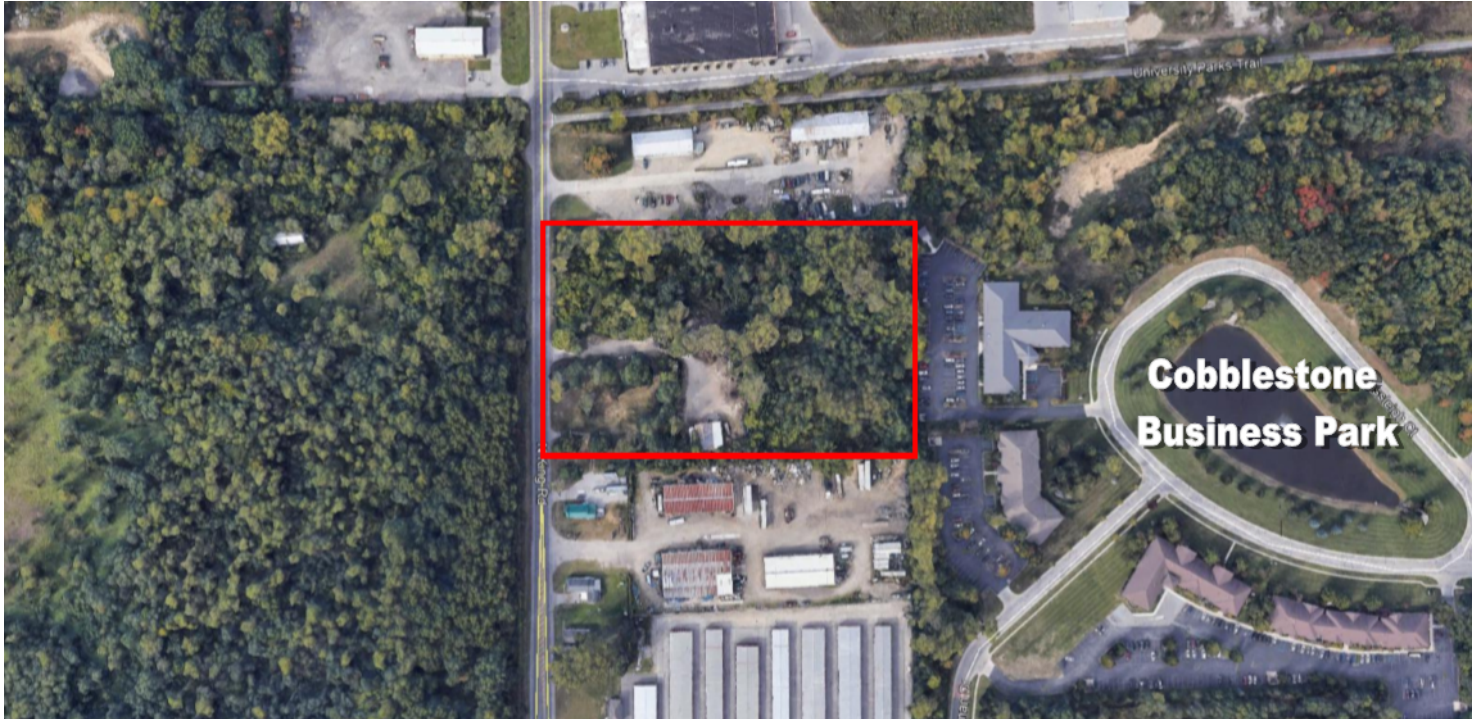




# COMMERCIAL LAND FOR SALE

3506 & 3510 N. KING RD., SYLVANIA, OH 43560

"Innovative Solutions at Work"



## OFFERING SUMMARY

**Sale Price:** \$783,000

**Parcel #:** 78-33201  
78-33219

**Lot Size:** 5.8 Acres

**Dimensions:** 410' Frontage  
641' Frontage

**Zoning:** M-3 Heavy  
Industrial

**County:** Lucas

**Property Taxes:** \$5,280/year

## PROPERTY OVERVIEW

Highly trafficked King Rd.  
Traffic count 13,900 ADT (2018)  
1/4 mile N. of Central Ave.  
Sylvania Township location  
Excellent office development  
Close to Meijer, Kroger, Lowe's and Sylvania Southview High School

## UTILITY SERVICES

Electric: Toledo Edison  
Gas: Columbia Gas  
Water: Municipal - Toledo  
Sewer: Municipal - Toledo

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,209	20,599	44,763
Total Population	6,093	52,590	112,237
Average HH Income	\$100,436	\$89,986	\$83,027

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.

