



**1.97 AC LAND  
FOR SALE/LEASE**



**PRIME COMMERCIAL DEVELOPMENT  
OPPORTUNITY NEAR TOLEDO, OH**

**3921 Sylvan Lakes Blvd, Sylvania, OH 43560**

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# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

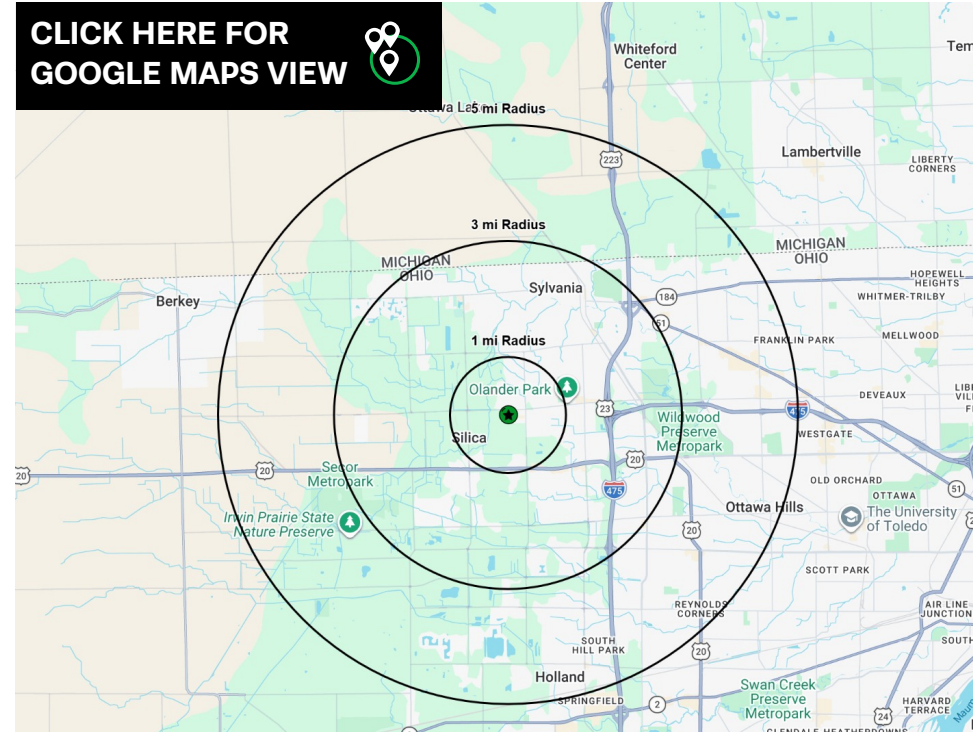
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## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Corner parcel at a signalized intersection on a high-traffic corridor
- 1.979 Acres – For Sale or For Lease
- Zoned B-2 General Business District: Allows retail, office, or medical
- Median household income over \$115,000 in a 3-mile radius
- Nearby Kroger is in the top 15% nationally by visits per placer.ai with consistently growing traffic
- Growing area with high concentration of homeowners and college graduates
- Contact brokers for details

[CLICK HERE FOR GOOGLE MAPS VIEW](#)



### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,142	45,057	96,134
HOUSEHOLDS	1,685	18,807	41,096
AVERAGE HH INCOME	\$264,679	\$152,063	\$131,149
MEDIAN HH INCOME	\$141,144	\$116,861	\$99,687
DAYTIME POPULATION	2,734	34,980	75,042

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MACRO AERIAL

