

FOR SALE

Commercial Land

.997 Acres ♦ \$139,000

.997 Acres @ 6821 Whitehouse Square Blvd

Whitehouse, OH 43571



LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

- **AFFORDABLE COMMERCIAL DEVELOPMENT SITE**
- Prime location in rapidly developing part of Whitehouse
- Easily developable one acre site adjacent to additional land (if needed) to the south and east
- Perfect for free standing retail or office user or small plaza

OFFERING SUMMARY

Sale Price: \$139,000
Acres: .997 Ac
Price/Ac: \$139,418/Ac

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	2,789	\$163,820
3 Miles	11,168	\$158,911
5 Miles	26,553	\$152,598



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

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: 6821 Whitehouse Square Blvd
Closest Intersection: Waterville Swanton
City, State: Whitehouse, Ohio
County: Lucas
Zip: 43571
Parcel No: 98-40482

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2025
General Taxes: \$902.36
Special (Bad Creek): \$ 11.98
Total Annual Taxes: \$914.34

PROPERTY INFORMATION

Land Size: .997 Acres
Land Dimensions: 151' x 288'
Frontage: 151' Whitehouse Square Blvd
Zoning: C-3 (General Commercial)
Traffic Counts: 8,231 VPD Waterville Swanton Rd

UTILITIES

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



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VIEW OF SITE ADJACENT TO RETAIL PLAZA



FRONT VIEW OF ADJACENT RETAIL PLAZA



CEDAR CREEK CHURCH SOUTHWEST OF SITE



WHITEHOUSE SQUARE SENIOR RENTAL VILLAS

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