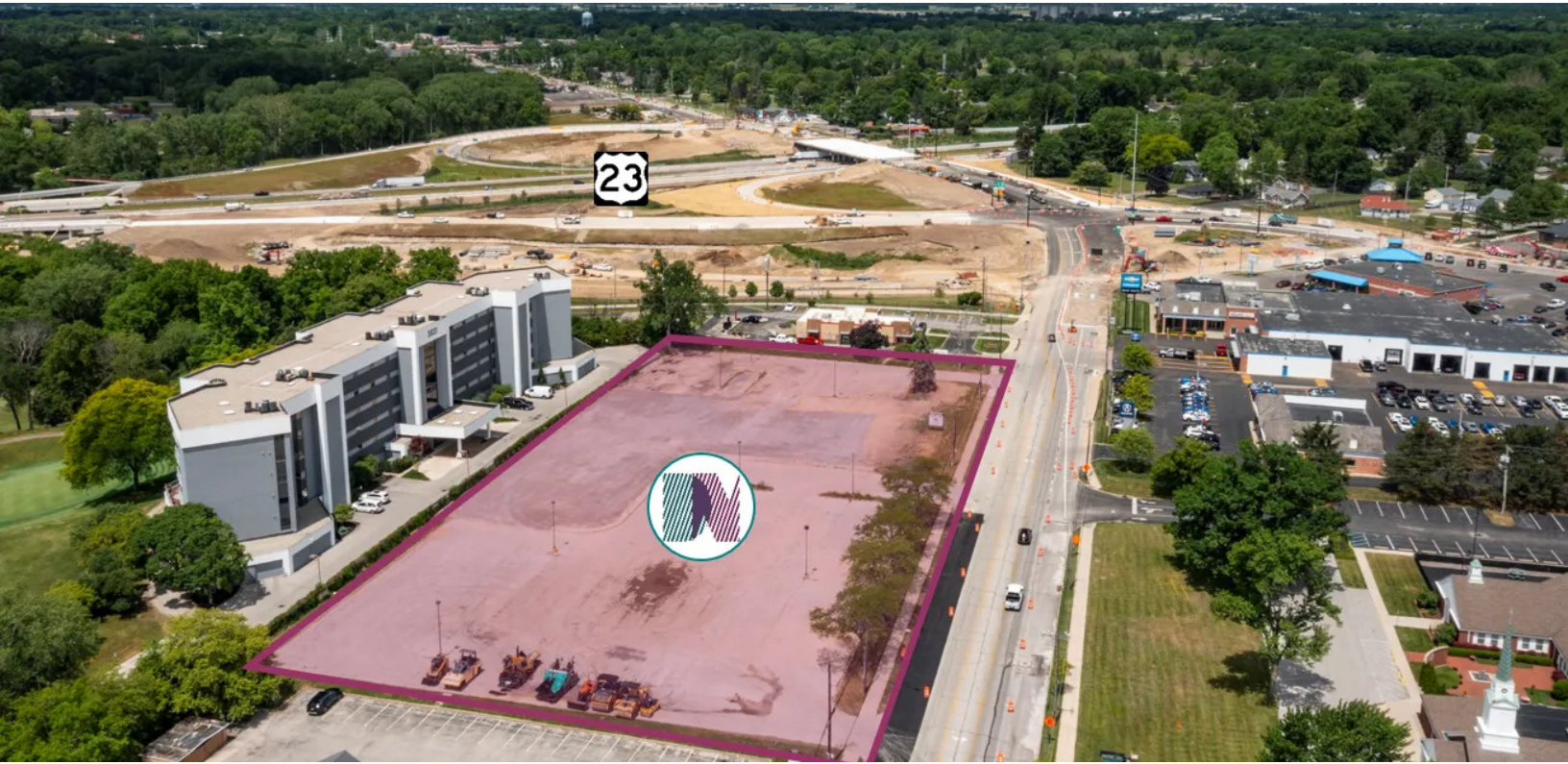


5855 MONROE STREET

SYLVANIA, OH 43560



VIDEO

PROPERTY DESCRIPTION

Newly cleared and redevelopment-ready, this 3.24-acre site presents an exceptional opportunity along the Monroe Street corridor. The property offers nearly 300 feet of frontage with excellent visibility and access directly across from White Chevrolet and just minutes from Sylvania Country Club and ProMedica Flower Hospital. Strategically positioned near the newly improved US-23 and Monroe Street interchange, currently undergoing significant infrastructure enhancements, the site benefits from strong traffic counts and regional accessibility. Surrounded by established restaurants, retail destinations, medical facilities, and upscale residential communities, this prime location is well-suited for a variety of commercial development opportunities.

