

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

ANDY FERRARA

419.392.6835

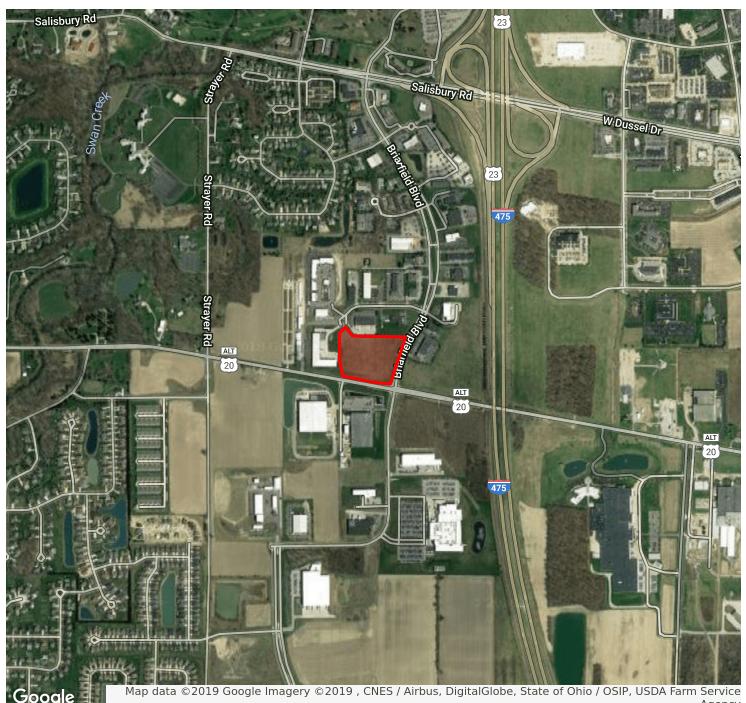
419.466.0429 aferrara@millerdanberry.com

jmiller@millerdanberry.com



LAND FOR SALE

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