



COMMERCIAL LAND FOR SALE

7749 W. CENTRAL AVE., TOLEDO, OH 43617

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$159,900
Lot Size:	1.29 Acres
Dimensions:	134.8' x 445'
Zoning:	C-2 (Mixed Use)
Parcel #:	78-46681
County:	Lucas
Traffic Count:	27,143 (2017)
Real Estate Taxes:	\$2,216.41/half

PROPERTY OVERVIEW

All utilities available at site
 Sylvania Township
 Primary highway location
 1/2 mile west of Meijer, Lowes, Mercy Emergency, and many restaurants. Two miles west of 23/475.

UTILITIES

Electric: Toledo Edison
 Gas: Columbia Gas
 Water: Public Well
 Sewer: Septic

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,151	42,271	145,663
Total Population	3,386	106,118	355,149
Average HH Income	\$109,314	\$82,331	\$67,082

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.

ALEX ADAMSHICK

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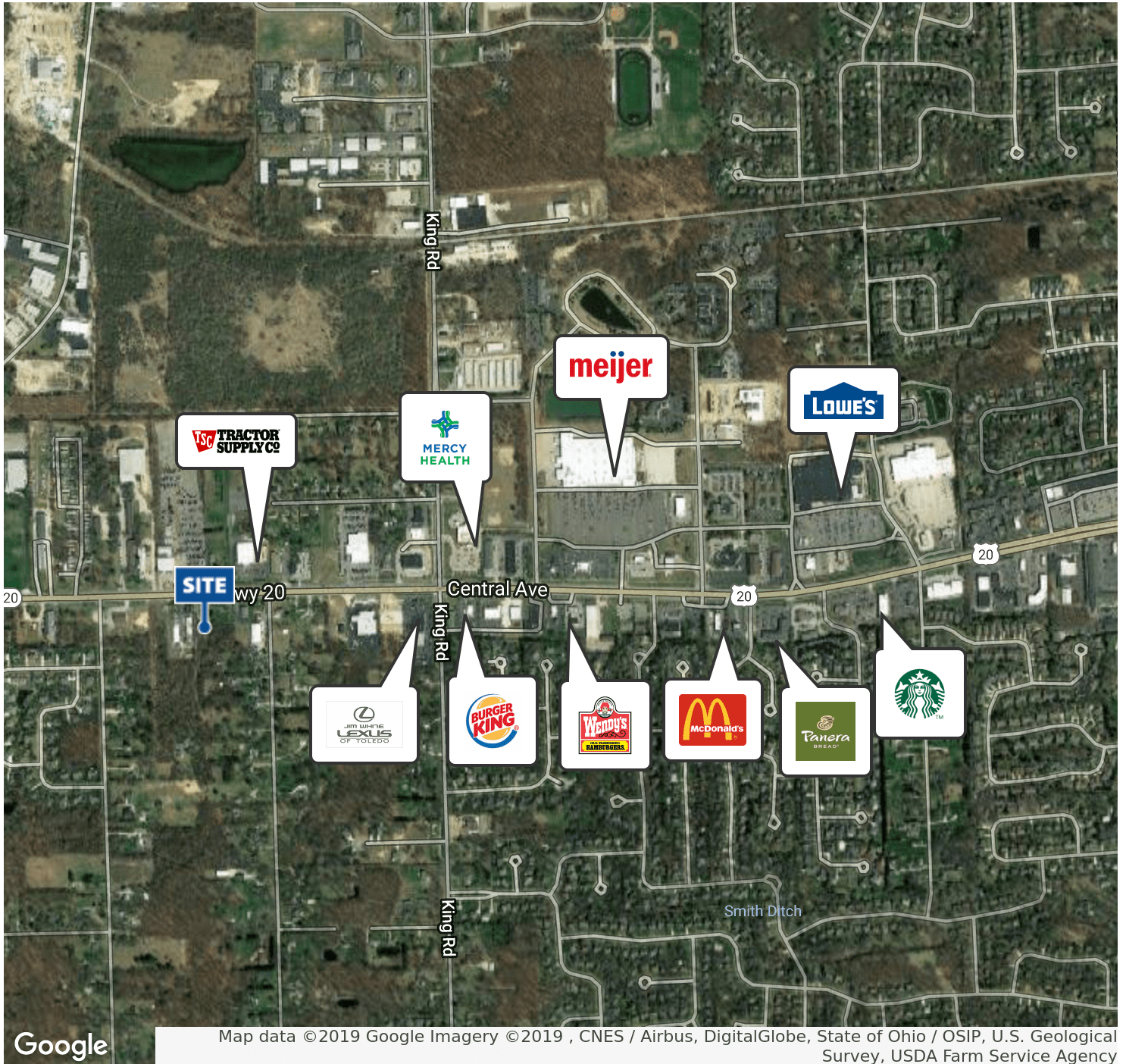
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