

Commercial Land for Sale

Maumee-Western and Albon Roads

GENERAL INFORMATION

Location: Maumee-Western and Albon Roads, 9.75 Acres SW corner
City, State: Monclova Township, Ohio
County: Lucas
Zip: 43542
Parcel No: 38-23931
Assessor No: 23-017-054

PROPERTY INFORMATION

Land Size: 9.75 +/- Acres
Land Dimensions: 670' (MW) x 633' (Albon)
Zoning: Mixed Zoned Parcel
(C-2 on Corner 5 Acres,
C-3 on balance)
Traffic Counts: Maumee Western - 7,200 VPD
Albon - 3,946 VPD

COMMENTS/FEATURES

- Prime Commercial development site in rapidly growing area with new residential development across the street
- Commercial corner perfect for gas station/convenience store, shopping plaza, drug store, restaurant, etc.

UTILITIES

Gas: Ohio Gas (4" steel line on north side of Maumee Western)
Water: Yes (12" line east side of Albon)
Sanitary Sewer: Yes, NW Corner
Electric: Toledo Edison
Storm Sewer: Natural Drainage

Sale Prices:

Entire Parcel: **\$1,190,000**
Corner Parcel (C-2) 5 Acres: **\$995,000**
Wrap Around Parcel (C-3) 4.75 Acres: **\$300,000**



REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2017
General Taxes: \$1,461.66
Special Taxes: \$ 761.44
Total Annual Taxes: \$2,223.10

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

3178 N. Republic Blvd, Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.



<u>Parcel</u>	<u>Location</u>	<u>Gross Acres</u>	<u>Frontage</u>	<u>Zoning</u>
1	Corner	5	467' Maumee-Western Rd. 467' Albon Road	Commercial (C-2)
2	L-Shaped South & West	4.75	203' Maumee-Western Rd. 166' Albon Road	Commercial (C-3)
TOTAL		9.75 acres	670' Maumee-Western Road 633' Albon Road	

