



# LAND FOR SALE

6810 MONCLOVA RD., MAUMEE, OH 43537

"Innovative Solutions at Work"



**SALE PRICE: \$195,000 / ACRE**

### OFFERING SUMMARY

**Lot Size:** 4.65 Acres

**Zoning:** Neighborhood Commercial

**County:** Lucas

### PROPERTY OVERVIEW

Excellent development property with extensive frontage on Monclova Rd.

Minutes from Mall at Fallen Timbers, St. Luke's Hospital, Rail to Trails Metroparks

Anthony Wayne School district

Utilities available

Monclova Township tax advantages

Rapidly growing residential district

### UTILITIES

Natural Gas: Available

Electric: Available

Water: Available

Sewer: Available

Storm: Available

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.

**JERRY MILLER, CCIM**  
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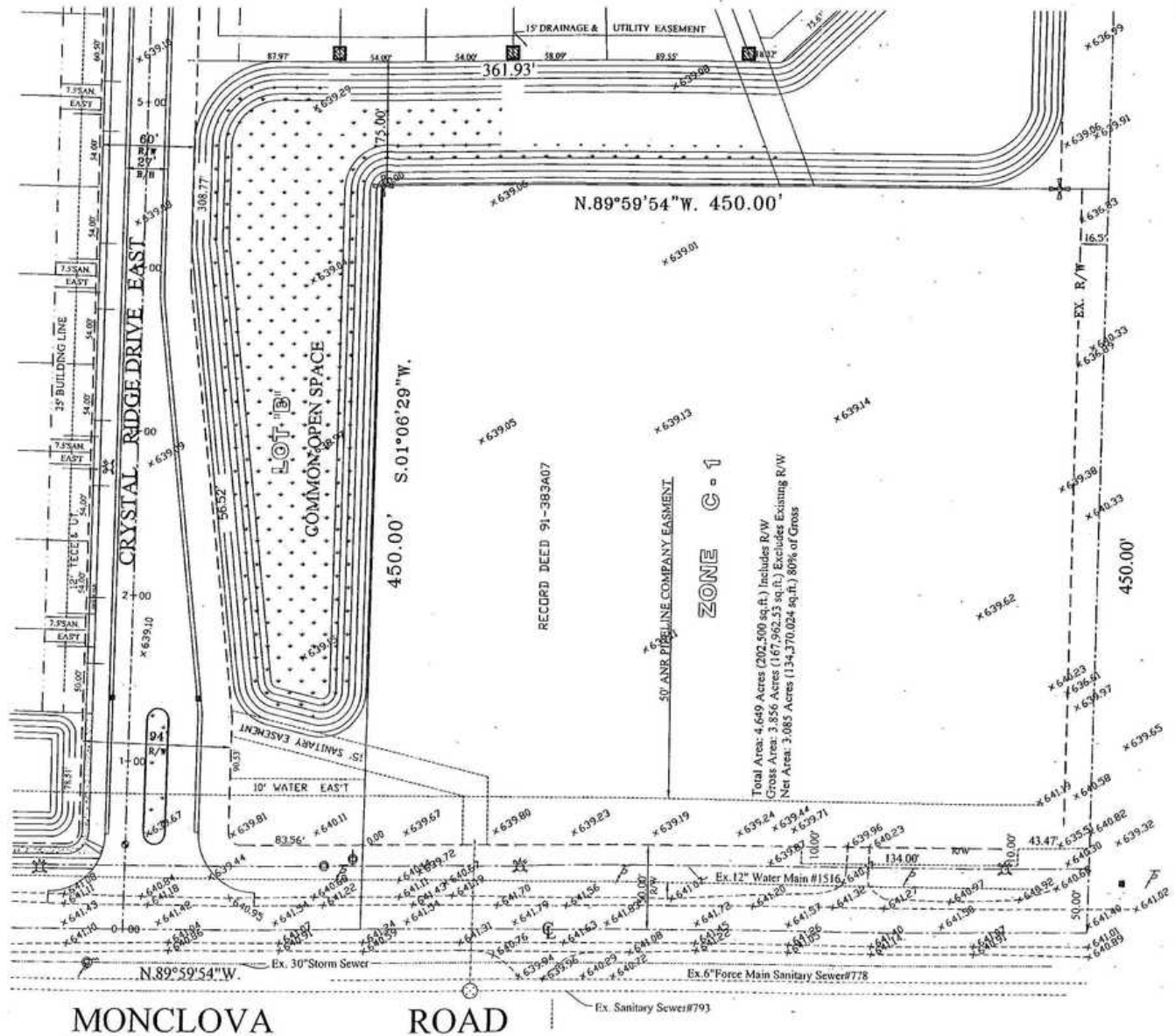
1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



