

DEVELOPMENT SITE

MAUMEE, OH

2700 S DETROIT AVENUE



DOLLAR TREE

SITE

US
24

90

US
24

4,082 (2024)

9,211 (2024)

34,612 (2024)

15,024 (2024)

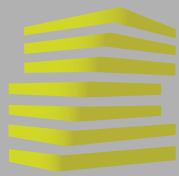
5,425 (2024)

RIVER RD

MAUMEE RIVER



LOCATION.
commercial real estate



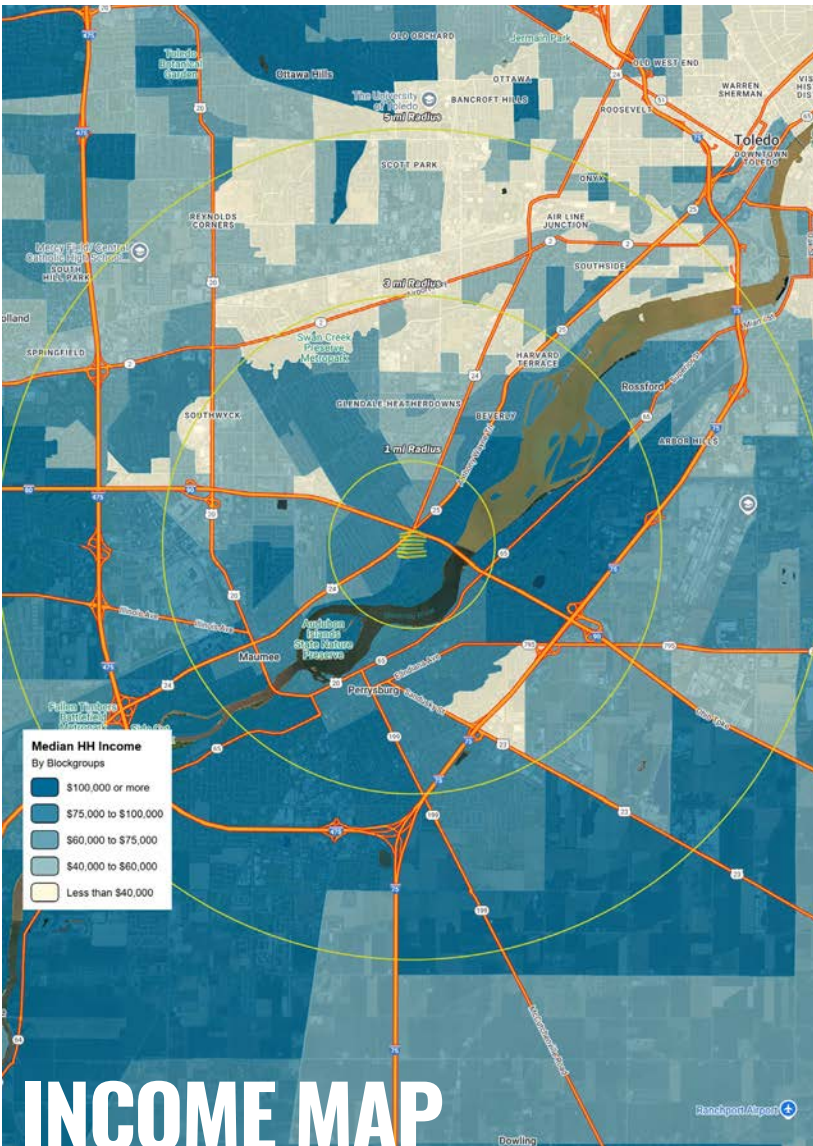
DEVELOPMENT SITE

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

TOLEDO IS A MAJOR INDUSTRIAL AND PORT CITY LOCATED IN NORTHWEST OHIO, ALONG THE WESTERN EDGE OF LAKE ERIE AND NEAR THE MICHIGAN BORDER. KNOWN AS THE "GLASS CITY" FOR ITS DEEP ROOTS IN GLASS MANUFACTURING, TOLEDO HAS EVOLVED INTO A DIVERSE ECONOMIC HUB WITH STRENGTHS IN HEALTHCARE, EDUCATION, AUTOMOTIVE, AND LOGISTICS. ITS STRATEGIC LOCATION AT THE INTERSECTION OF I-75 AND I-80/90 POSITIONS IT AS A KEY CONNECTOR BETWEEN THE MIDWEST, EAST COAST, AND CANADA.

