

7120 NIGHTINGALE DRIVE
HOLLAND, OH 43528

VACANT LAND FOR SALE
1.326 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Sale Price:	\$90,000
Acreage:	1.326
Dimensions:	397' frontage (see attached survey)
Closest Cross Street:	Holloway Road
County:	Lucas
Zoning:	B1- Limited Business and Office
Easements:	Of record
Curb Cuts:	1 shared
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

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Four SeaGate, Suite 608
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PROPERTY DESCRIPTION

Drainage:	Storm sewer/street
Improvements:	57 space parking lot and building foundation.
Restrictions:	Of record
Sign on Property:	Yes

Adjacent Land

North:	Commercial building
South:	Residential
East:	Commercial building
West:	Commercial/Residential

2020 TRAFFIC COUNTS (TWO-WAY)

Airport Highway –20,489 cars per day
Holloway Road – 7,770 cars per day

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2020 REAL ESTATE TAXES

TD:	71
Parcel:	04533
Assessor Number:	42-035-054
Total Annual Taxes:	\$4,020.89

2020 DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	6,367	\$73,736
3 MILE	44,322	\$69,891
5 MILE	112,936	\$66,428

Comments:

- Joint driveway and easement agreement with neighboring property owner (7142 Nightingale Drive).
- Parcel includes a finished 57 space parking lot and concrete foundation.
- Parcel is poised for development.

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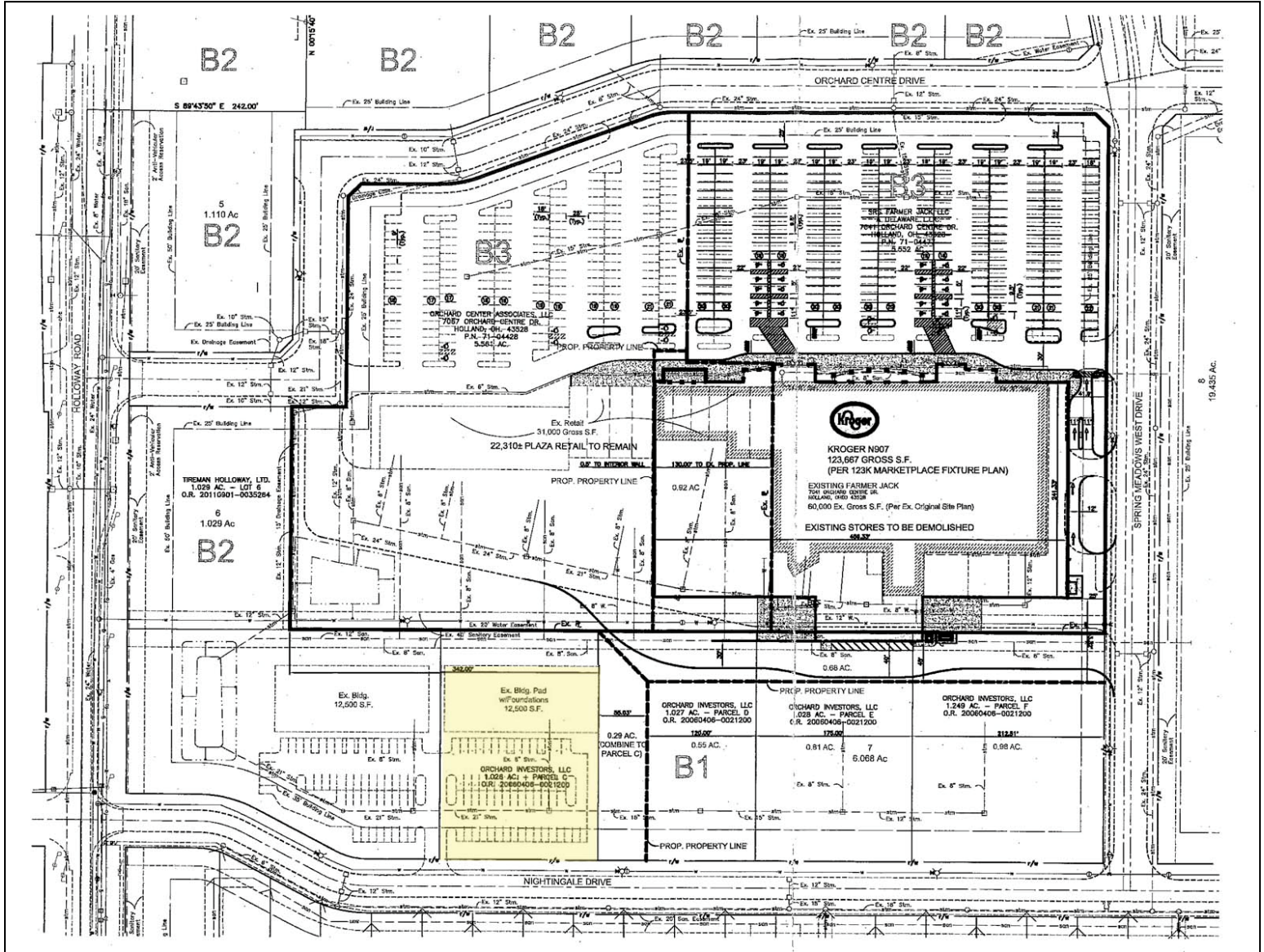
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Site Map



