

FOR SALE

Commercial Land

3.09 Acres ♦ \$275,000

6025 & 6045 N Summit St

Toledo, OH 43611



LENNEX REALTY COMPANY, LLC

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

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



Call Now
For More Information
Steven R. Lennex, CCIM

C: 419.356.8745
slennex@lennexrc.com

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
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

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.

FOR SALE

Commercial Land

3.09 Acres ♦ \$275,000

6025 & 6045 N Summit St

Toledo, OH 43611

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
	<u>6025</u>	<u>6045</u>
General Taxes	\$3,258.66	\$1,916.02
Special Assesment 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:
128' Summit x 350' Deep
Zoning: C-2 General Commercial
Traffic Counts: Summit: 4,362 VPD
(See map on page 5) Shoreland: 8,155 VPD

UTILITIES

Gas: Columbia Gas
Water: Municipal
Sanitary Sewer: Municipal
Electric: Toledo Edison
Storm Sewer: Municipal



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.

FOR SALE

Commercial Land

3.09 Acres ♦ \$275,000

6025 & 6045 N Summit St

Toledo, OH 43611



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.

FOR SALE

Commercial Land

3.09 Acres ♦ \$275,000

6025 & 6045 N Summit St

Toledo, OH 43611



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.

3.09 Acres ♦ \$275,000

Toledo, OH 43611

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.

FOR SALE

Commercial Land

3.09 Acres ♦ \$275,000

6025 & 6045 N Summit St

Toledo, OH 43611



September 19, 2025

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

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.