



4440, 4448, 4452 Navarre Ave
Oregon, Ohio 43616

Property Highlights

- 16.25 total acres available
- Development for mixed use, new auto sales, retail/office outlots. Oregon Master plan is for C-5 (currently R-1)
- Curb cuts-multiple-per site plan approval
- Easements and restrictions on record

Property Overview

The property consists of 16.25 acres located along Navarre Ave in Oregon, OH, offering strong visibility with traffic counts over 18,000 VPD. The site features level topography, multiple curb cut options, and existing utility access. It is currently zoned R-1 w/proposed C-5 commercial frontage. This is ideal for mixed-use projects, retail/office plans, or residential development that goes along with the city's Master Plan. The property is surrounded by established residential neighborhoods, Pearson Metropark, and other nearby commercial businesses.

Offering Summary

Sale Price:	\$960,000
Available SF:	
Lot Size:	16 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	941	28,082	116,494
Total Population	2,177	67,940	270,302
Average HH Income	\$120,558	\$71,337	\$69,558

For More Information

Dallas Paul

O: 419 960 4410 x320

dpaul@naitoledo.com | OH #BRK.2014004805

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Sale Price	\$960,000
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Location Information

Street Address	4440, 4448, 4452 Navarre Avenue
City, State, Zip	Oregon, OH 43616
County	Lucas
Market	Toledo
Sub-market	Oregon
Road Type	Paved
Market Type	Small
Nearest Highway	I-280
Nearest Airport	Detroit Metro/Toledo Express

Building Information

Number of Lots	3
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Property Information

Property Type	Land
Property Subtype	Office
Zoning	R-1 currently, planned C-5
Lot Size	16 Acres
APN #	44-27832, 44-27833, 44-27834, 44-27835, 44-27836
Traffic Count	18036 VPD
Traffic Count Street	Navarre Ave (Rt 2) @ Lallendorf Rd.

Utilities & Amenities

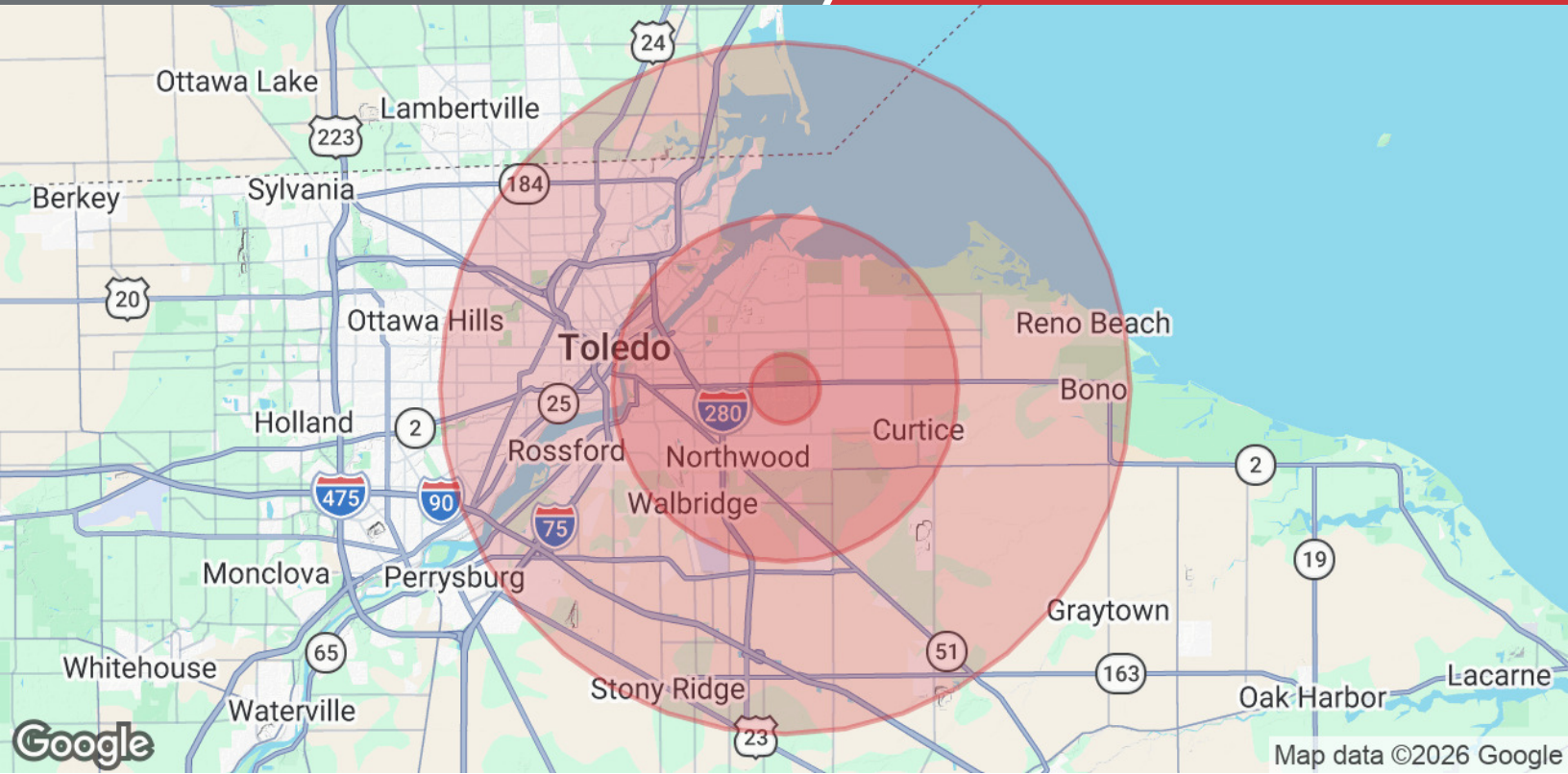
Gas / Propane	Columbia Gas
Water	City of Oregon
Storm Sewer	Municipal
Sanitary Sewer	County
Electric	Toledo Edison

Taxes & Valuation

4440 Navarre Ave	\$720
4448 Navarre Ave	\$470
4452 Navarre Ave	\$432
	Total \$1622



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Population	1 Mile	5 Miles	10 Miles
Total Population	2,177	67,940	270,302
Average Age	54.4	39.5	38.6
Average Age (Male)	55.0	39.6	37.3
Average Age (Female)	52.9	39.2	39.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	941	28,082	116,494
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$120,558	\$71,337	\$69,558
Average House Value	\$252,795	\$147,072	\$141,013

2023 American Community Survey (ACS)

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