OFFERING SUMMARY

Sale Price:

Contact Broker

Lot Size:

3.24 Acres

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
 BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM
 419.874.2800



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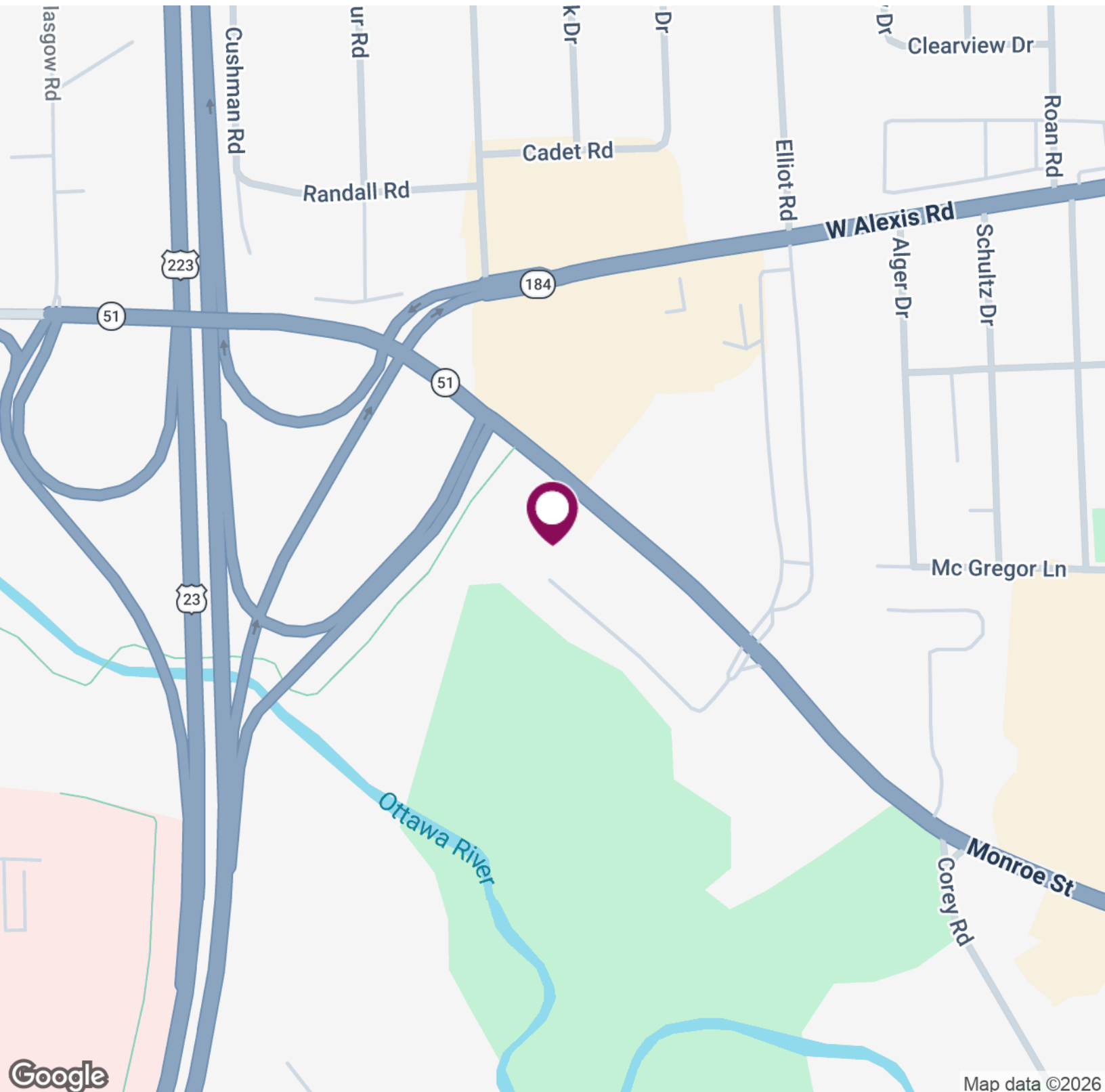


