

0 LEMOYNE ROAD
NORTHWOOD, OH 43619

VACANT LAND FOR SALE
3.14 Acres Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

DEVELOPMENT LAND



GENERAL INFORMATION

Price:	\$60,000
Acreage:	3.14 AC
Dimensions:	283.13' X 574.53'
Closest Cross Street:	Woodville Road
County:	Wood
Zoning:	CBD – Central Business District
Easements:	of Record
Curb Cuts:	TBD
Topography:	Flat
Survey Available:	No
Environmental Report:	No



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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PROPERTY DESCRIPTION

Drainage:	Street/ditch
Improvements:	none
Restrictions:	Of record
Sign on Property:	Yes
Adjacent Land	
North:	Commercial
South:	Commercial
East:	Commercial
West:	Publicly owned school

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,688	\$58,559
3 MILE	27,454	\$60,892
5 MILE	81,065	\$50,536

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwest Ohio Water & Sewer District
Sanitary Sewer:	Northwest Ohio Water & Sewer District
Storm Sewer:	Village of Northwood

2021 REAL ESTATE TAXES

Parcel Number:	M50-812-340323020000
Total Annual Taxes:	\$1,852.83

TRAFFIC COUNTS (TWO-WAY)

15,784	Woodville Road SR51
11,984	I - 280

Comments:

- Commercial site with great access to I-280 – less than ¼ mile from I-280/Woodville Road interchange.
- Incentives available from the City of Northwood for qualified business.
- 10” waterline and 12” sanitary sewer adjacent to the parcel on Lemoyne Road.
- All utilities at site.
- Located 6 miles from the Ohio Turnpike (I-80/90) and 7 miles from I-75.

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