

# FOR SALE

## Development Opportunity



NGR



Findlay, Ohio 45840  
**9960 W US Route 224**

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 Anthony.Maronitis@ColdwellBanker.com

### Property Information

#### AVAILABILITY

4.712± acres

#### SALE PRICE

\$300,000 per acre

#### FEATURES

- Development land
- Signalized hard corner site
- Great opportunity for gas/convenience store or industrial flex space

#### AREA

- Located at the intersection of OH-15/US-224 and CR-140
- Findlay named top micropolitan city in the US for 4 years in a row
- Home to international headquarters of Marathon Petroleum Corporation and Cooper Tire & Rubber Company

#### 2017 Demographic Snapshot

SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	1,166	28,416	49,619
Households	460	11,248	20,301
Median HH Income	\$40,725	\$47,481	\$51,640
Total Businesses	64	1,078	1,853
Total Employees	597	15,160	25,740

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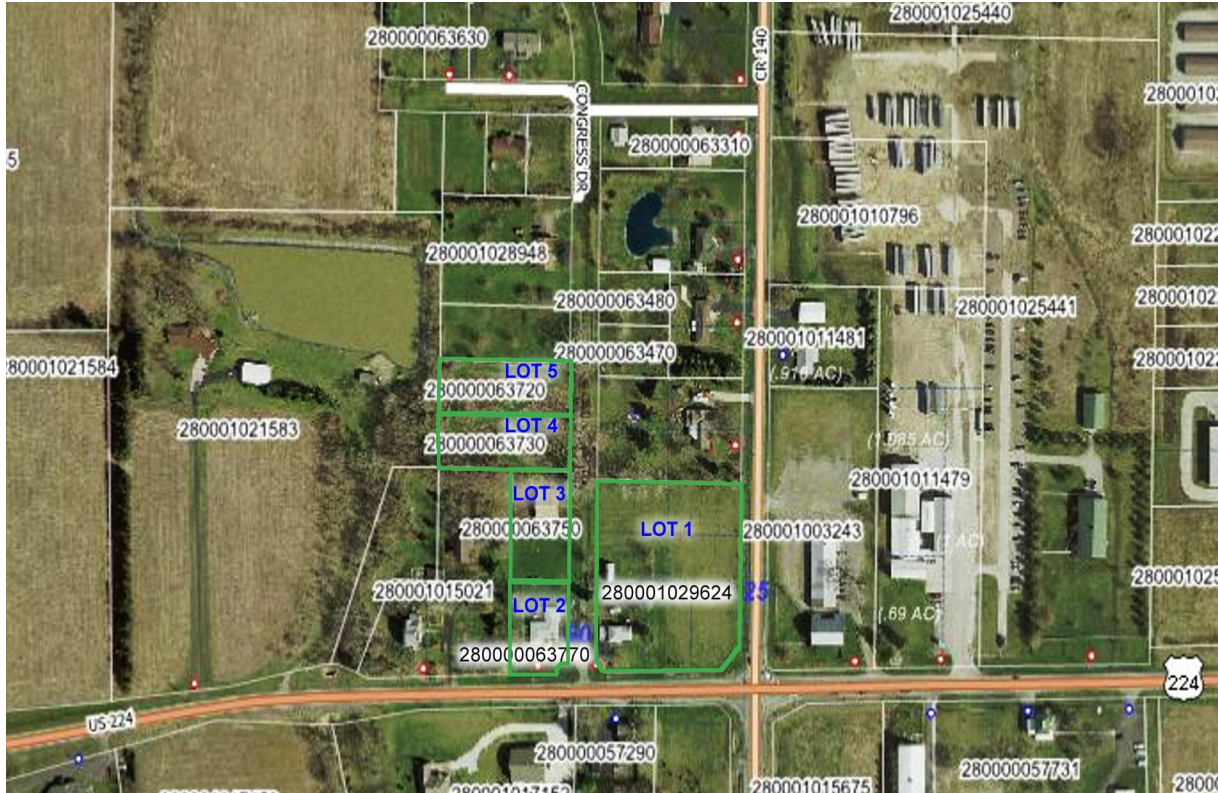
Coldwell Banker Commercial  
 NGR  
 150 E Mound St, Suite 103  
 Columbus, OH 43215  
 614-341-9800

