

Land For Sale

Maumee, OH

Approximately 1.76 Acres



FEATURES:

- **1.76 Acres Available**
- Zoned C-2 General Commercial District
- Strong visibility
- City water and sewer
- Great development opportunity
- Located off of Route 80 in Maumee, Ohio
- Great for retail, hotel, gas stations
- Parcel #3622021
- Sale price: \$550,000

LOCATION:

0 Reynolds Road
Maumee, Ohio 43537

Lucas County is located in NW Ohio bordered by Lake Erie on the east and the Maumee River on the southeast. Attractions include the Toledo Museum of Art, the Toledo Zoo, The Huntington Center, The Seagate Convention Center as well as many parks and outdoor activities. Lucas County has stores, wholesalers and restaurants along with sights and sounds to attract visitors from across the country. It contains a world class museum and zoo and is home to the world famous Toledo Mudhens and Tony Packos Restaurant mentioned often in the Television series "Mash" and home to "Klinger".

CONTACT:

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Demographics:	1-Mile	3-Mile	5-Mile
Total Population:	7,399	59,198	140,693
Total Households:	3,676	26,321	60,141
Avg. HH Income:	\$54,404	\$70,079	\$72,597

Traffic Count:

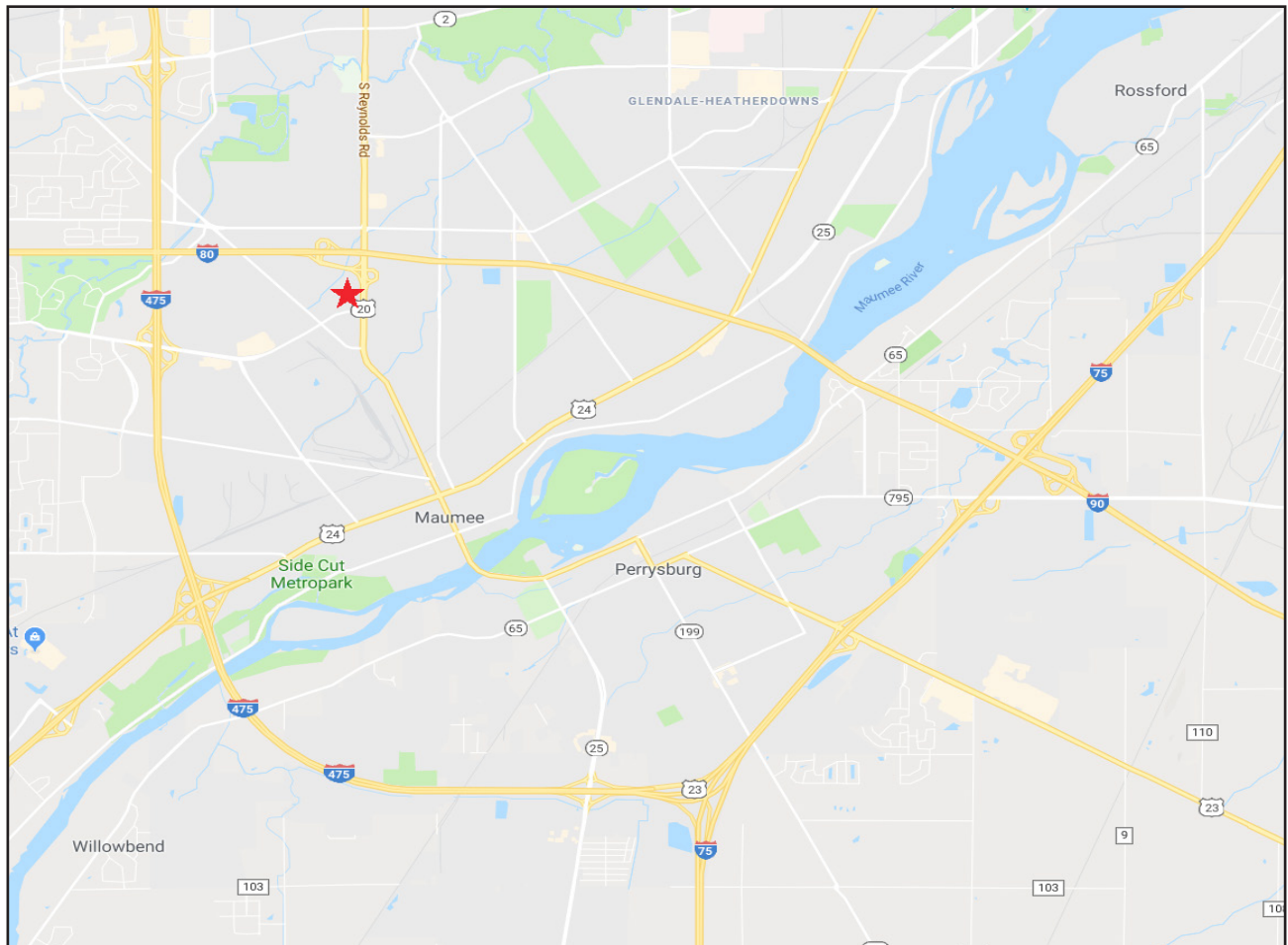
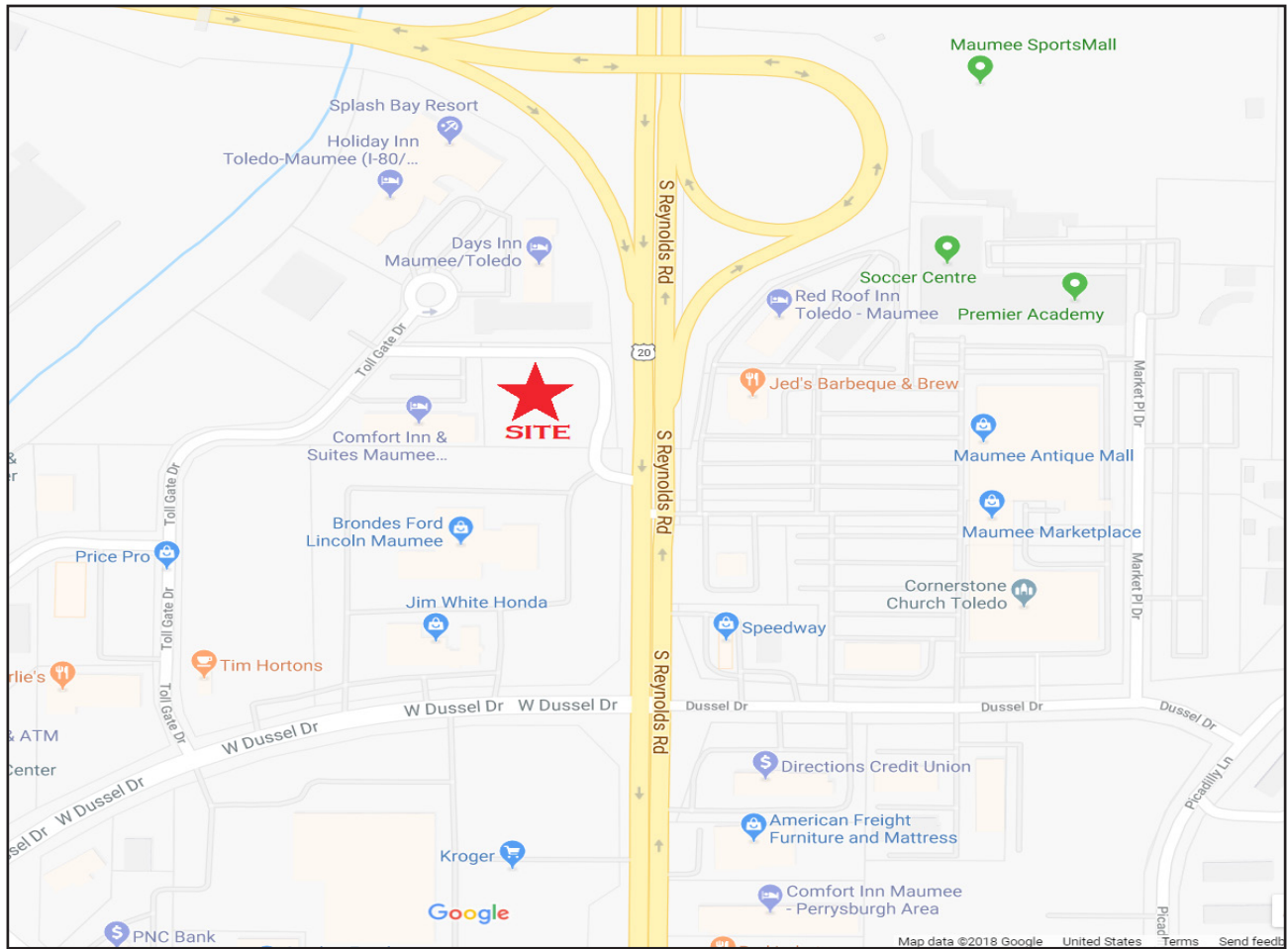
I-80 at S Reynolds Road = 23,990 ADV 2016

