

0 CLARK DRIVE
ROSSFORD, OH 43460

VACANT LAND FOR SALE
2.11 Acres Available



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$400,000/acre
Acreage:	2.11 acres
Dimensions:	Irregular
Closest Cross Street:	State Route 795
County:	Wood
Zoning:	Planned Commercial
Easements:	Of record
Curb Cuts:	One
Topography:	Flat
Survey Available:	Yes
Environmental Report:	No



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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PROPERTY DESCRIPTION	
Environmental Report:	No
Drainage:	Yes
Improvements:	None
Restrictions:	None.
Sign on Property:	Yes
Adjacent Land	
North:	I-80/90 Ohio Turnpike
South:	Retail
East:	Exit 64, Ohio Turnpike
West:	Retail

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	2,064	\$80,433
3 MILE	36,030	\$77,067
5 MILE	104,234	\$66,152

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbus Gas
Water:	Northwestern Water & Sewer District
Sanitary Sewer:	
Storm Sewer:	

2025 REAL ESTATE TAXES	
Parcel Number:	T68300340304003000
Total Taxes:	\$10,656.28
Total Valuation:	\$386,800

TRAFFIC COUNTS (TWO-WAY)	
AVENUE ROAD	16,666 (2020)
I-75	48,972 (2020)
I-80/90	655,003 (2021)

Comments:

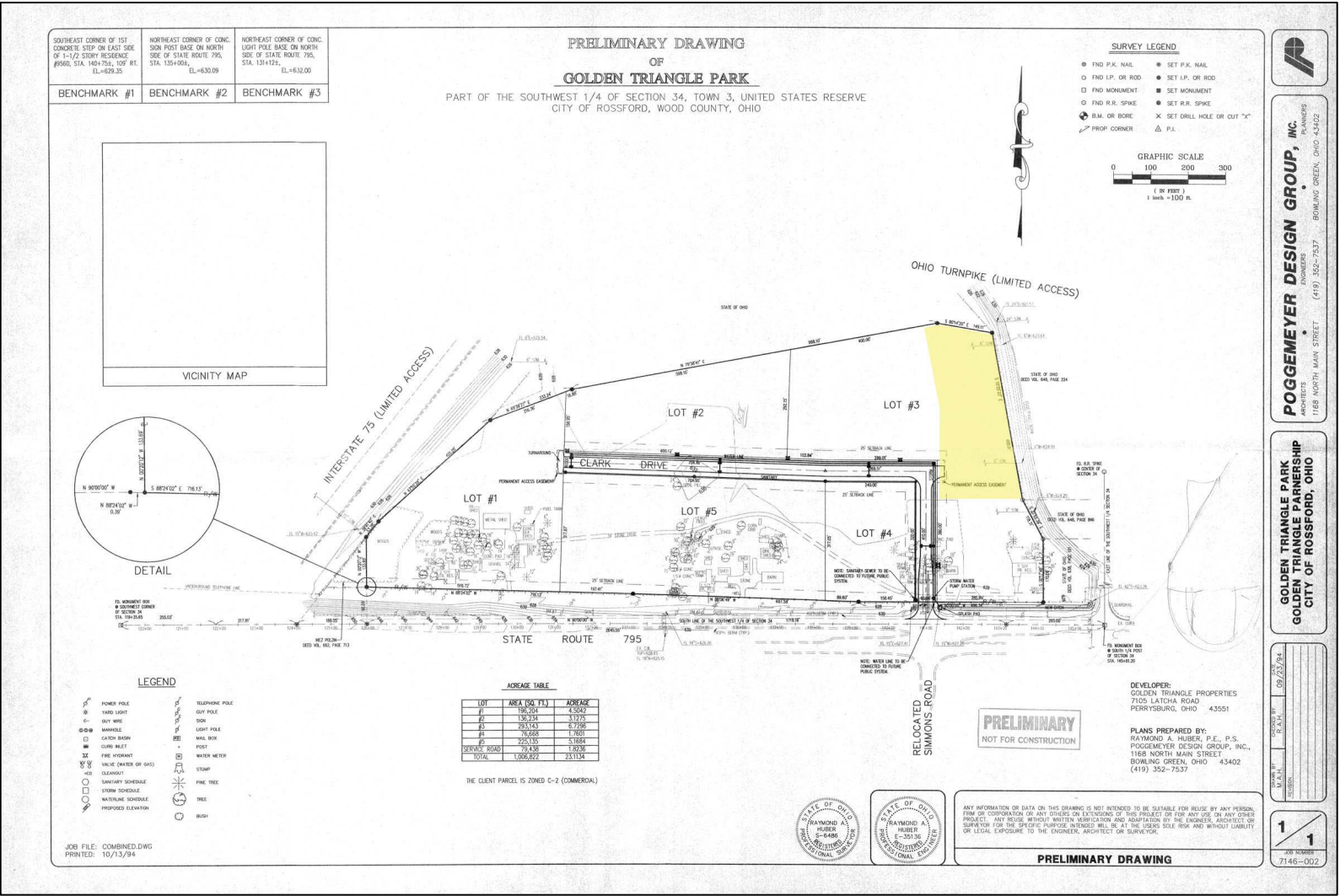
- Adjacent site to the west was sold to StayAPT- <https://www.stayapt.com/>, although they have yet to commence construction.

