

FOR SALE

Land

.6731 Acres ♦ Sale Price: \$239,000

**0 Lincoln Blvd
Perrysburg, OH 43551**



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

PRIME DEVELOPMENT SITE ADJACENT TO TACO BELL JUST OFF DIXIE HIGHWAY

- ♦ Directly across the town center at Levis Commons (upscale lifestyle shopping center) and near many other retail venues
- ♦ Perfect for small retail plaza, coffee shop, small restaurant, medical office and more

PROPERTY INFORMATION

- Land Size:** .6731 Acres
(12 parcels - Exhibits A & B)
- Land Dimensions:** 142' (Lincoln Blvd) x 206' (North/South)
- Zoning:** C-4 (Highway Commercial)
- Traffic Counts:** 34,256 (2015) (Dixie Highway)

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	3,192	\$128,492
3 Miles	32,199	\$121,802
5 Miles	66,318	\$112,455



Call Now
For More Information
Steven R. Lennex, CCIM
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For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

7110 W. Central Ave, Suite A-2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8745
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.

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GENERAL INFORMATION

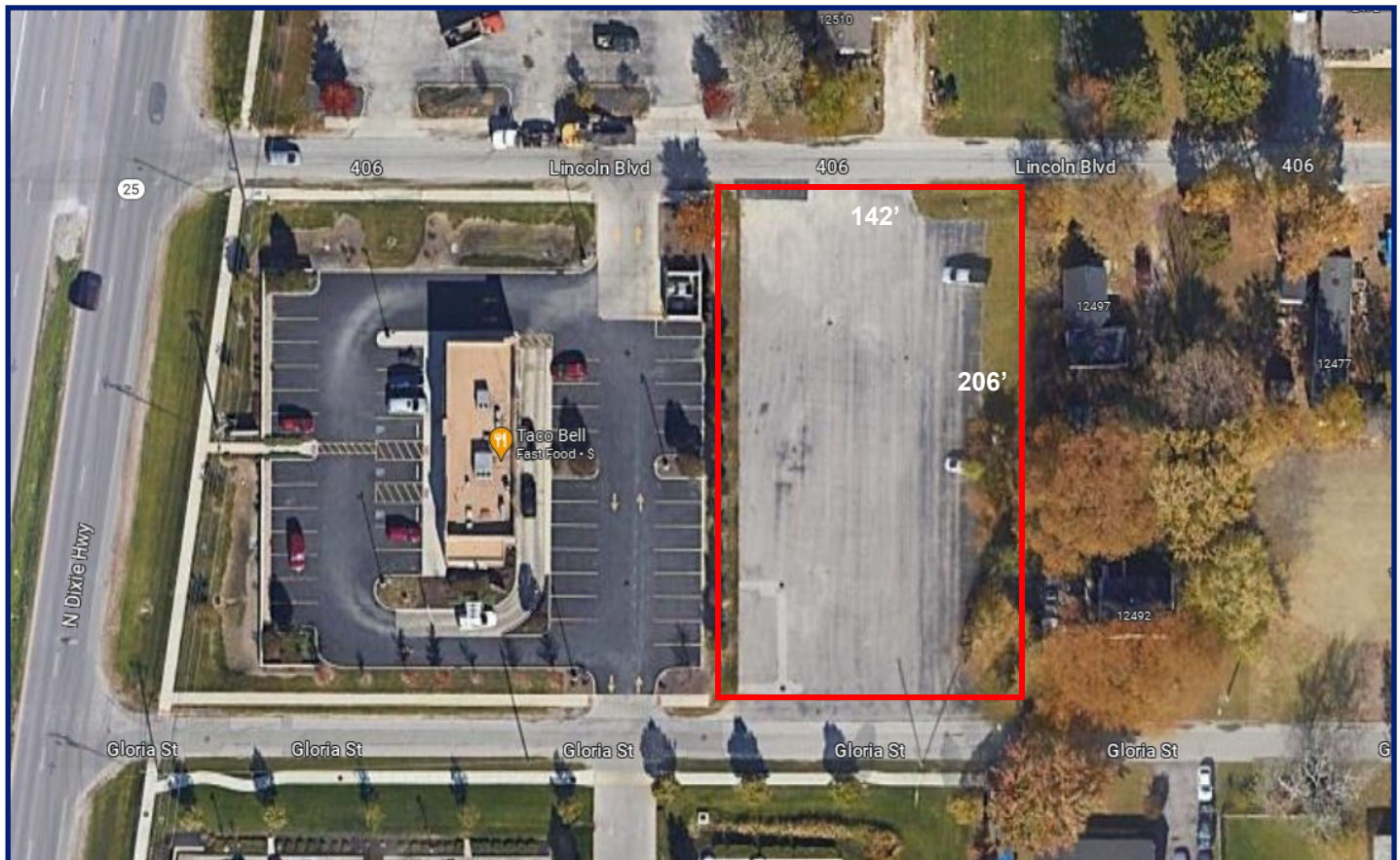
Location: 0 Lincoln Blvd
Closest Intersection: Dixie Highway
City, State: Perrysburg, OH
County: Wood
Zip: 43551
Parcel #s: 12 Parcels, See Exhibits A & B

UTILITIES

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

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2024
Total Annual Taxes: \$4,641.91
(12 Parcels - See Exhibit A)