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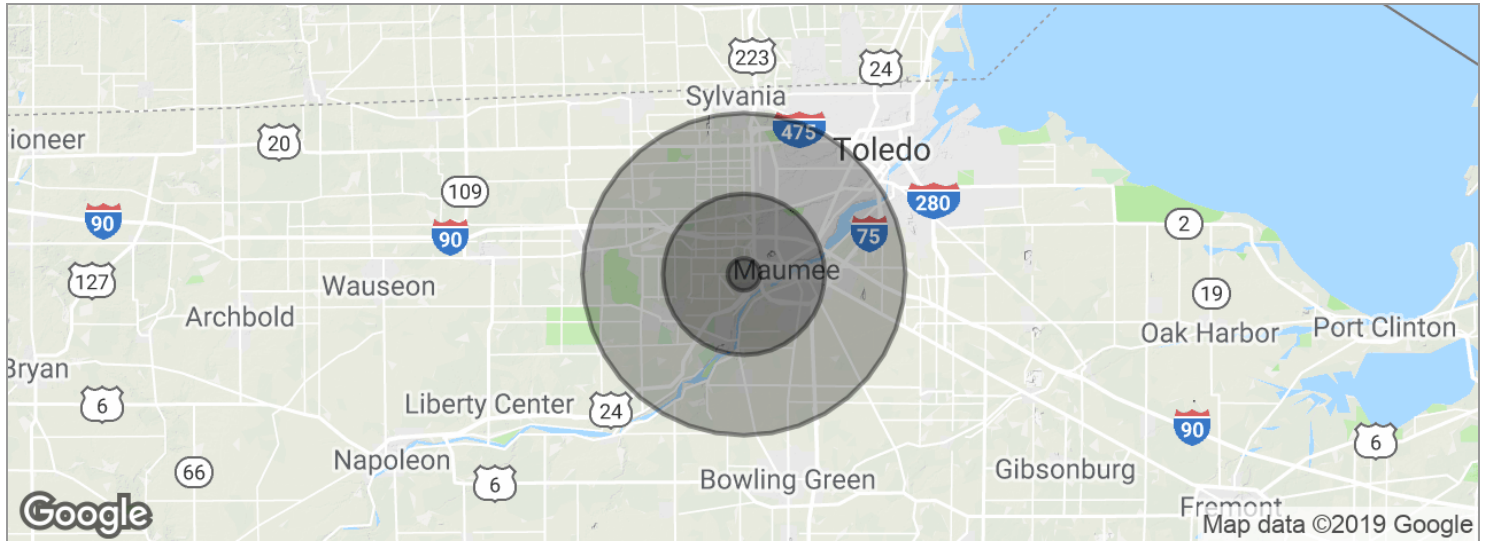
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## POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 1,522  | 77,553  | 306,289  |
| Median age          | 43.9   | 38.6    | 38.6     |
| Median age (Male)   | 43.4   | 37.7    | 37.2     |
| Median age (Female) | 44.6   | 39.3    | 39.7     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 574       | 31,563    | 124,985   |
| # of persons per HH | 2.7       | 2.5       | 2.5       |
| Average HH income   | \$120,065 | \$75,724  | \$71,851  |
| Average house value |           | \$180,010 | \$176,233 |

\* Demographic data derived from 2010 US Census

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