

0 CARRONADE DRIVE  
PERRYSBURG, OH 43551

VACANT LAND FOR SALE  
16.41 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Sale Price:	\$75,000 per acre
Acreage:	16.41 total – 4 parcels
Dimensions:	Irregular
Closest Cross Street:	Fremont Pike
County:	Wood
Zoning:	C-3 and C-4
Easements:	Of record
Curb Cuts:	Per site plan approval
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**STEVE SERCHUK, CCIM**  
(419) 249 6315  
serchuk@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 0 Carronade Drive, Perrysburg, OH 43551

## Vacant Land For Sale

16.41  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Drainage: City of Perrysburg

Improvements: None

Restrictions: None

Sign on Property: Yes

#### Adjacent Land

North: Shopping plaza

South: Apartments & vacant land

East: Residential subdivision

West: Apartments

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,263	\$62,182
3 MILE	27,180	\$71,689
5 MILE	76,866	\$64,265

### UTILITIES

Electric: Toledo Edison

Gas: Columbia Gas

Water: City of Perrysburg

Sanitary Sewer: City of Perrysburg

Storm Sewer: City of Perrysburg

### 2021 REAL ESTATE TAXES

Parcels:	A - Q61400090105001000 – 9.5 ac
	B - Q61400090105008000 – 0.3 ac
	C - Q61400090105003000 – 3.4 ac
	D - Q61400090105002000 – 3.48 ac
Total Annual Taxes:	\$951.58

### TRAFFIC COUNTS (TWO-WAY)

Fremont Pike – 30,008 (2020)
I-75 –63,531 (2020)

### Comments:

- The eastern side of Carronade is zoned C-3, Commercial Shopping.
- The western side of Carronade is zoned C-4, Highway Commercial.

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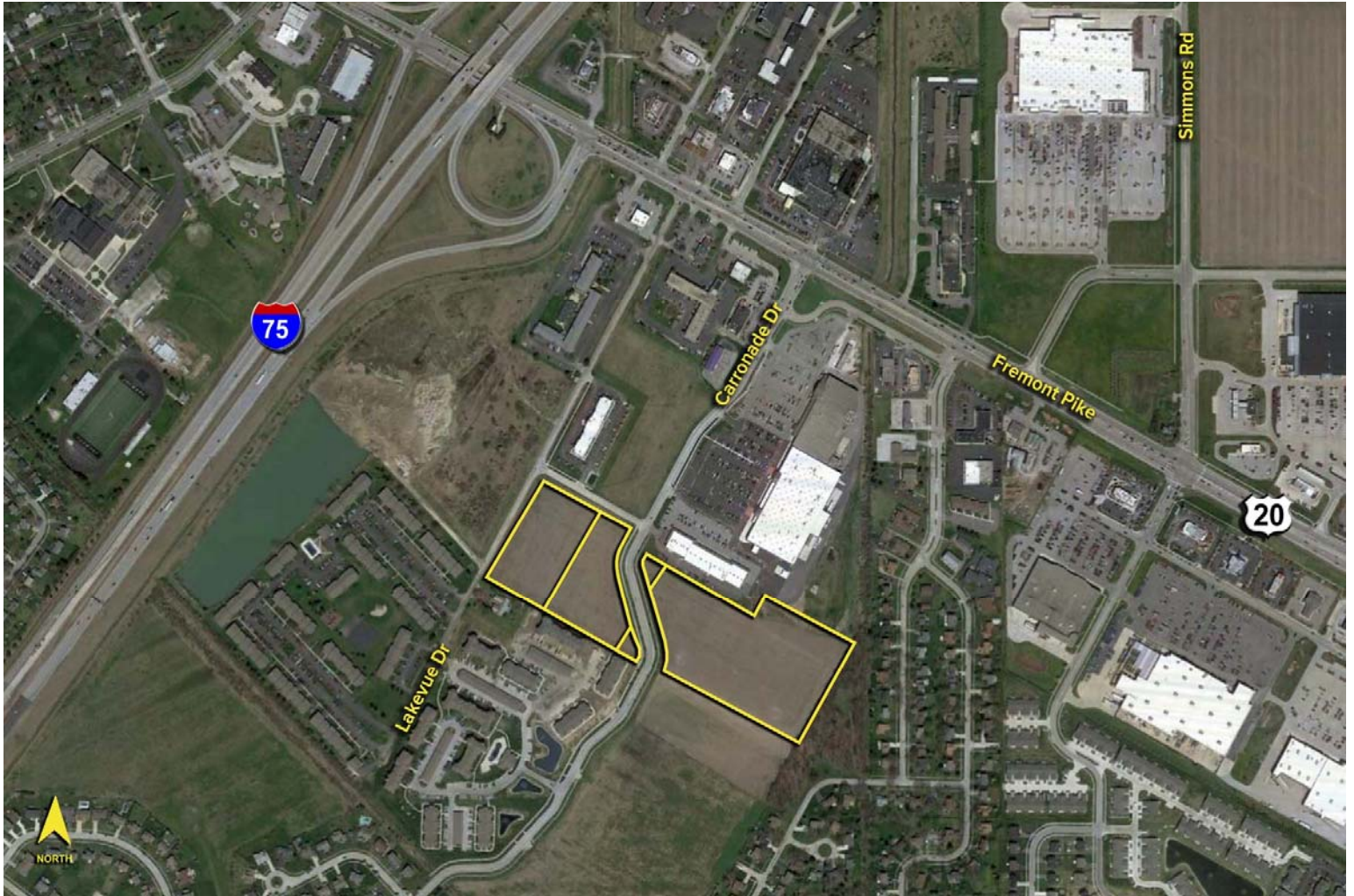
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