

7425 AIRPORT HIGHWAY

HOLLAND, OH 43528

(SPRINGFIELD TOWNSHIP)

VACANT LAND FOR SALE

0.9 Acres Available



**SIGNATURE
ASSOCIATES**

KNOW SIGNATURE | KNOW RESULTS

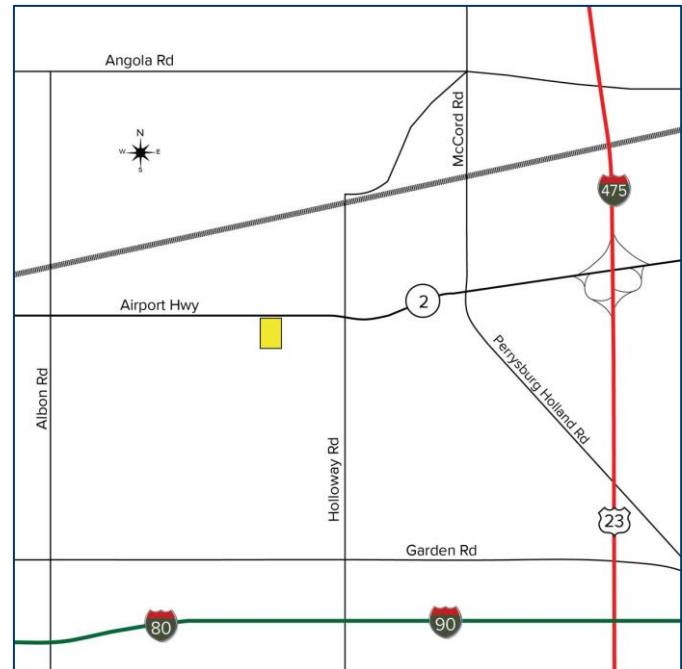
FULL-SERVICE COMMERCIAL REAL ESTATE



PRICE REDUCED

GENERAL INFORMATION

Sale Price:	\$145,000
Acreage:	0.9 acre * per survey
Dimensions:	140' frontage x 280' depth
Closest Cross Street:	Between Holloway Rd. & Albon Rd.
County:	Lucas
Zoning:	C-2 General Commercial District
Easements:	Of record – Declaration of restrictions on file
Curb Cuts:	Per code – off International Drive
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR

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SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

www.signatureassociates.com

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PROPERTY DESCRIPTION

Improvements:	None
Restrictions:	Per zoning. Restrictions on file.
Sign on Property:	Yes
Setbacks:	Front- 120' from centerline of Airport Side- 10' Rear- 20' *curb cut has to be approved by ODOT
Adjacent Land	
North:	Commercial
South:	Office
East:	Commercial
West:	Office

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2021 REAL ESTATE TAXES

TD:	65
Parcels:	37682
Assessor Number:	28015137
Total Annual Taxes:	\$2,623.54

Comments:

- Adjacent to Auto Zone.
- Approximately 140' of frontage on Airport Highway.
- Located just west of the four-way I-475/US-23 interchange, approximately 1.45 miles from the site.
- Near other retailers to include Kroger, Tim Hortons, Rite Aid, Advanced Auto, Menard's, Aldi, Taco Bell, Waffle House, O'Reilly Auto Parts. (See attached aerial – trade map for locations of other retailers.)
- Convenient to surrounding residential/multi-family developments.