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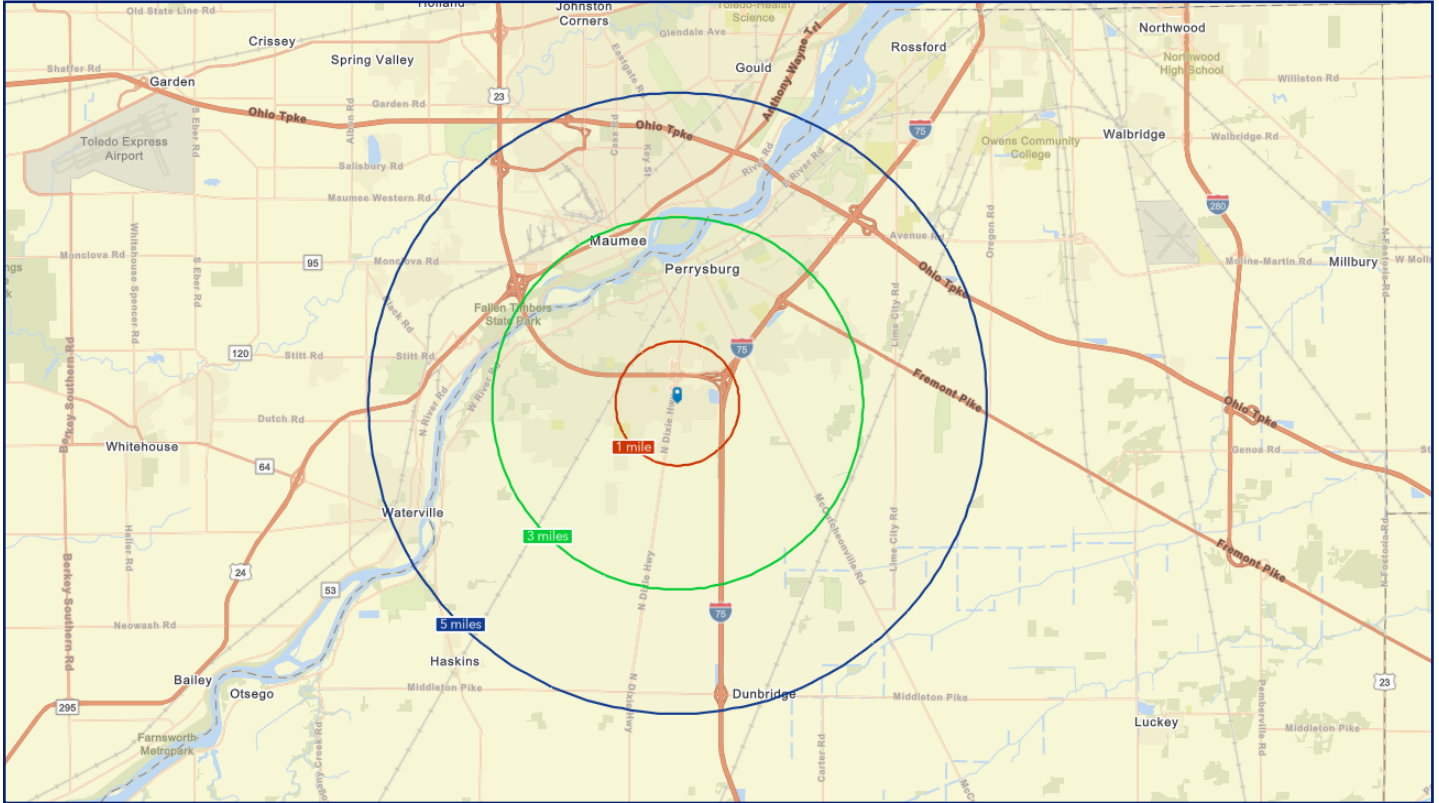
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Perrysburg, OH 43551**

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	3,192	32,199	66,318
Average Age	38.3	40.8	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	1,572	12,931	28,212
# of Persons per HH	2.01	2.47	2.33
Average HH Income	\$128,492	\$121,802	\$112,455

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FOR SALE

Land

.6731 Acres ♦ Sale Price: \$219,000

0 Lincoln Blvd
Perrysburg, OH 43551

EXHIBIT A
AVAILABLE PARCELS (12), ACREAGE (.6731)
AND ANNUAL TAXES AT
0 LINCOLN BLVD
PERRYSBURG, WOOD COUNTY, OH 43551

<u>Total No. of Parcels</u>	<u>Lot No.</u>	<u>Acres</u>	<u>Est. Taxes (2024)</u>	<u>Parcel #</u>
12	705	.0411	\$414.98	Q61-400-180303006000*
	706	.0591	\$414.98	“ “ “ 5000
	707	.0591	\$414.98	“ “ “ 4000
	708	.0591	\$414.98	“ “ “ 3000
	709	.0591	\$414.98	“ “ “ 2000
	710	<u>.0591</u>	<u>\$414.98</u>	“ “ “ 1000
Sub-Total		.3366 Ac	\$2,489.88	
	749	.0591	\$ 77.13	P60-400-180408017000
	750	.0591	\$414.98	Q61-400-180303025000
	751	.0591	\$414.98	“ “ “ 24000
	752	.0591	\$414.98	“ “ “ 23000
	753	.0591	\$414.98	“ “ “ 22000
	754	<u>.0591</u>	<u>\$414.98</u>	“ “ “ 21000*
Sub-Total		.3365 Ac	\$2,152.03	
Grand Total		.6731 Ac	\$4,641.91	

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