



"Innovative Solutions at Work"

COMMERCIAL BUILDING FOR SALE

11804-11816 AIRPORT HWY., SWANTON, OH 43558



OFFERING SUMMARY

Sale Price: \$120,000

Price / SF: \$60.48

Building Size: 1,984 SF

Lot Size: 0.59 Acres

Zoning: C-2

County: Lucas

PROPERTY HIGHLIGHTS

- Approximately 193' frontage on Airport Highway and 118' frontage on State Route 295
- Hard corner location
- Commercial zoning (C-2)
- Excellent highway exposure
- Great retail, service, medical, or office location

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	181	7,361	42,978
Total Population	438	19,238	112,988
Average HH Income	\$65,117	\$82,663	\$82,887

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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PROPERTY SPECIFICATIONS

County	Lucas
Nearest Intersection	Airport Hwy. & St. Rt. 295
Zoned	C-2
Parcel #	72-09037 & 72-08967
Acreage	.59
Dimensions	248' x 180'
Building Size	1,984 SF
Number Of Floors	2
Floor Coverings	Carpet/Tile
Construction Type	Block/Wood Frame
HVAC	Unit Heater
Electrical	100 amp
Roof	Shingle
Restrooms	2
Property Taxes	\$664.52/half



LEASE DETAILS

Electric	Toledo Edison
Gas	Ohio Gas
Water	Well
Sanitary Sewer	Septic System
Storm Sewer	Lucas County

TRAFFIC COUNT

Airport Hwy.	12,665 VPD (2017)
State Route 295	2,392 VPD (2017)

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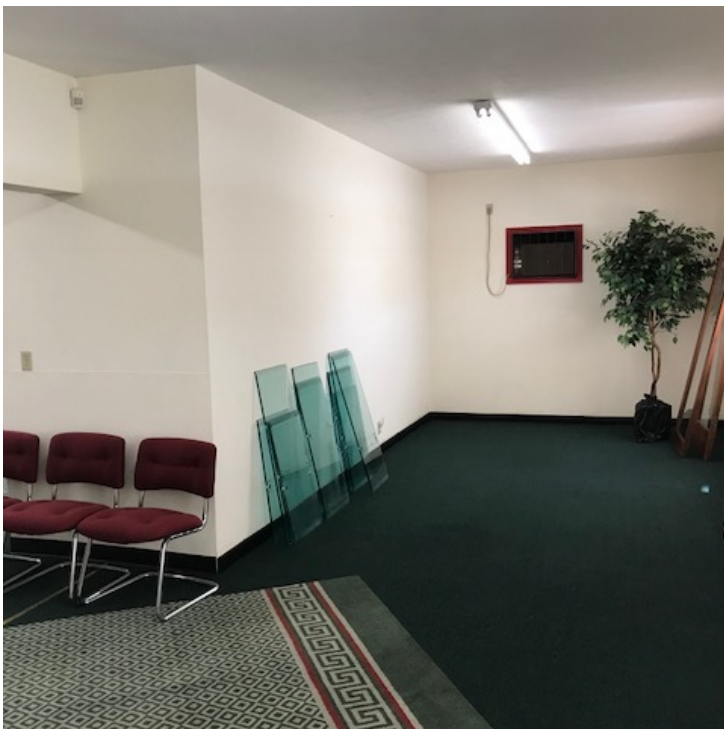
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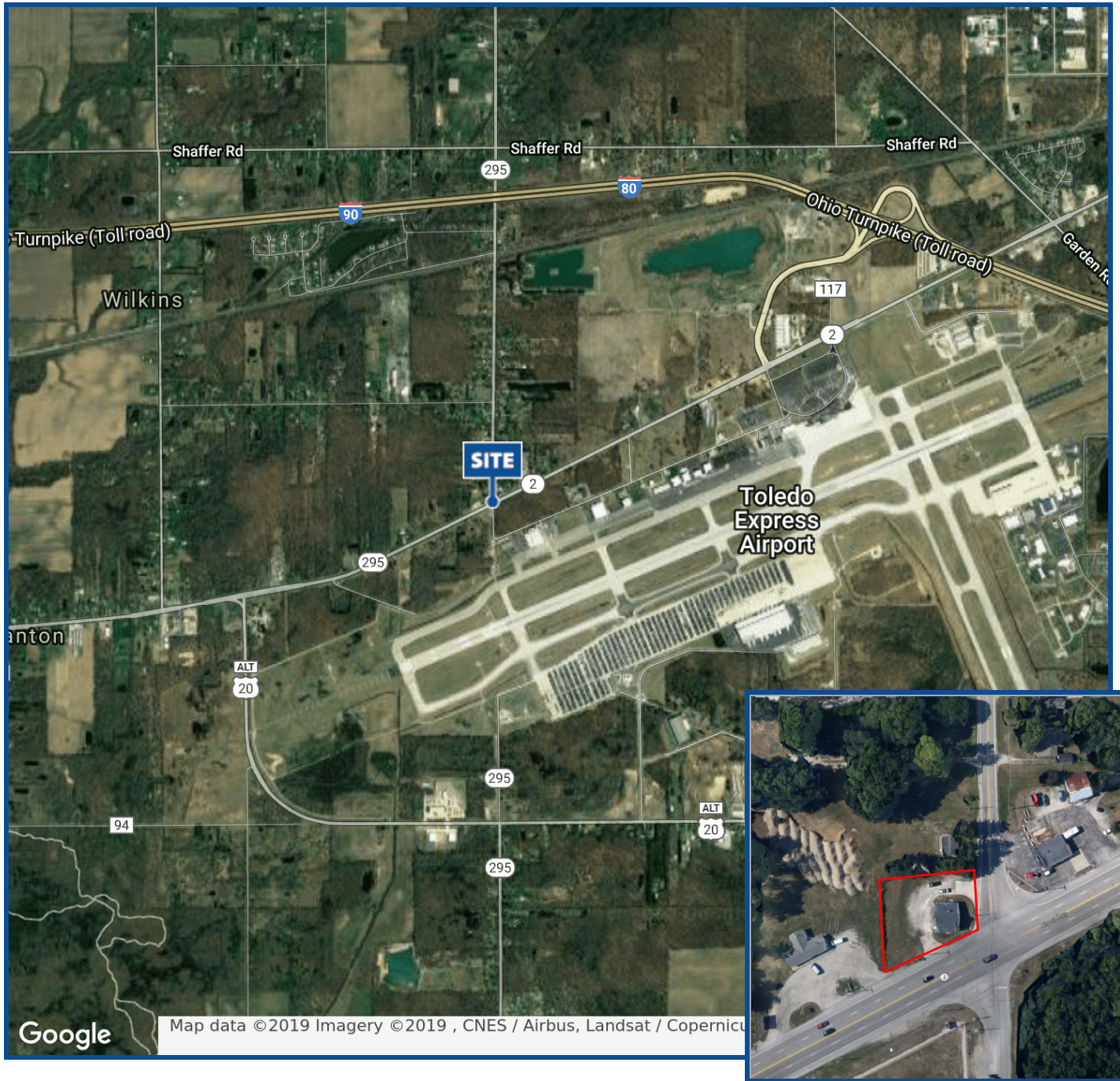
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