

8616 CENTRAL AVENUE
SYLVANIA, OH 43560

VACANT LAND FOR SALE
20± Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$75,000 per acre for frontage \$50,000 per acre for entire parcel
Acreage:	20±
Dimensions:	Irregular
Closest Cross Street:	Centennial Road
County:	Lucas
Zoning:	MX – Mixed Use
Easements:	Shared driveway
Curb Cuts:	One
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

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PROPERTY DESCRIPTION

Drainage:	Ditch
Improvements:	Stub road
Restrictions:	Per zoning
Sign on Property:	Yes

Adjacent Land

North:	Farm
South:	Residential
East:	Central Trux & Parts
West:	Dog kennel & auto shop

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,873	\$118,121
3 MILE	30,474	\$96,294
5 MILE	80,465	\$76,381

UTILITIES

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

2019 REAL ESTATE TAXES

TD:	78
Parcel:	28894
Assessor Number:	30025027
Total Annual Taxes:	\$4,251.76

TRAFFIC COUNTS (TWO-WAY)

Central Avenue – 19,630 (2010)
Centennial Road – 5,201 (2017)

Comments:

- 20 acres available along Central Avenue.
- Property reaches Ten Mile Creek.
- Great development site in Sylvania Township.
- Many uses, mixed zoning.

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