



# 9865 AIRPORT HIGHWAY

1931 MESCHER & 9805 OLD AIRPORT HWY., MONCLOVA, OH

"Innovative Solutions at Work"



## OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	2.65 Acres
Lot Frontage:	307'
Lot Depth:	357'
Zoning:	C-2 Springfield Township
Parcel #:	65-56091, 65-56007, 65-56017
County:	Lucas
Traffic Count:	13,561 VPD on Airport Highway (2016)

## PROPERTY HIGHLIGHTS

- In major Airport Highway retail corridor
- Access both directions on Airport Highway and Mescher Drive
- All utilities at or near site
- Excellent highway exposure

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	643	13,481	88,773
Total Population	1,665	35,221	220,445
Average HH Income	\$70,262	\$94,400	\$76,878

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.

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LOCATION INFORMATION	
Street Address	9865 Airport Highway
City, State, Zip	Monclova, OH 43542
County	Lucas
Township	Springfield Township

ANNUAL REAL ESTATE TAXES	
Assessor #	65-56091 65-56077 65-46017
Real Estate Taxes	\$754.28/yr

LAND INFORMATION	
Dimensions	307' x 357' (irregular)
Topography	Flat
Environmental Report	No
Survey	No
Easement	Of record
Curb Cuts	Mescher Drive

UTILITY INFORMATION	
Sanitary Sewer (Lucas Co.)	21" - N. side of Airport Hwy.
Storm Sewer (Lucas Co.)	10" - Old Airport & Mescher
Water (Toledo City)	12" - Old Airport Hwy.
Electric (Toledo Edison)	Airport Hwy.
Gas (Ohio Gas)	2" plastic line on Mescher 8" High Pressure line on Airport

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