

0 S. MAIN STREET
BOWLING GREEN, OH 43402

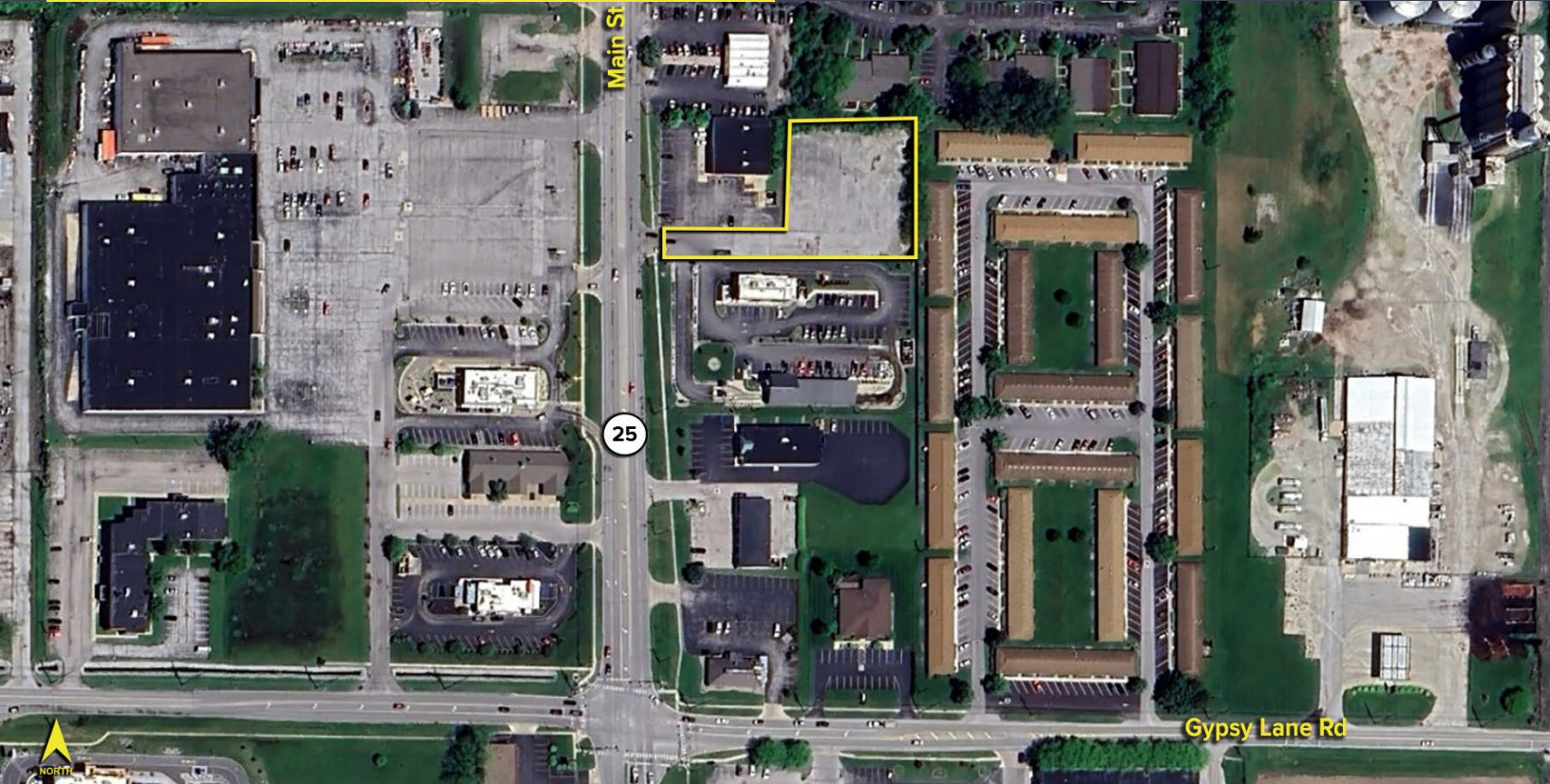
VACANT LAND FOR SALE
0.93 Acres Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

| | |
|-----------------------|---------------------|
| Price: | \$150,000 |
| Acreage: | 0.93 |
| Dimensions: | Irregular panhandle |
| Closest Cross Street: | E. Gypsy Lane Rd |
| County: | Wood |
| Zoning: | Commercial |
| Easements: | Of record |
| Curb Cuts: | One |
| Topography: | Flat |
| Survey Available: | No |



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

0 S. Main Street, Bowling Green, OH 43402

Vacant Land For Sale

0.93
Acres
AVAILABLE

PROPERTY DESCRIPTION

| | |
|-----------------------|------|
| Environmental Report: | No |
| Drainage: | Good |
| Improvements: | None |
| Restrictions: | None |
| Sign on Property: | Yes |

Adjacent Land

| | |
|--------|-------------------|
| North: | Retail/commercial |
| South: | Retail/commercial |
| East: | Residential |
| West: | Retail/commercial |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 16,625 | \$54,880 |
| 3 MILE | 31,244 | \$61,810 |
| 5 MILE | 34,496 | \$63,368 |

