

6340 DORR STREET

TOLEDO, OH 43615



PROPERTY DESCRIPTION

- Adjacent to the new I-475/Dorr Street Interchange (completion date 2021),
- Dorr Street Station will become the "GATEWAY" to the University of Toledo, Inverness Club (host of the LPGA Solheim Cup Aug. 31st – Sept. 6th, 2021) and Toledo's CBD.
- Conveniently located between the nation's longest north/south interstate (I-75) and longest east/west interstate (80/90).
- Traffic Counts are projected to increase to almost 20,000 vehicles on Dorr Street.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	Contact broker for pricing
Lot Size:	21.825 Acres

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SALE PRICE

**CONTACT BROKER
FOR PRICING**

PROPERTY INFORMATION

Property Type Land

Property Subtype Other

Zoning CR (Regional Commercial)
and C-2/General

Lot Size 21.825 Acres

Corner Property Yes

Power Yes

Price Per Acre Contact broker for pricing

UTILITIES & AMENITIES

Water Yes

Water Provider City of Toledo

Electricity Provider Toledo Edison/First Energy

LOCATION INFORMATION

Street Address 6340 Dorr Street

City, State, Zip Toledo, OH 43615

County Lucas

Cross-Streets US 23 Interchange

Township Springfield

Side of the Street Southeast

Nearest Highway US Interchange

Nearest Airport Toledo Express Airport

BUILDING INFORMATION

Number of Lots 6

TAXES & VALUATION

Foreclosure / Distressed No

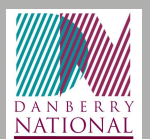
Water Provider City of Toledo

Electricity Provider Toledo Edison/First Energy

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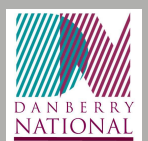
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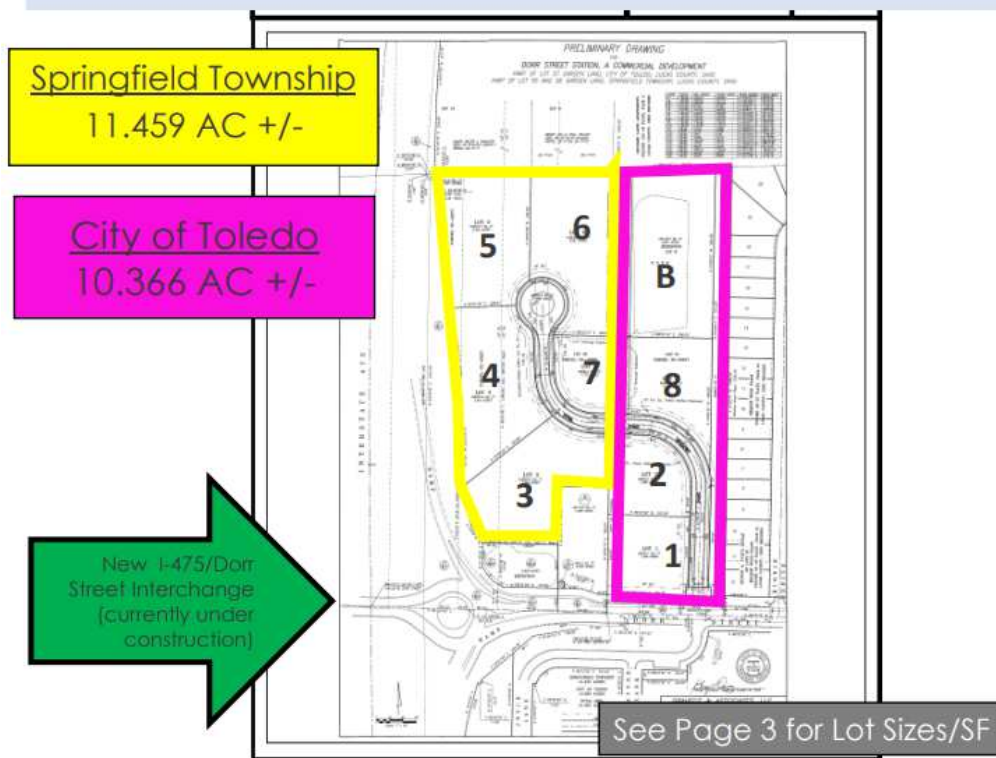
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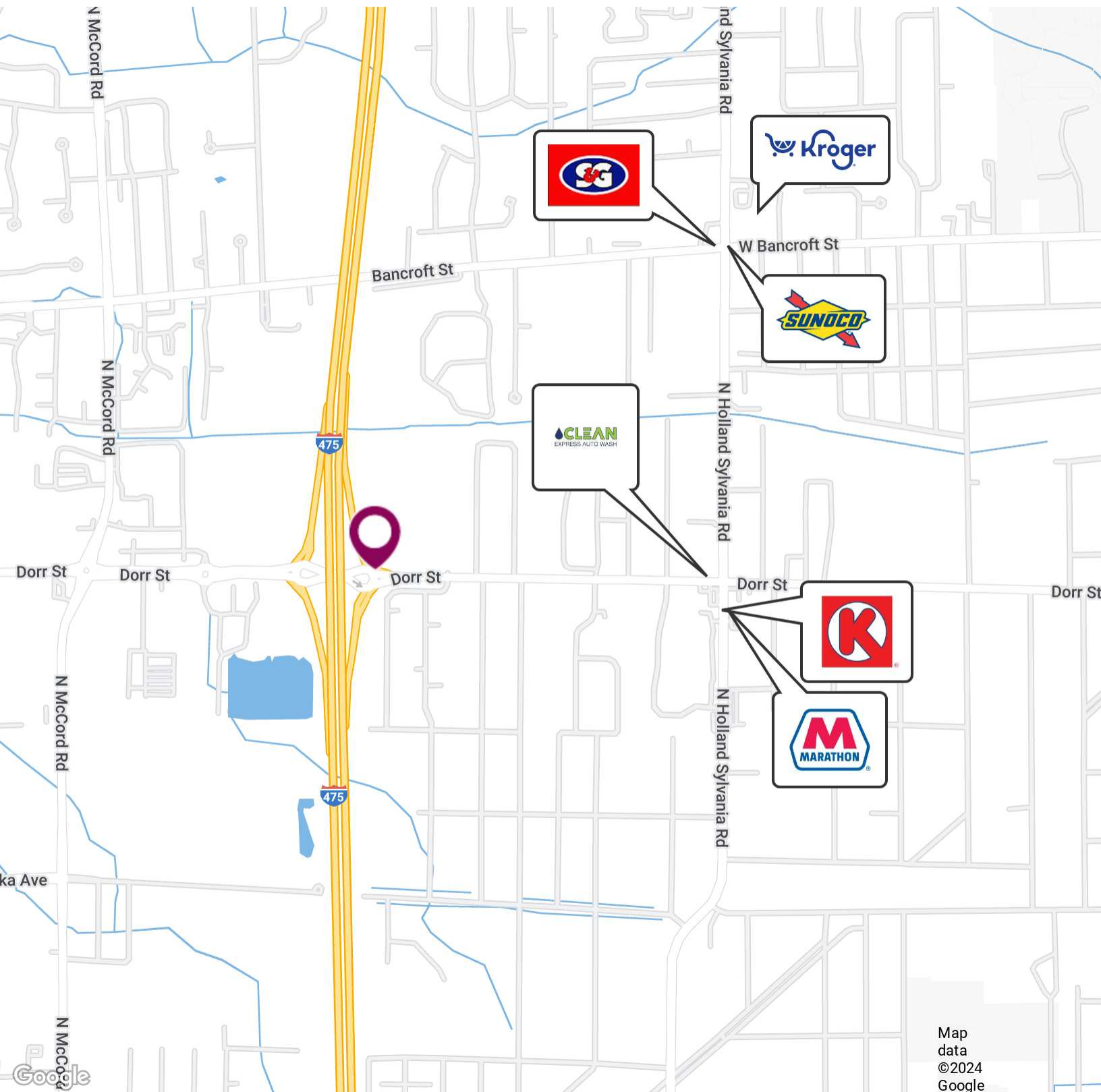


OF LOTS 6 | TOTAL LOT SIZE 1.115 - 3.061 ACRES | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	SIZE
Sold	1	1.349 Acres
Sold	2	1.26 Acres
Sold	3	2.384 Acres
Available	4	2.421 Acres
Available	5	2.403 Acres
Available	6	3.061 Acres
Available	7	1.115 Acres
Available	8	1.525 Acres
Available	9	2.897 Acres