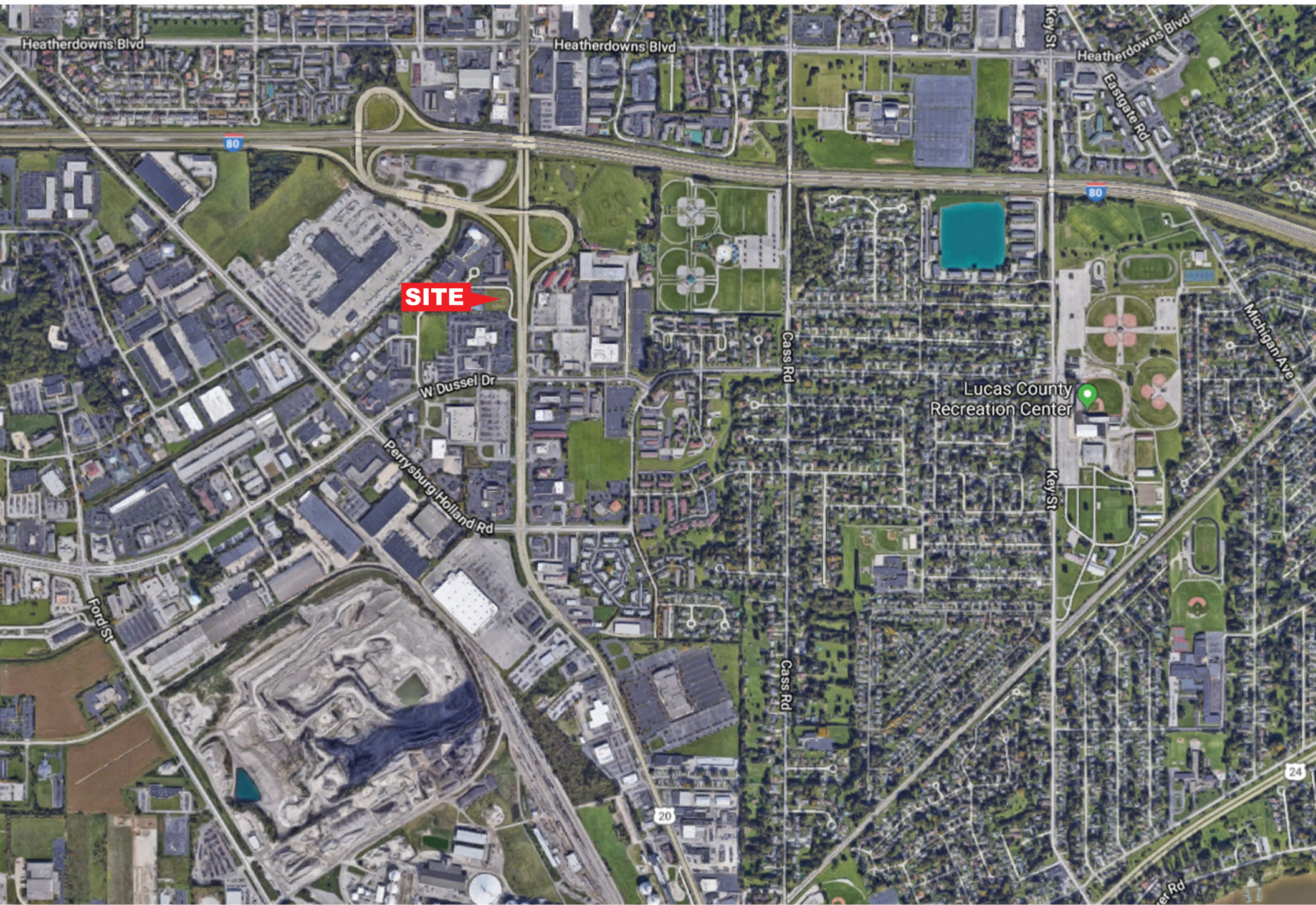


COMMERCIAL REAL ESTATE SERVICES

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Heatherdowns Blvd

Heatherdowns Blvd

Heatherdowns Blvd
Eastgate Rd

80

80

SITE

W Dussel Dr

Perryburg/Holland Rd

Cass Rd

Lucas County
Recreation Center

Key St

Michigan Ave

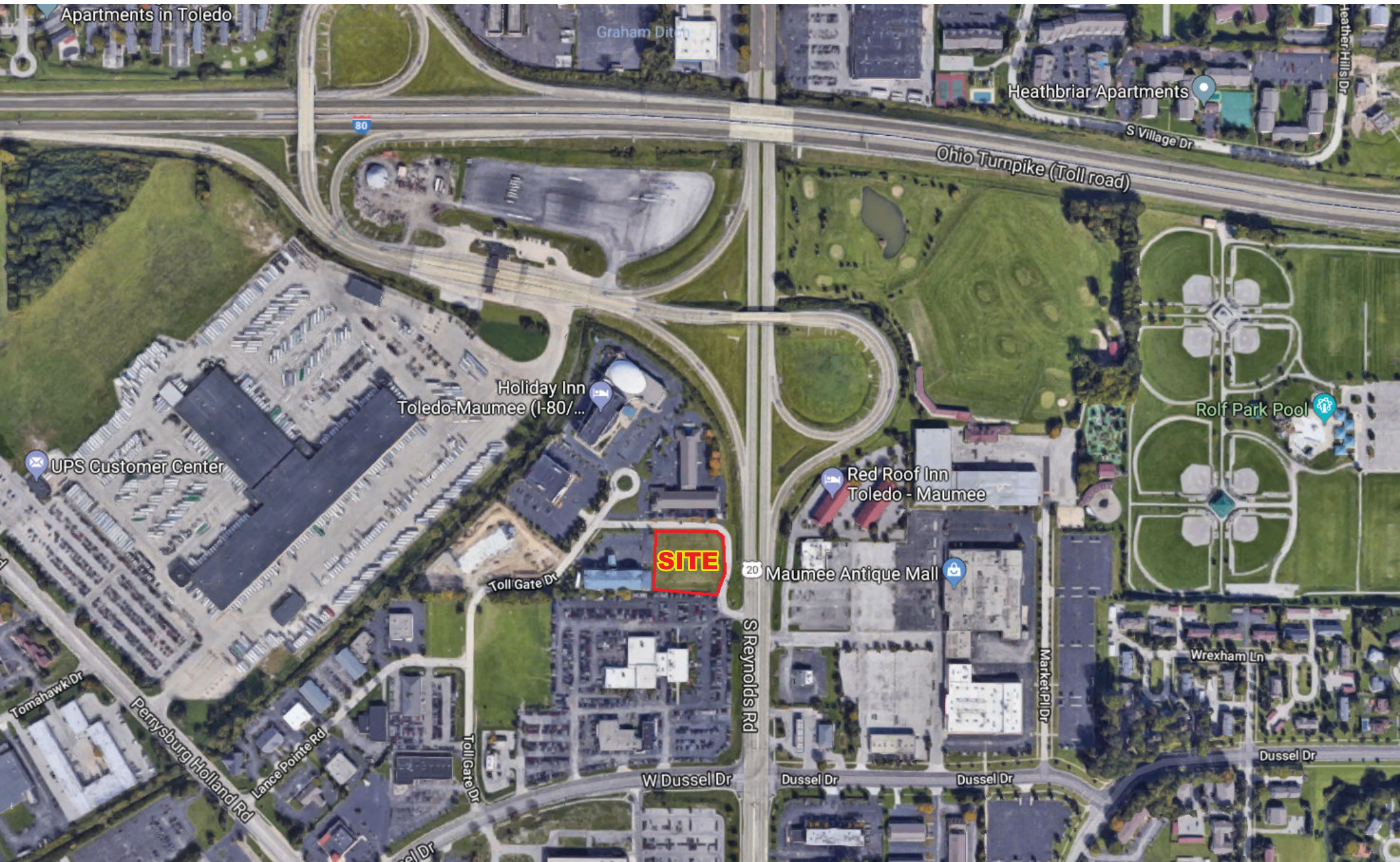
Ford St

Cass Rd

20

24

er Rd



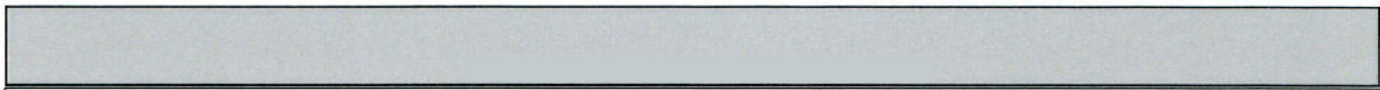
Demographic Summary Report

Building Type: **Hospitality** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: **49,446 SF** Rent/SF/Yr: -
 Typical Floor: **14,504 SF**

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	7,388	59,056	141,278
2017 Estimate	7,399	59,198	140,693