UTILITIES

| | |
|-----------------|-----------------------|
| Electric: | City of Bowling Green |
| Gas: | Columbia Gas |
| Water: | City of Bowling Green |
| Sanitary Sewer: | City of Bowling Green |
| Storm Sewer: | City of Bowling Green |

2024 REAL ESTATE TAXES

| | |
|----------------|----------------------|
| Parcel Number: | B07-511-300304007000 |
| Total Taxes: | \$6,866.98 |
| Valuation: | \$321,100 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|-----------------|---------------|
| MAIN STREET | 17,613 (2023) |
| SR-6 | 11,393 (2024) |
| GYPSY LANE ROAD | 5,595 (2024) |

Comments:

- Commercially zoned property in close proximity to Wal-Mart and Home Depot in the South Main Street corridor of Bowling Green.

For more information, please contact:

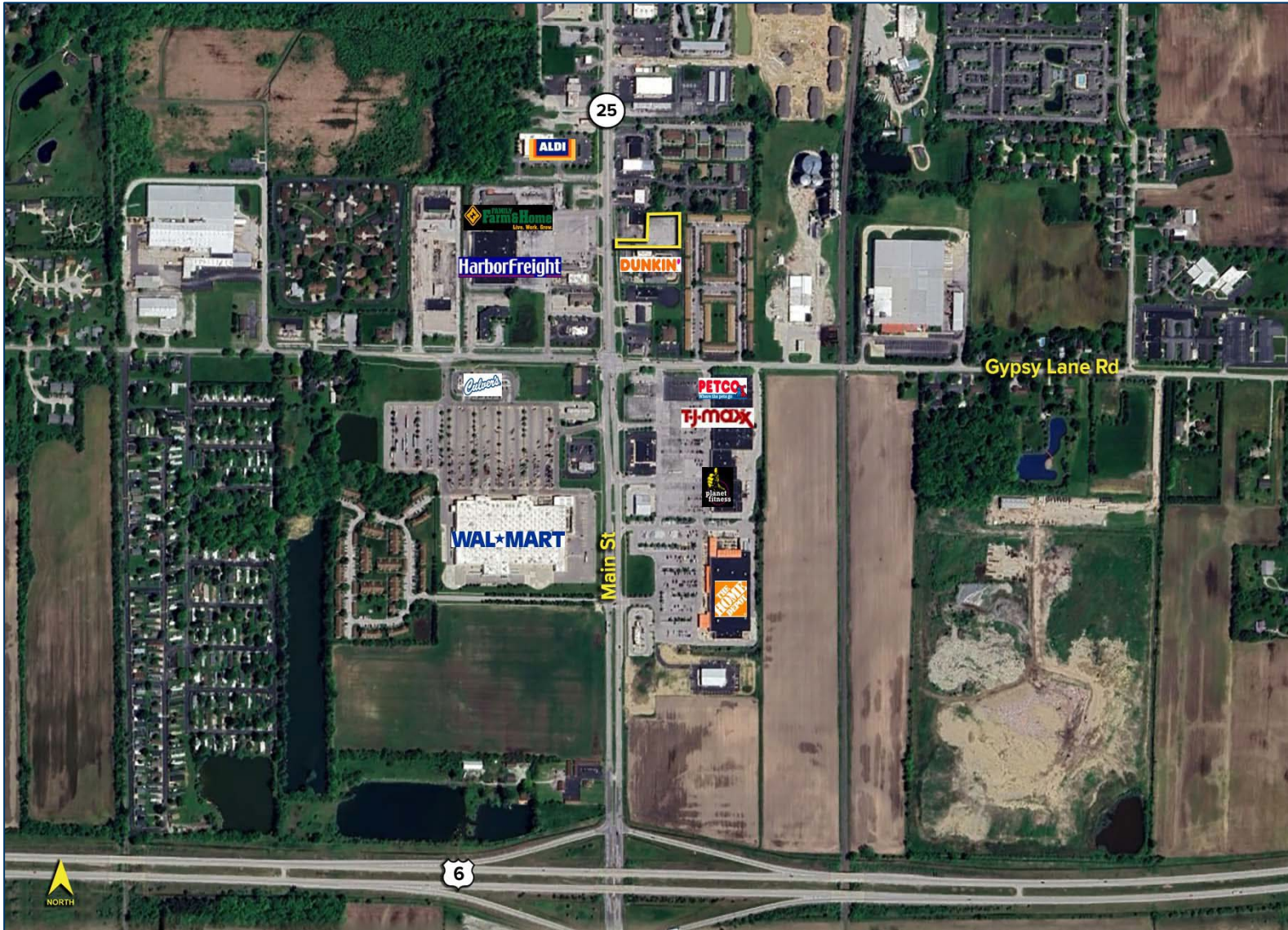
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

0 S. Main Street, Bowling Green, OH 43402

Vacant Land For Sale

0.93
Acres
AVAILABLE



For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com