

0 ALEXIS ROAD  
TOLEDO, OH 43612

VACANT LAND FOR SALE  
7.105 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Price:	\$350,000
Acreage:	7.105* acres
Dimensions:	Irregular
Closest Cross Street:	Opportunity Drive
County:	Lucas
Zoning:	CR – Regional Commercial
Easements:	Of record
Curb Cuts:	One
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



\*Per Lucas County Auditor

For more information, please contact:

**JOE FRANCIS**  
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# 0 Alexis Road, Toledo, OH 43612

## Vacant Land For Sale

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Acres  
AVAILABLE

### PROPERTY DESCRIPTION

Environmental Report:	No
Drainage:	Ditch
Improvements:	None
Restrictions:	Per record
Sign on Property:	Yes

### Adjacent Land

North:	City of Toledo
South:	Retail
East:	Retail
West:	Multi-Family/Commercial

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,896	\$48,195
3 MILE	72,921	\$52,370
5 MILE	187,404	\$50,558

### UTILITIES

Electric:	Toledo Edison
Gas:	At street
Water:	At street
Sanitary Sewer:	At street
Storm Sewer:	At street

### 2021 REAL ESTATE TAXES

TD:	23
Parcel Number:	01042
Assessor Number:	03912076
Total Taxes:	\$11,322.78

### TRAFFIC COUNTS (TWO-WAY)

ALEXIS ROAD	21,156 (2020)
LEWIS AVENUE	15,209 (2020)

### Comments:

- Neighbors include: Lowe's, Toledo Ice House, A+ Self Storage, GM Powertrain, Airgas, Taco Bell, Burger King and Fifth Third Bank.
- Possible senior housing or multi-family site.

For more information, please contact:

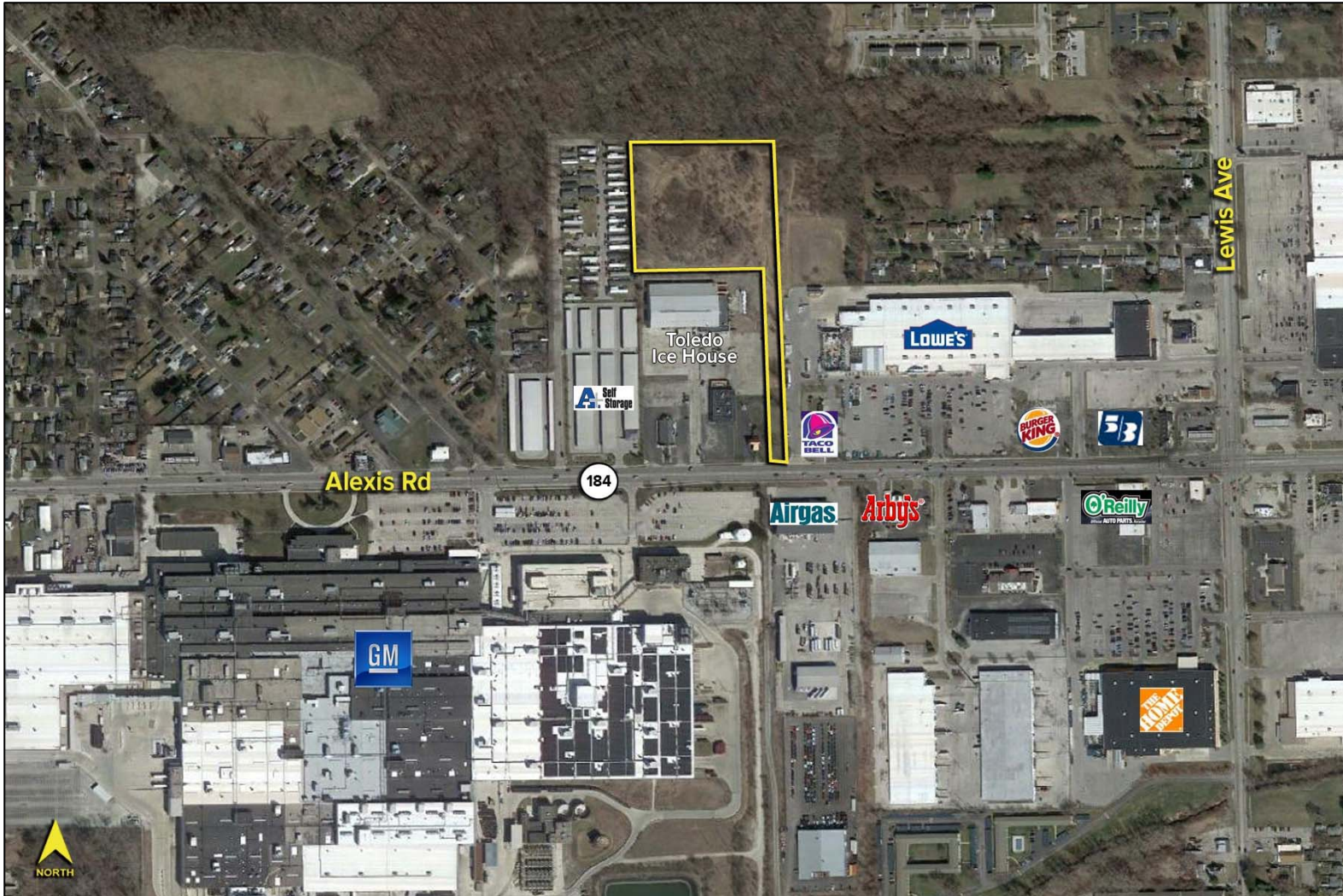
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