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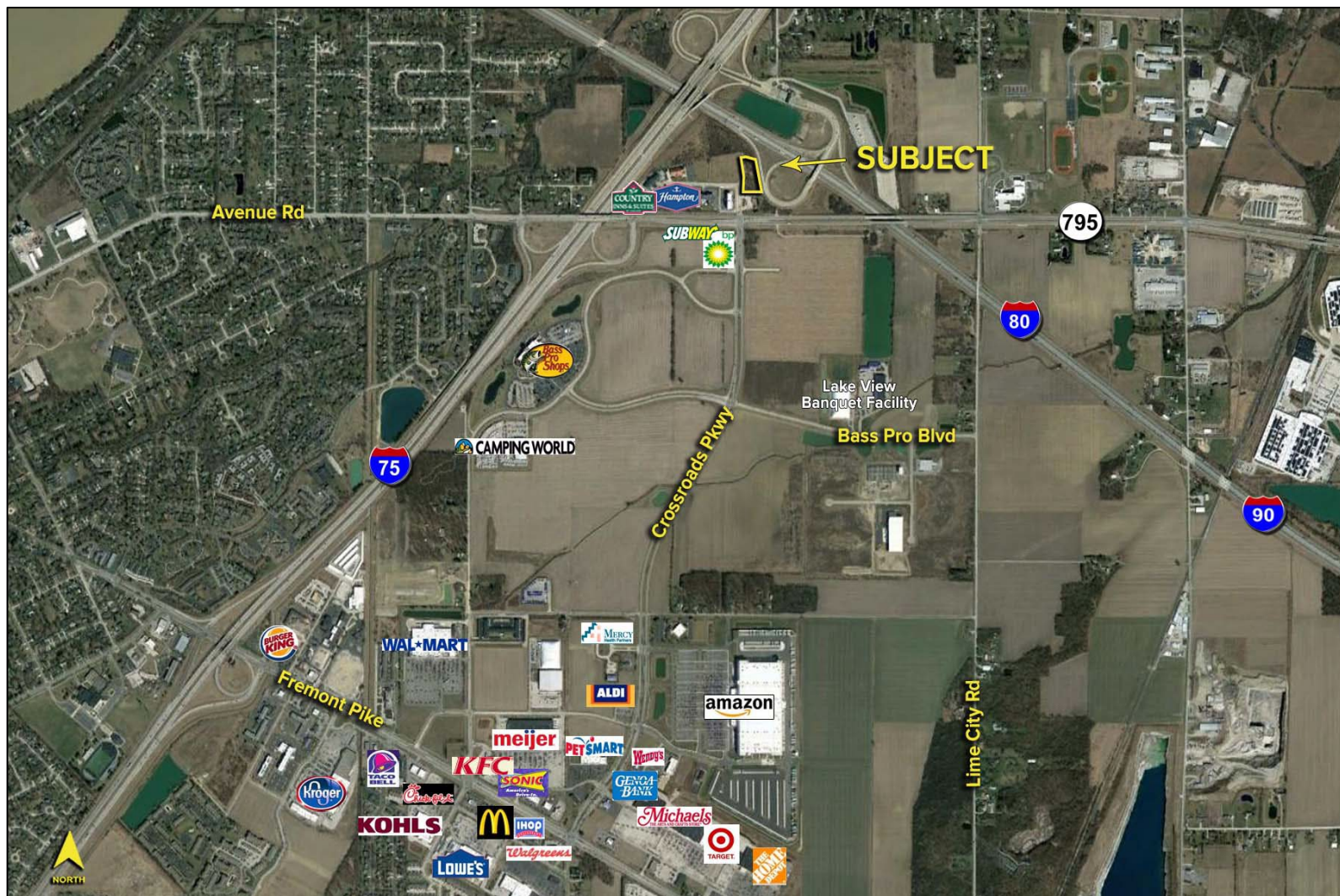


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