2010 Census	7,371	59,443	138,728
Growth 2017 - 2022	-0.15%	-0.24%	0.42%
Growth 2010 - 2017	0.38%	-0.41%	1.42%
2017 Population by Hispanic Origin	423	2,835	7,128
2017 Population	7,399	59,198	140,693
White	5,205 70.35%	47,666 80.52%	111,171 79.02%
Black	1,692 22.87%	8,673 14.65%	22,402 15.92%
Am. Indian & Alaskan	23 0.31%	155 0.26%	415 0.29%
Asian	213 2.88%	1,247 2.11%	3,131 2.23%
Hawaiian & Pacific Island	4 0.05%	15 0.03%	53 0.04%
Other	262 3.54%	1,442 2.44%	3,521 2.50%
U.S. Armed Forces	8	30	67
Households			
2022 Projection	3,670	26,236	60,347
2017 Estimate	3,676	26,321	60,140
2010 Census	3,665	26,498	59,413
Growth 2017 - 2022	-0.16%	-0.32%	0.34%
Growth 2010 - 2017	0.30%	-0.67%	1.22%
Owner Occupied	1,180 32.10%	15,504 58.90%	38,379 63.82%
Renter Occupied	2,496 67.90%	10,816 41.09%	21,761 36.18%
2017 Households by HH Income			
Income: <\$25,000	1,121 30.50%	5,904 22.43%	13,806 22.96%
Income: \$25,000 - \$50,000	1,146 31.18%	6,851 26.03%	14,570 24.23%
Income: \$50,000 - \$75,000	582 15.83%	4,709 17.89%	10,290 17.11%
Income: \$75,000 - \$100,000	329 8.95%	3,269 12.42%	7,912 13.16%
Income: \$100,000 - \$125,000	165 4.49%	1,994 7.58%	5,149 8.56%
Income: \$125,000 - \$150,000	139 3.78%	1,424 5.41%	2,910 4.84%
Income: \$150,000 - \$200,000	134 3.65%	1,147 4.36%	2,719 4.52%
Income: \$200,000+	60 1.63%	1,023 3.89%	2,785 4.63%
2017 Avg Household Income	\$54,404	\$70,079	\$72,597
2017 Med Household Income	\$37,386	\$51,978	\$53,789

