Commercial Land

3.09 Acres ◆ \$275,000

6025 & 6045 N Summit St

Toledo, OH 43611



PROPERTY HIGHLIGHTS

PRIME COMMERCIAL SITE

- Great location on one of Toledo's busiest commercial corridors
- Many rooftops and businesses nearby
- Perfect for users and developers of office, retail, government, medical, restaurant and gas station businesses



Call Now For More Information Steven R. Lennex, CCIM C: 419.356.8745 slennex@lennexrc.com

OFFERING SUMMARY

Sale Price: \$275,000

Acres: 6025 - 2.07 Ac

6045 - 1.02 Ac

Total - 3.09 Ac

Price/Ac: \$88.996.76/Ac

Zoning: C-2 General Commercial

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	Avg. HH Income
1 Mile	6,395	\$81,748
3 Miles	18,087	\$77,112
5 Miles	61,249	\$66,384

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

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GENERAL INFORMATION

Property: 6025 & 6045N Summit

Closest Intersection: Shoreland Ave City, State: Toledo, OH

County: Lucas Zip: 43611

Parcel #: 6025 - 8320134

6045 - 8320137

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2024 2024

6025 6045

 General Taxes
 \$3,258.66
 \$1,916.02

 Special Assestment Taxes:
 \$ 62.76
 \$ 58.38

 Total Annual Taxes:
 \$3,321.42
 \$1,974.40

Total Taxes: \$5,295.82

PROPERTY INFORMATION

Land Size 3.09 Acres
Dimensions: Parcel 8320134:

257' Summit x 350' Deep

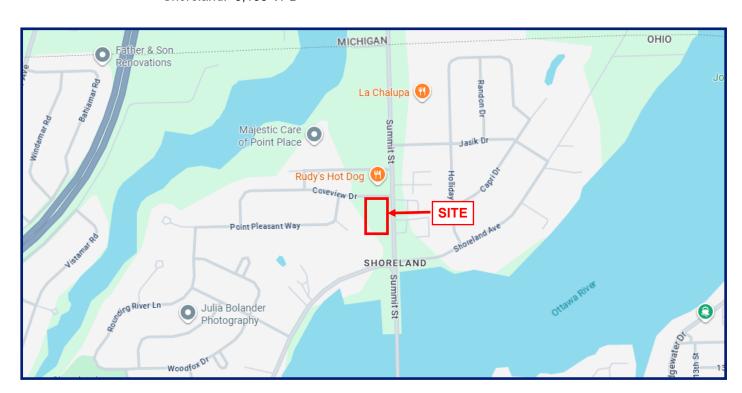
Parcel 8320137:

Zoning: 128' Summit x 350' Deep
Traffic Counts: C-2 General Commercial
(See map on page 5) Summit: 4,362 VPD

Shoreland: 8,155 VPD

UTILITIES

Gas:Columbia GasWater:MunicipalSanitary Sewer:MunicipalElectric:Toledo EdisonStorm Sewer:Municipal



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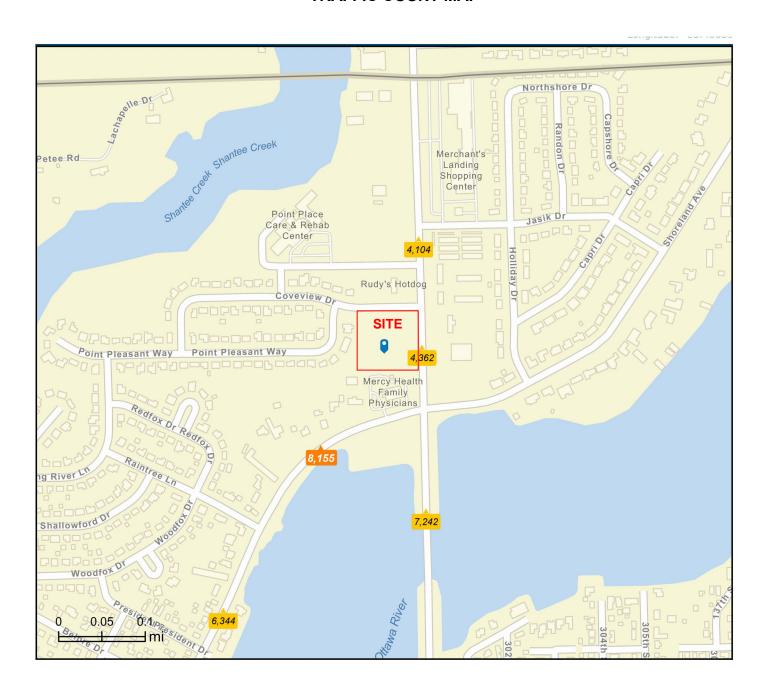
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TRAFFIC COUNT MAP



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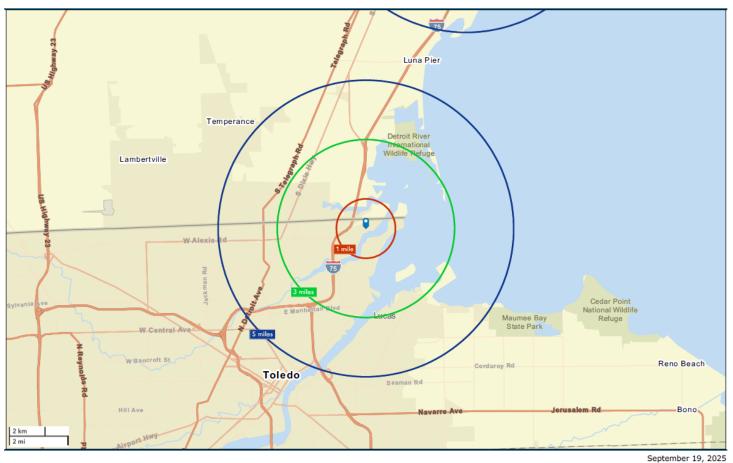
FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,395	18,087	61,249
Average Age	46.2	42.6	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,951	8,026	25,895
# of Persons per HH	2.15	2.21	2.31
Average HH Income	\$81,748	\$77,112	\$66,384

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