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DRAWING

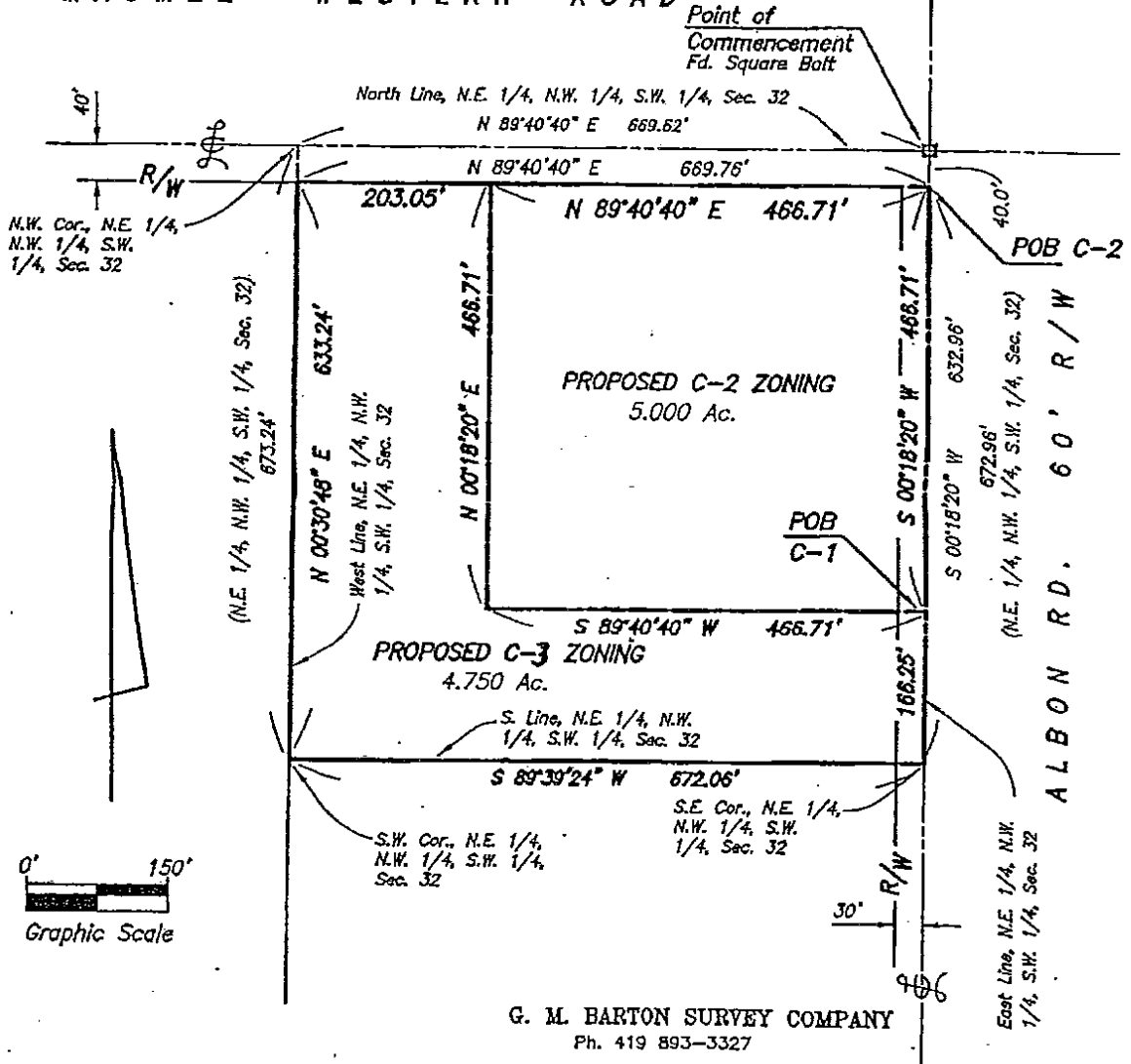
FOR

SAWICKI REALTY

PART OF THE SOUTHWEST 1/4, SECTION 32, TOWN 2, U.S.R.
MONCLOVA TOWNSHIP LUCAS COUNTY OHIO

February 2, 2006 Scale: 1" = 150' Sur. No. 926-05

U.S. ROUTE 20-A 80' R/W
MAUMEE - WESTERN ROAD



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DEMOGRAPHICS

	1.0 Miles:		3.0 Miles:		5.0 Miles:	
Population						
2010 Total Population	3,143		19,347		72,090	
2017 Total Population	3,430		20,850		73,701	
2022 Total Population	3,504		21,178		74,094	
2017-2022 Annual Rate	0.43%		0.31%		0.11%	
Households						
2010	979		7,381		28,970	
2017	1,077		8,043		29,735	
2022	1,098		8,190		29,912	
2017-2022 Annual Rate	0.39%		36.00%		0.12%	
Income- 2017						
Median Household Income	\$106,178		\$83,704		\$67,707	
Average Household Income	\$141,040		\$108,658		\$89,591	
Per Capita Income	\$49,940		\$42,661		\$36,849	
2017 Median HH Income	\$106,178		\$83,704		\$67,707	
2022 Median HH Income	\$109,750		\$90,402		\$78,222	
2017-2022 Annual Rate	0.66%		1.55%		2.93%	
Households by Income - 2017						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	44	4.1%	366	4.6%	2,401	8.1%
\$15,000 - \$24,999	46	4.3%	510	6.3%	2,581	8.7%
\$25,000 - \$34,999	43	4.0%	549	6.8%	2,815	9.5%
\$35,000 - \$49,999	59	5.5%	678	8.4%	3,218	10.8%
\$50,000 - \$74,999	169	15.7%	1,382	17.2%	4,964	16.7%
\$75,000 - \$99,999	141	13.1%	1,275	15.9%	4,056	13.6%
\$100,000 - \$149,999	206	19.1%	1,630	20.3%	5,519	18.6%
\$150,000 - \$199,999	136	12.6%	742	9.2%	1,935	6.5%
\$200,000+	233	21.6%	911	11.3%	2,245	7.6%
Race and Ethnicity - 2017						
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,103	90.5%	18,568	89.1%	62,129	84.3%
Black Alone	108	3.1%	995	4.8%	6,754	9.2%
American Indian Alone	8	0.2%	33	0.2%	139	0.2%
Asian Alone	128	3.7%	614	2.9%	1,929	2.6%
Pacific Islander Alone	0	0.0%	4	0.0%	23	0.0%
Some Other Race Alone	27	0.8%	207	1.0%	826	1.1%
Two or More Races	56	1.6%	429	2.1%	1,901	2.6%
Hispanic Origin (Any Race)	113	3.3%	782	3.8%	3,168	4.3%

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