



BRIARFIELD BLVD. & 20A

BRIARFIELD BLVD. & 20A, MAUMEE, OH 43537

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	Build to Suit Ground Lease
Lot Size:	4.41 Acres
Zoning:	Office/Lt. Industrial
Parcel #:	38-86064
Frontage:	400 +/-
Splits Available:	Approval of Owner
Dimensions:	Irregular
Topography:	Level
Environmental:	Clean
Property Taxes:	\$3,152.10/half

PROPERTY OVERVIEW

Signalized intersection
 I-475/US 23 highway access less than 1 mile
 60,000+ VPD traffic count
 New highway interchange announced at I-475 & 20A
 Close proximity to both business & residential development

UTILITIES

Natural Gas: Columbia Gas
 Electric: Toledo Edison
 Water: Public - City of Toledo
 Sanitary: Public - Lucas County
 Storm: Available - Lucas County
 Fiber Cable: Buckeye or Time Warner

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	820	41,067	146,455
Total Population	2,074	99,055	359,357
Average HH Income	\$90,152	\$69,119	\$70,345

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.

JERRY MILLER, CCIM

419.392.6835

jmiller@millerdanberry.com

ANDY FERRARA

419.466.0429

aferrara@millerdanberry.com

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



LAND FOR SALE

BRIARFIELD BLVD. & 20A, MAUMEE, OH 43537

"Innovative Solutions at Work"



JERRY MILLER, CCIM

419.392.6835

jmiller@millerdanberry.com

ANDY FERRARA

419.466.0429

aferrara@millerdanberry.com

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com