THE CITY IS ANCHORED BY SEVERAL MAJOR EMPLOYERS, INCLUDING PRO MEDICA HEALTH SYSTEM, MERCY HEALTH, AND THE UNIVERSITY OF TOLEDO, WHICH HOUSES A NATIONALLY RECOGNIZED MEDICAL CENTER. OTHER TOP EMPLOYERS INCLUDE DANA INCORPORATED, OWENS CORNING, AND LIBBEY GLASS, ALL OF WHICH CONTRIBUTE TO TOLEDO'S LONGSTANDING INDUSTRIAL LEGACY. THE NEARBY PORT OF TOLEDO AND TOLEDO EXPRESS AIRPORT ALSO SUPPORT SIGNIFICANT LOGISTICS AND FREIGHT ACTIVITY IN THE REGION.

TOLEDO OFFERS A WIDE RANGE OF RECREATIONAL AND CULTURAL AMENITIES, INCLUDING THE HIGHLY ACCLAIMED TOLEDO MUSEUM OF ART, THE TOLEDO ZOO & AQUARIUM, AND THE EXPANSIVE METROPARKS TOLEDO SYSTEM, WHICH ENCOMPASSES OVER 12,000 ACRES OF PARKS AND TRAILS. THE REVITALIZED DOWNTOWN AND WAREHOUSE DISTRICT HAVE BECOME VIBRANT DESTINATIONS FOR DINING, ENTERTAINMENT, AND EVENTS.

SIGNATURE EVENTS INCLUDE THE JEEP FEST, CELEBRATING THE BRAND'S TOLEDO MANUFACTURING HERITAGE, AND THE TOLEDO AIR SHOW, AS WELL AS A STRONG LOCAL SPORTS PRESENCE THROUGH THE TOLEDO MUD HENS (TRIPLE-A BASEBALL) AND WALLEYE (ECHL HOCKEY).

WITH A STRONG TRANSPORTATION NETWORK, COMPETITIVE COST OF LIVING, AND CONTINUED INVESTMENT IN INFRASTRUCTURE AND ECONOMIC DEVELOPMENT, TOLEDO OFFERS A DYNAMIC AND RESILIENT TRADE AREA WITH OPPORTUNITIES FOR GROWTH ACROSS MULTIPLE SECTORS.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	7,475	59,756	141,641
HOUSEHOLDS	3,315	27,877	62,705
EMPLOYEES	684	23,644	71,550
MED HH INCOME	\$85,841	\$73,584	\$71,238

AREA RETAIL | RESTAURANTS



Walmart * meijer



Gordon's
FOOD SERVICE STORE

OLIE'S BARGAIN
GOOD STUFF CHEAP

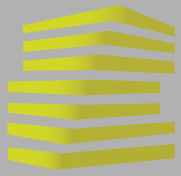


DOLLAR TREE



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DEVELOPMENT SITE

SITE PLAN & DETAILS

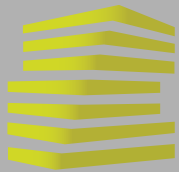
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- **PREMIER 21+/- ACRE DEVELOPMENT SITE WITH EXCEPTIONAL FRONTAGE ALONG S DETROIT AVE**
- **FOR SALE: \$2,500,000**
- **SITS ACROSS FROM THE RECENTLY RENOVATED PARKWAY PLAZA**
- **CURRENTLY ZONED CR (COMMERCIAL/RETAIL) WHICH ALLOWS FOR A WIDE VARIETY OF USES. SITE IS ALSO SUITABLE FOR MULTIFAMILY, MEDICAL, AND OTHER USES**
- **US-24/SR-25 TRAFFIC COUNT: >15,000 VPD**
- **CALL BROKER FOR PRICING**



DEVELOPMENT SITE

MARKET AERIAL

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