

507 – 515 SOUTHARD AVENUE  
TOLEDO, OH 43604

VACANT LAND FOR SALE  
0.33 Acres Available



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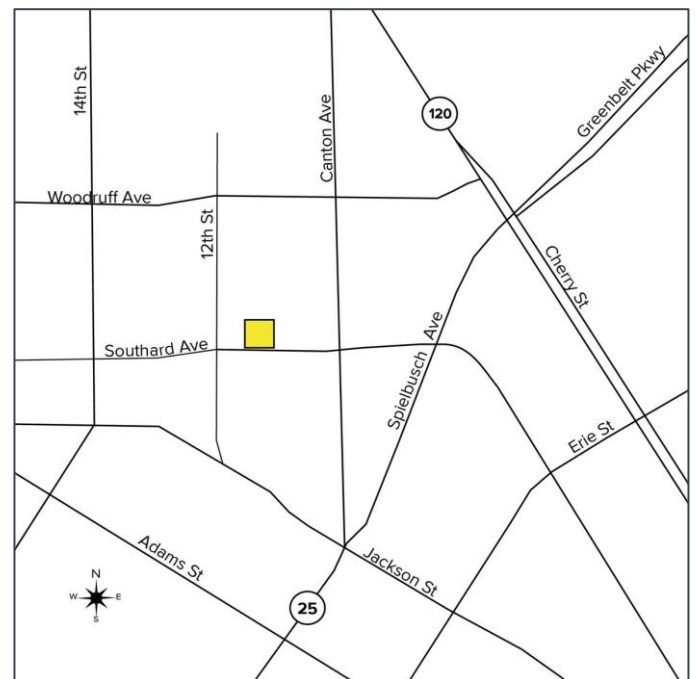
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

<b>Price:</b>	\$59,900
<b>Acreage:</b>	0.33 AC
<b>Dimensions:</b>	IRR – see attached
<b>Closest Cross Street:</b>	12 <sup>th</sup> Street & Canton St.
<b>County:</b>	Lucas
<b>Zoning:</b>	IL
<b>Easements:</b>	Of Record
<b>Curb Cuts:</b>	2
<b>Topography:</b>	Flat
<b>Survey Available:</b>	No
<b>Environmental Report:</b>	Yes



For more information, please contact:

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# 507-515 Southard Avenue, Toledo, OH 43604

## Vacant Land For Sale

0.33  
Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Environmental Report:	Yes
Drainage:	Public storm sewer
Improvements:	Some concrete
Restrictions:	Of Record
Sign on Property:	yes
Adjacent Land	Industrial
North:	Office - Industrial
South:	Office - Industrial
East:	Office - Industrial
West:	Office - Industrial

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,148	\$18,228
3 MILE	103,852	\$30,015
5 MILE	215,523	\$41,208

### UTILITIES

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

### 2020 REAL ESTATE TAXES

TD:	16
Parcel Numbers:	31157, 31169, 31171, 31154
Assessor Numbers:	01309014, 35, 13, 11
Total Annual Taxes:	\$872.30

### 2016 TRAFFIC COUNTS (TWO-WAY)

2,350	Southard Avenue
1,000	N. 12 <sup>th</sup> Street
3,489	Canton Street



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