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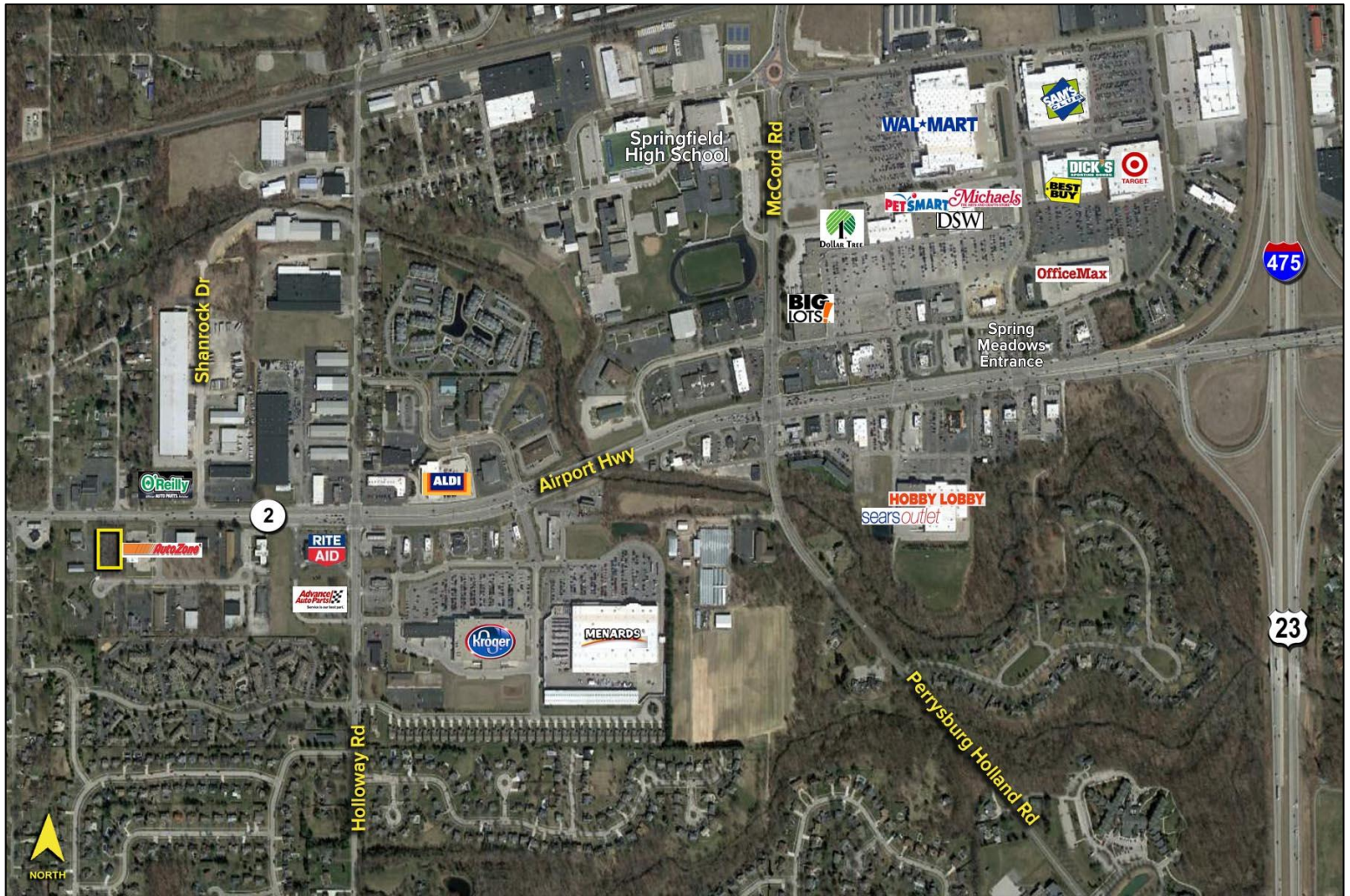
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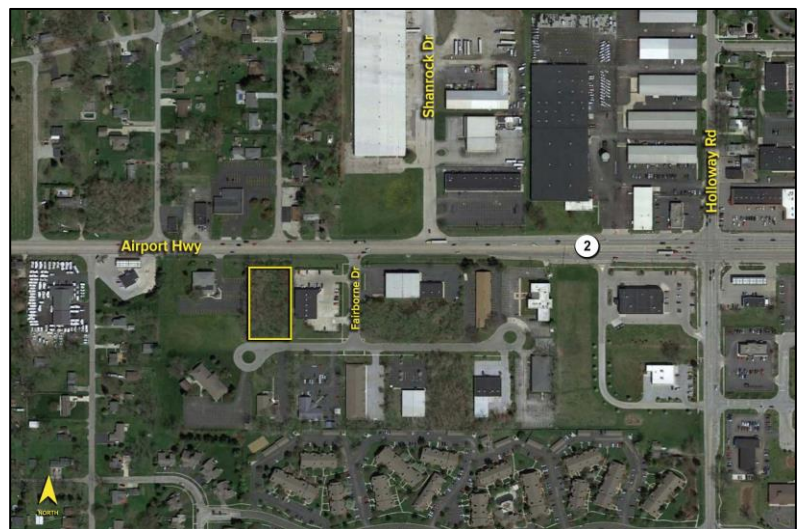
2021 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,074	\$70,926
3 MILE	39,199	\$71,657
5 MILE	104,867	\$66,154

2020 TRAFFIC COUNTS (TWO-WAY)

Airport Highway – 20,489 vehicles per day.

Holloway Drive – 9,850 vehicles per day.



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