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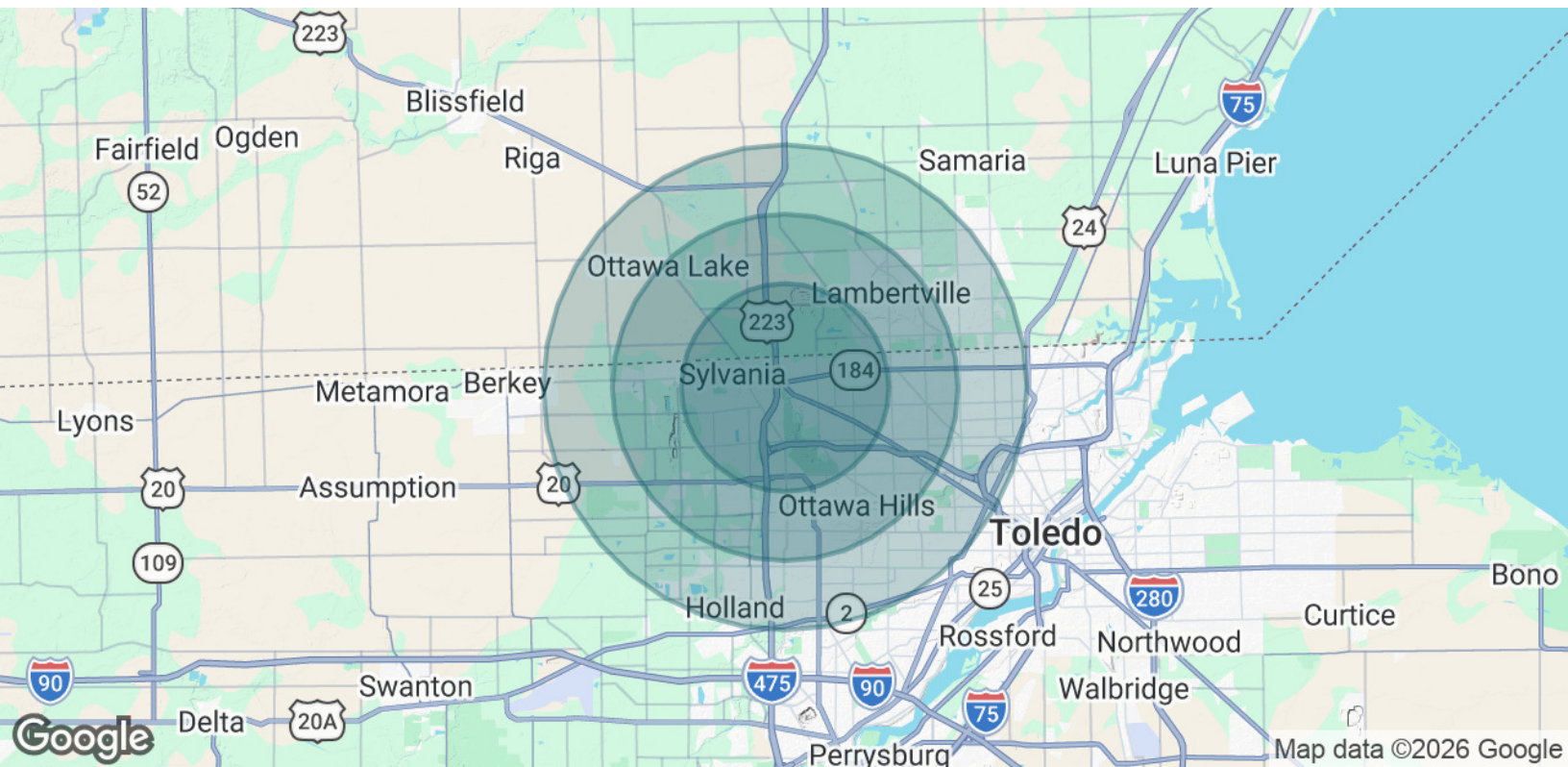
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SYLVANIA, OH 43560



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	51,079	140,378	239,326
Average Age	43	42	41
Average Age (Male)	42	41	39
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	21,787	60,335	101,375
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$113,090	\$105,239	\$90,476
Average House Value	\$277,590	\$240,851	\$206,651

2020 American Community Survey (ACS)