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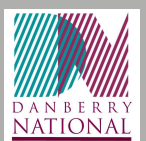
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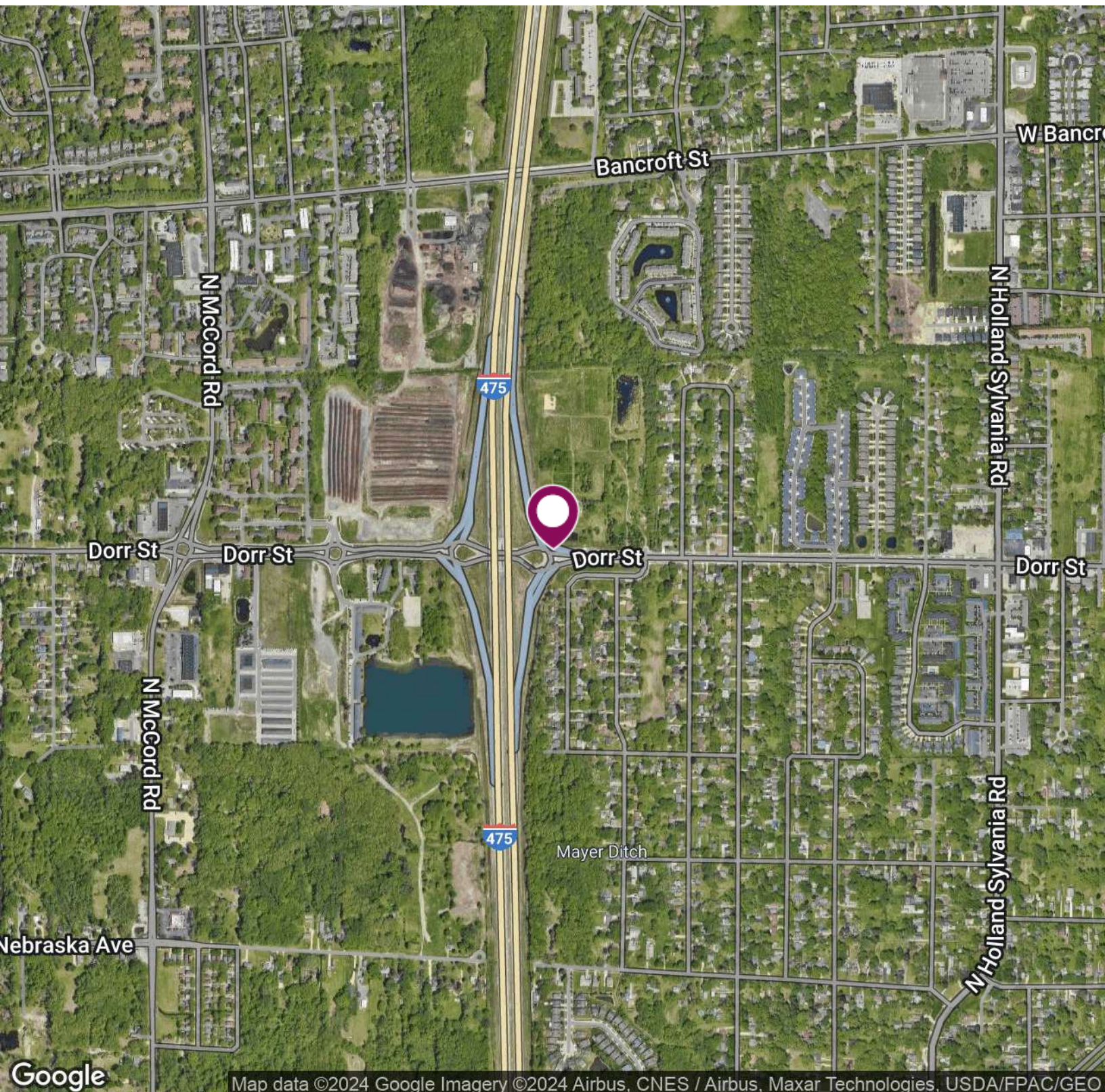
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Map
data
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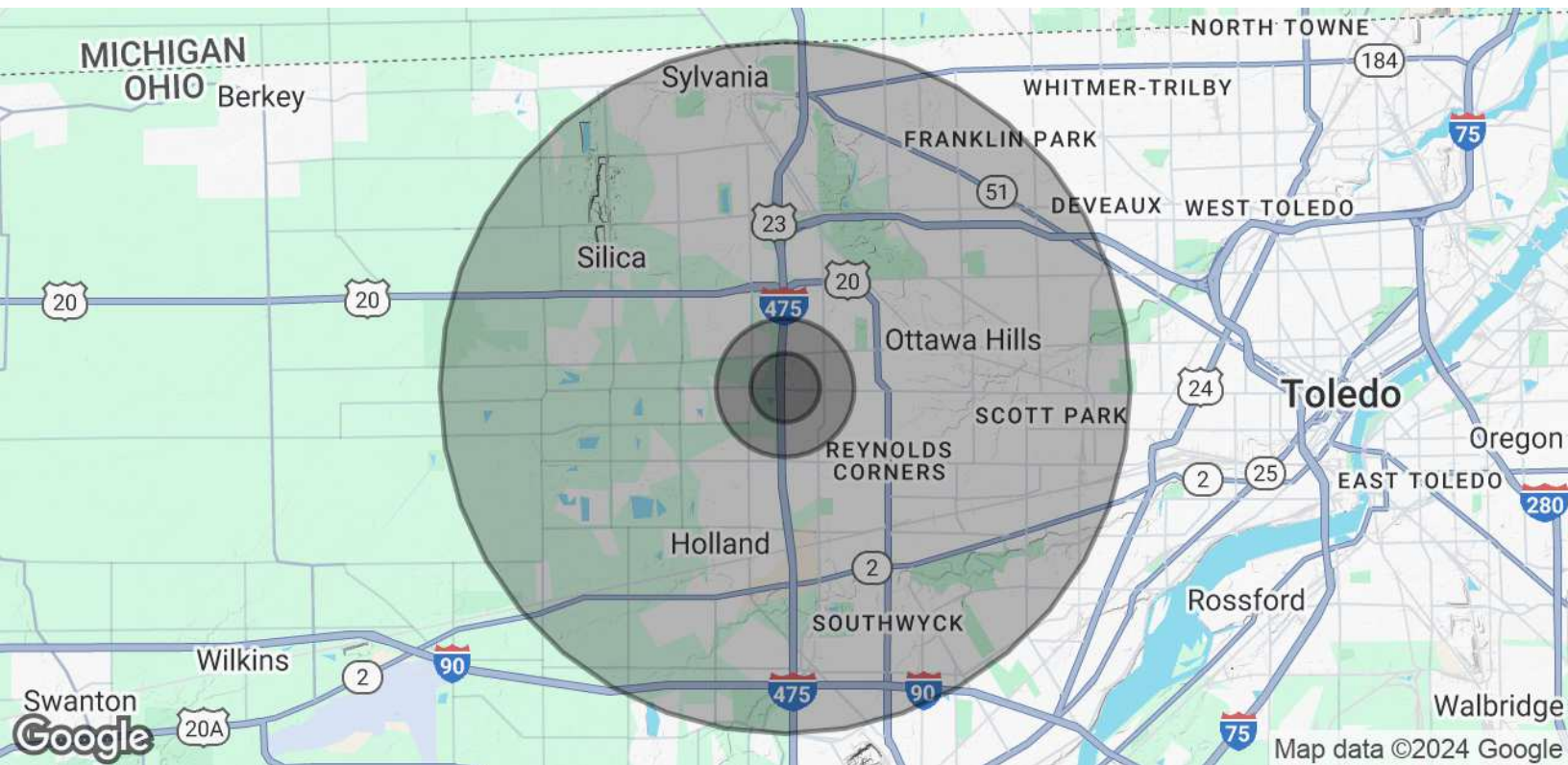
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POPULATION

0.5 MILES

1 MILE

5 MILES

Total Population	2,663	8,931	162,743
Average Age	39.1	40.3	40.9
Average Age (Male)	34.4	38.5	38.8
Average Age (Female)	41.6	42.8	42.5

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

5 MILES

Total Households	1,475	4,638	76,264
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$51,897	\$56,890	\$73,987
Average House Value	\$74,687	\$92,654	\$145,620

2020 American Community Survey (ACS)