



"Innovative Solutions at Work"

# LAND FOR SALE

6501 MONCLOVA RD., MAUMEE, OH 43537



## OFFERING SUMMARY

- Sale Price:** \$295,000 for corner (approx. 1.5 ac.)  
\$115,000 for balance (approx. 2.5 ac.)
- Lot Size:** 4.1 acres
- Zoning:** Commercial (C-2)
- Parcel #:** 38-01160
- Frontage:** 240' +/- Monclova  
690' +/- Jerome
- Splits Available:** Approval of owner
- Dimensions:** Approx. 240' x 690'
- Topography:** Level
- Real Estate Taxes:** \$694.38/half

## PROPERTY OVERVIEW

- Excellent commercial development opportunity
- One minute from St. Luke's Hospital/campus
- Road connection to regional Fallen Timbers Mall
- Signalized intersection
- Avg household income \$85,052 (7 min.)
- 6501 vpd (prior to opening intersection)

## UTILITIES

- Natural Gas: 4" med pressure
- Electric: Available
- Water: 8" public
- Sanitary Sewer: 8" Monclova
- Storm: 42" Monclova

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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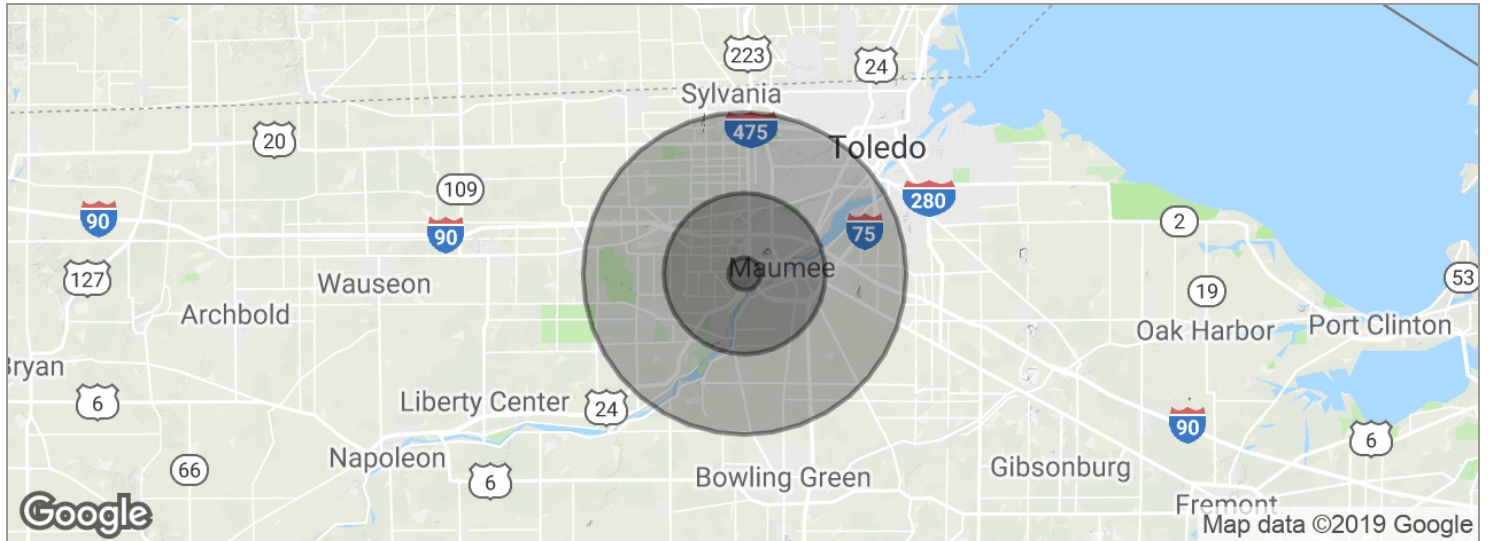
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,772	81,215	316,697
Median age	42.9	38.7	38.3
Median age (Male)	42.2	37.5	36.9
Median age (Female)	43.5	39.5	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	685	33,316	128,331
# of persons per HH	2.6	2.4	2.5
Average HH income	\$106,638	\$74,514	\$70,929
Average house value	\$166,029	\$180,127	\$175,167

\* Demographic data derived from 2010 US Census

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