# SITE PLAN

FINDLAY, OHIO 45840  
9960 W US ROUTE 224



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LOT	SIZE	PRICE/ACRE	STATUS	DESCRIPTION
1	2.4410	\$300,000	Available	510 Residential Dwelling Platted
2	0.4435	\$300,000	Available	510 Residential Dwelling Platted
3	0.5647	\$300,000	Available	599 Other Residential Structures
4	0.6313	\$300,000	Available	500 Residential Vacant Platted Land
5	0.6313	\$300,000	Available	500 Residential Vacant Platted Land

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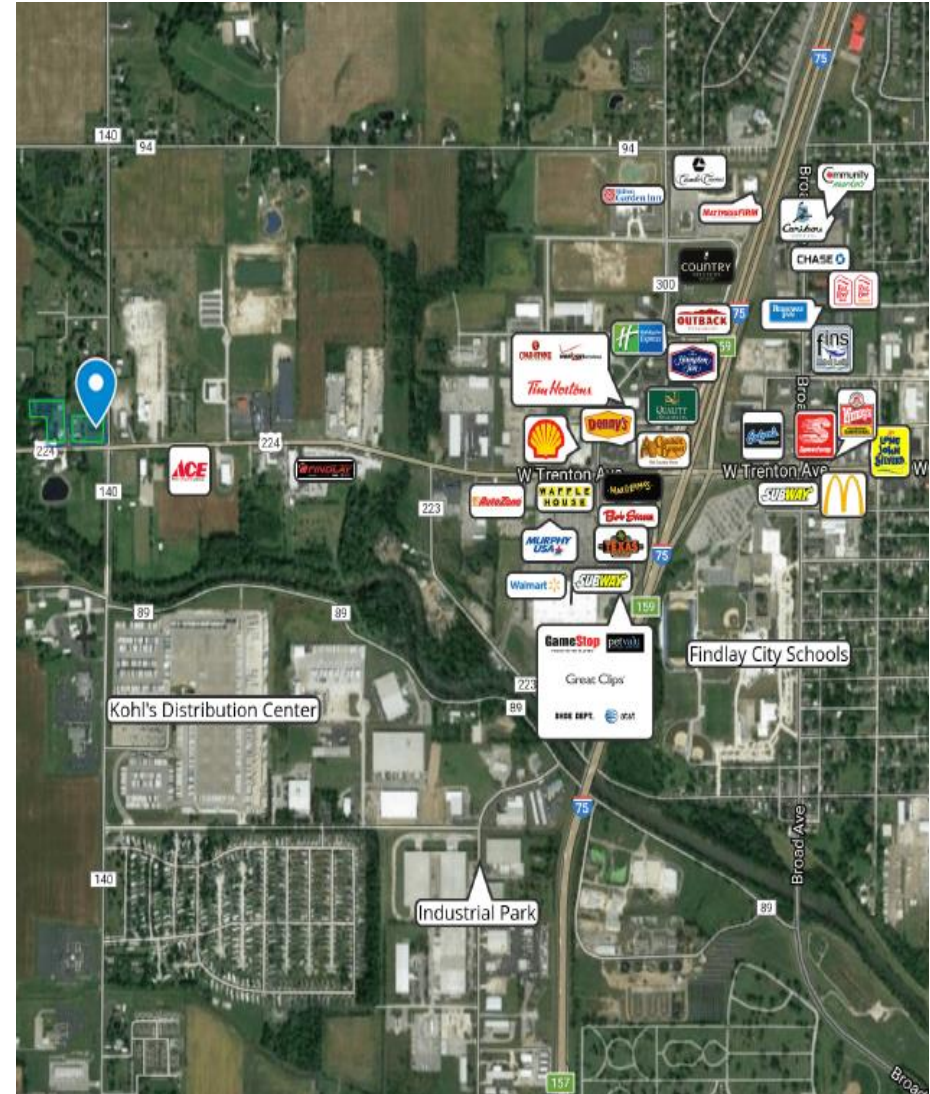
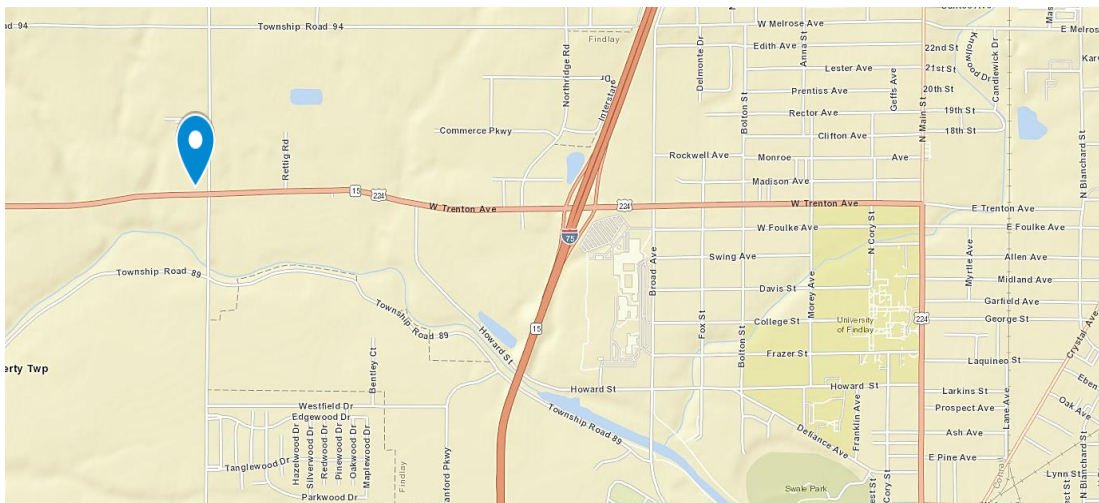
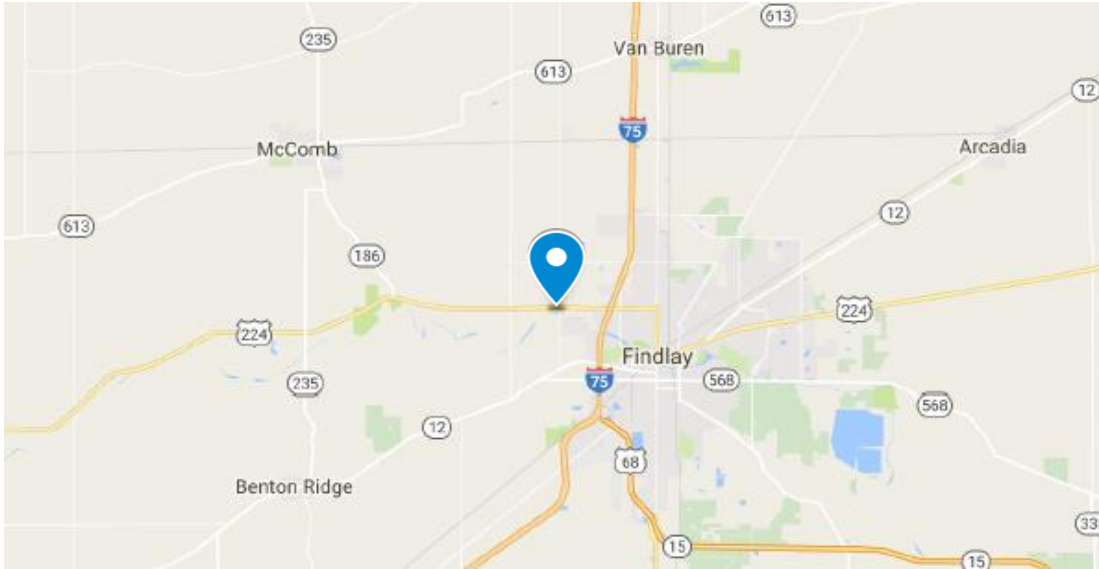


# AERIALS AND MAPS

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