

0 LEMOYNE ROAD
NORTHWOOD, OH 43619

VACANT LAND FOR SALE
3.14 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$60,000
Acreage:	3.14 AC
Dimensions:	283.13' X 574.53'
Closest Cross Street:	Woodville Road
County:	Wood
Zoning:	CBD – Central Business District
Easements:	of Record
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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PROPERTY DESCRIPTION

Drainage: Street/ditch

Improvements: none

Restrictions: Of record

Sign on Property: Yes

Adjacent Land

North: Commercial

South: Commercial

East: Commercial

West: Publicly owned school

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,688	\$58,559
3 MILE	27,454	\$60,892
5 MILE	81,065	\$50,536

UTILITIES

Electric: Toledo Edison

Gas: Columbia Gas

Water: Northwest Ohio Water & Sewer District

Sanitary Sewer: Northwest Ohio Water & Sewer District

Storm Sewer: Village of Northwood

2022 REAL ESTATE TAXES

Parcel Number: M50-812-340323020000

Total Annual Taxes: \$1,874.37

TRAFFIC COUNTS (TWO-WAY)

15,784 Woodville Road SR51

11,984 I - 280

Comments:

- Commercial site with great access to I-280 – less than ¼ mile from I-280/Woodville Road interchange.
- Incentives available from the City of Northwood for qualified business.
- 10" waterline and 12" sanitary sewer adjacent to the parcel on Lemoyne Road.
- All utilities at site.
- Located 6 miles from the Ohio Turnpike (I-80/90) and 7 miles from I-75.

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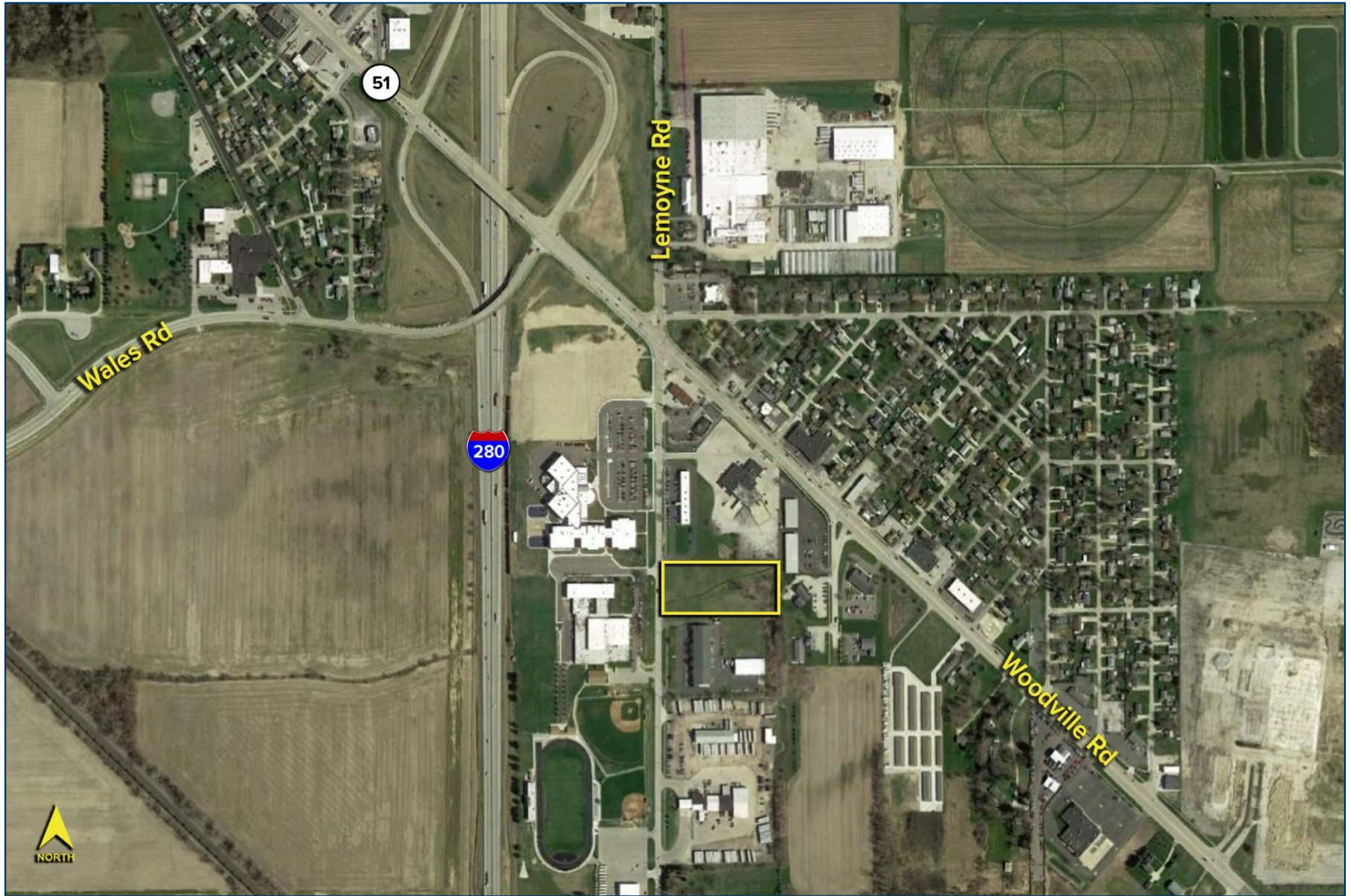
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