**JOHN HEALEY**

419.356.5600

jhealey@millerdanberry.com

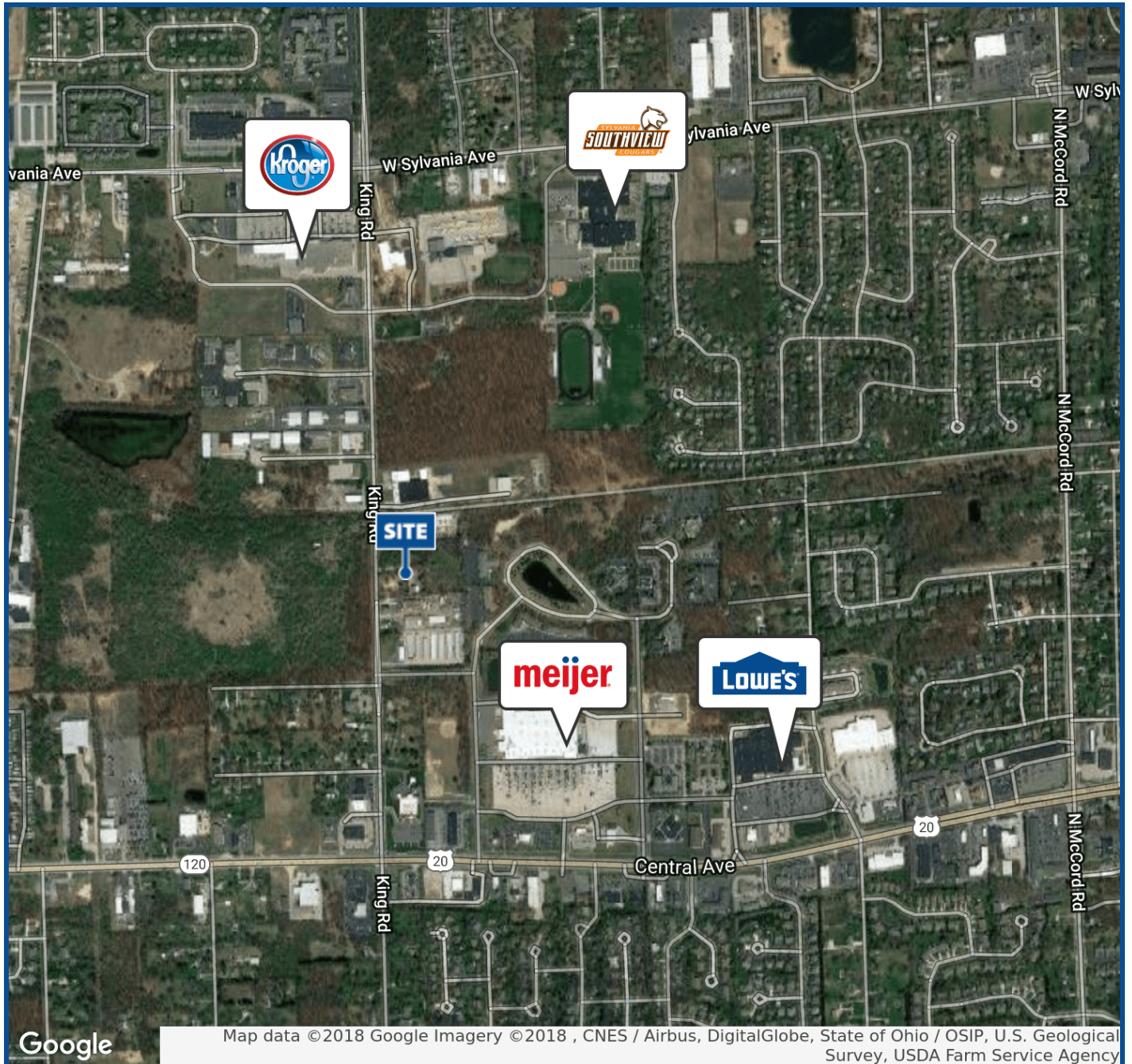
1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



# COMMERCIAL LAND FOR SALE

3506 & 3510 N. KING RD., SYLVANIA, OH 43560

"Innovative Solutions at Work"



**JOHN HEALEY**

419.356.5600

[jhealey@millerdanberry.com](mailto:jhealey@millerdanberry.com)

1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | [www.millerdanberry.com](http://www.millerdanberry.com)