Daytime Employment Report

1 Mile Radius



Building Type: **Hospitality** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: **49,446 SF** Rent/SF/Yr: -
 Typical Floor: **14,504 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	798	12,648	16
Retail & Wholesale Trade	122	3,425	28
Hospitality & Food Service	77	1,730	22
Real Estate, Renting, Leasing	45	229	5
Finance & Insurance	103	1,530	15
Information	12	107	9
Scientific & Technology Services	127	1,788	14
Management of Companies	0	0	0
Health Care & Social Assistance	131	1,080	8
Educational Services	18	358	20
Public Administration & Sales	6	158	26
Arts, Entertainment, Recreation	15	224	15
Utilities & Waste Management	27	446	17
Construction	34	243	7
Manufacturing	28	754	27
Agriculture, Mining, Fishing	0	0	0
Other Services	53	576	11

Consumer Spending Report

Building Type: **Hospitality**

Class: -

RBA: **49,446 SF**

Typical Floor: **14,504 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -

2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$69,177	\$604,555	\$1,423,626
Total Apparel	\$4,333	\$35,680	\$84,299
Women's Apparel	1,729	14,463	34,089
Men's Apparel	873	7,529	17,856
Girl's Apparel	334	2,681	6,399
Boy's Apparel	226	1,834	4,390
Infant Apparel	224	1,624	3,771
Footwear	946	7,548	17,793
Total Entertainment & Hobbies	\$5,744	\$49,162	\$115,038
Entertainment	889	7,499	17,882
Audio & Visual Equipment/Service	2,837	23,147	53,765
Reading Materials	300	2,683	6,186
Pets, Toys, & Hobbies	1,718	15,833	37,205
Personal Items	5,684	48,603	113,918
Total Food and Alcohol	\$20,259	\$168,017	\$392,918
Food At Home	11,409	93,546	219,406
Food Away From Home	7,407	62,621	146,082
Alcoholic Beverages	1,443	11,850	27,431
Total Household	\$8,809	\$85,441	\$203,819
House Maintenance & Repair	1,234	16,212	40,162
Household Equip & Furnishings	3,861	35,051	83,111
Household Operations	2,835	25,769	60,495
Housing Costs	879	8,408	20,050

Consumer Spending Report

2017 Annual Spending (000s)			
	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$16,413	\$144,872	\$341,653
Vehicle Purchases	6,552	61,693	146,164
Gasoline	6,072	49,979	117,029
Vehicle Expenses	252	3,997	10,029
Transportation	1,159	10,032	23,818
Automotive Repair & Maintenance	2,377	19,171	44,614
Total Health Care	\$3,891	\$35,640	\$83,140
Medical Services	2,148	19,873	46,606
Prescription Drugs	1,368	12,438	28,798
Medical Supplies	375	3,328	7,736
Total Education/Day Care	\$4,045	\$37,140	\$88,841
Education	2,717	24,452	58,649
Fees & Admissions	1,328	12,687	30,192