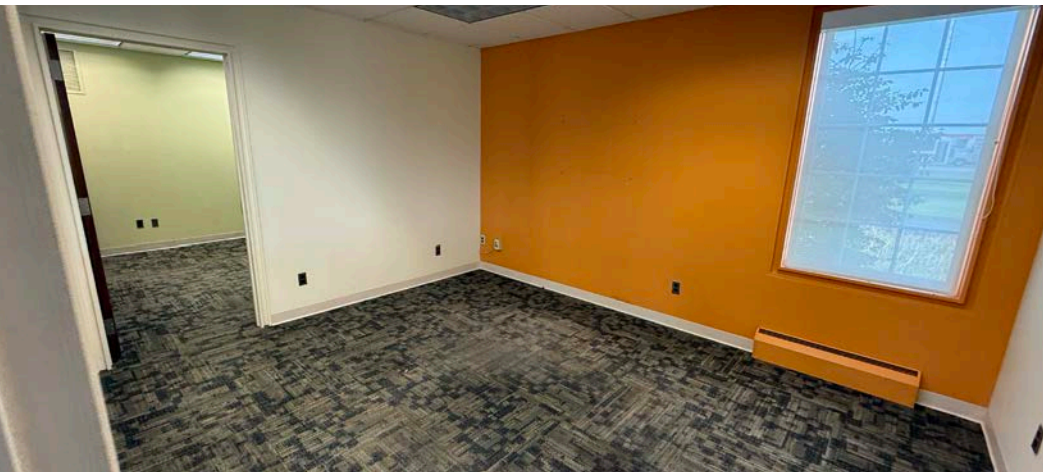
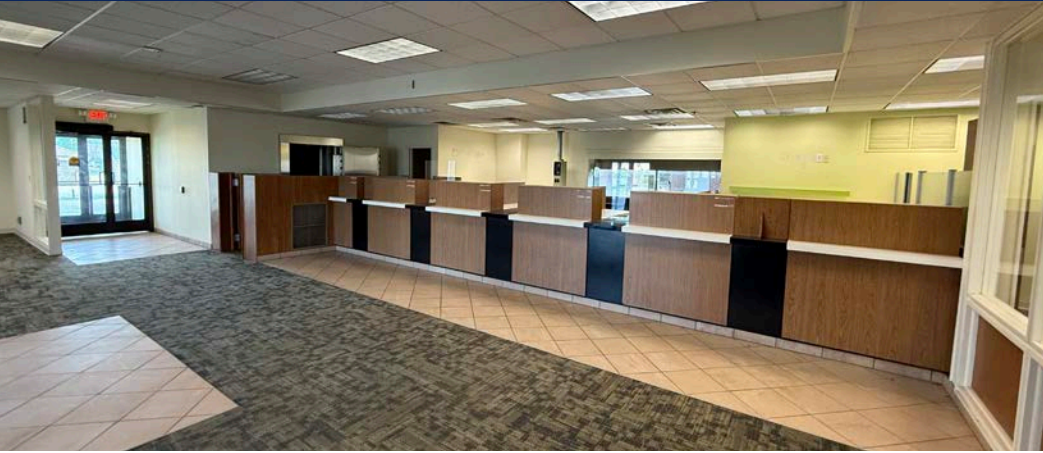
51,208



2025  
AVG. HOUSEHOLD  
INCOME

\$91,385

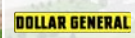
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# AERIAL VIEW



CLASS A INDUSTRIAL PARK COMING SOON

VILLAS AT BONITA FARMS

**SITE**

Oregon Rd - 6,403 VPD

Indiana Rd - 21,281 VPD

±225'

±265'

±252'

±244'



# AERIAL VIEW



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	3,326	13,920	73,119
2025 Daytime Population	3,922	21,097	72,476
2025 Households - Current Year Estimate	1,657	6,286	32,021
2025 Average Household Income	\$74,831	\$100,337	\$91,385
2030 Average Household Income Projection	\$79,597	\$109,608	\$102,440
2025 Median Household Income	\$63,193	\$73,314	\$66,980
2025 Population 25 and Over	2,345	10,106	51,208

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