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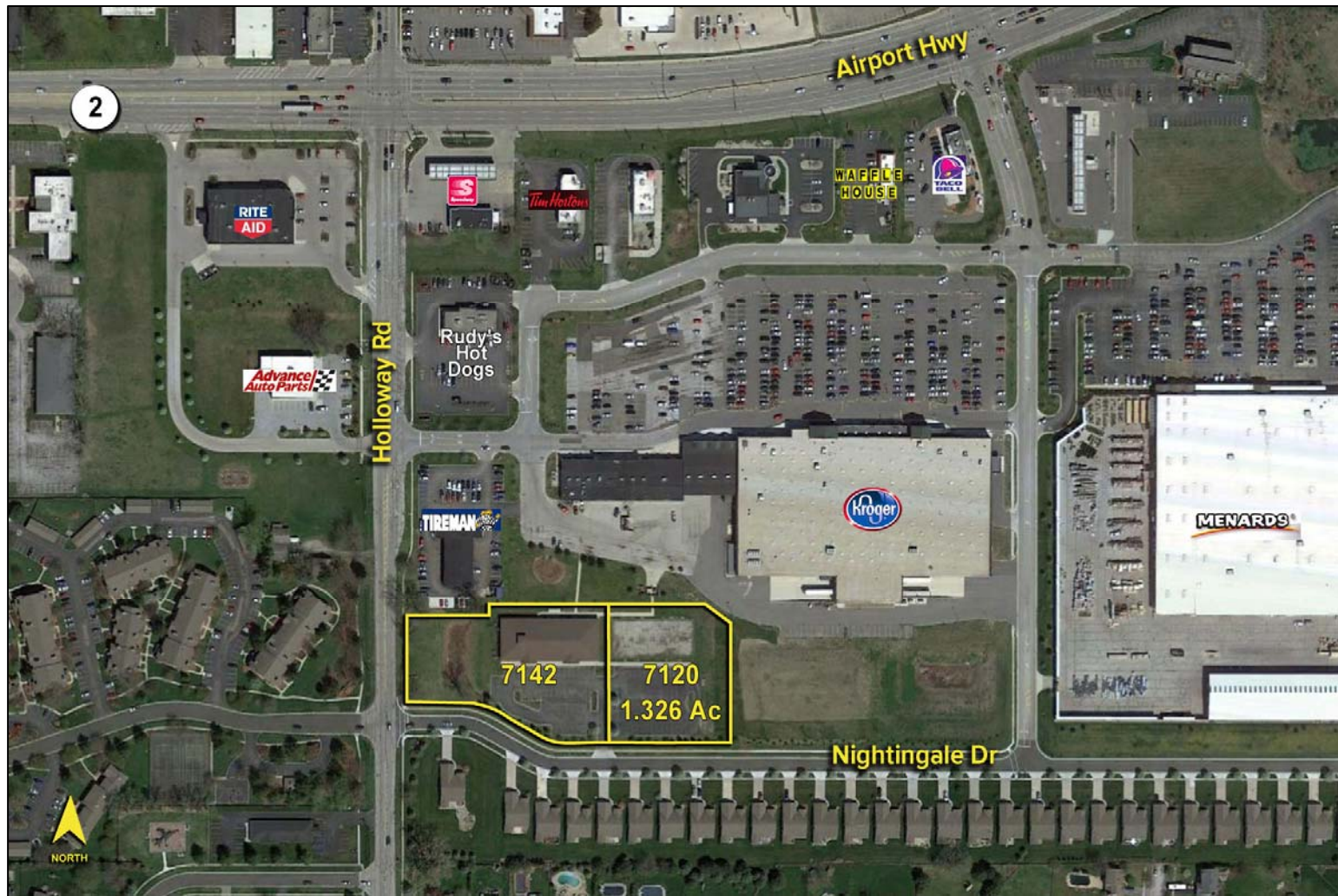
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Aerial Map



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