

# 1137 BUCK ROAD

ROSSFORD, OHIO 43460 | WOOD COUNTY

## JERRY'S GREAT AMERICAN RESTAURANT: COMMERCIAL PROPERTY FOR SALE

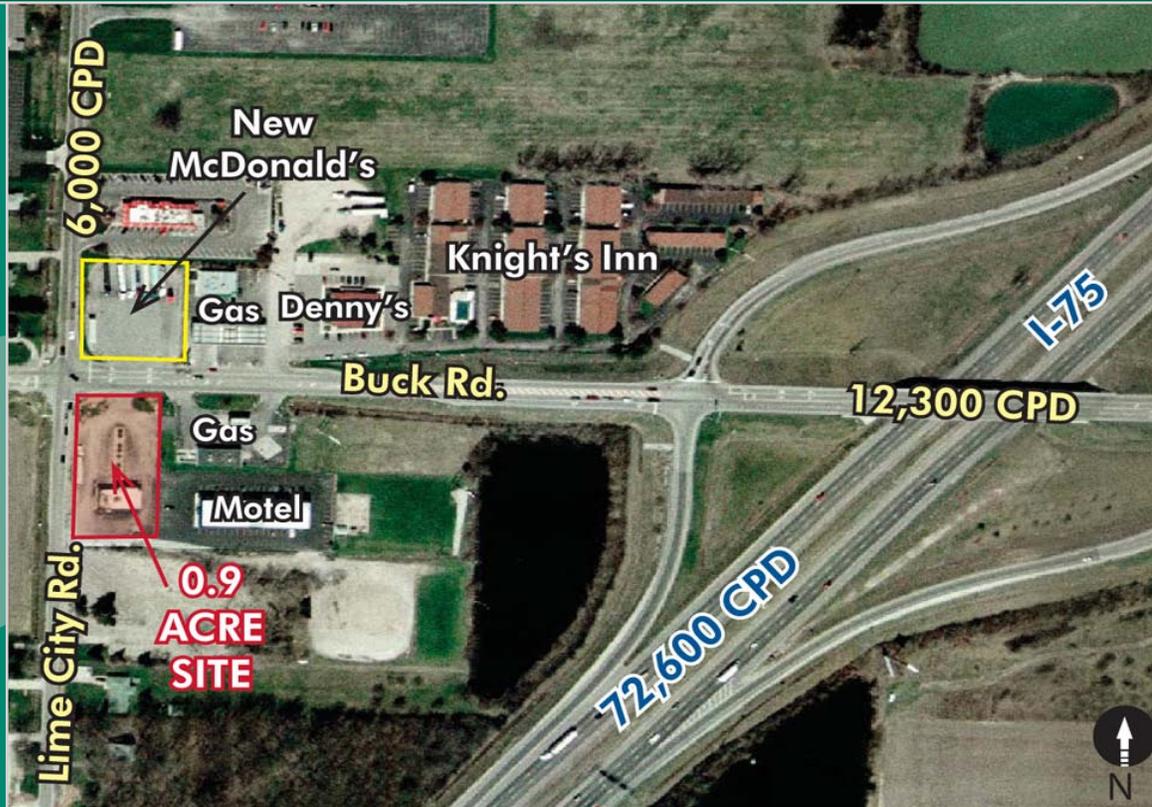
**REDUCED**

**SALE PRICE:** \$425,000

**ACREAGE:** 0.9

**BUILDING SIZE:** 2,900

**ZONING:** C-4, Interstate Commercial



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- PARCEL NUMBERS: 300260301004001 and 300260301003001
- LOT DIMENSIONS: Approx. 111' x 310'
- YEAR BUILT/RENOVATED: 1972/1998
- CURB CUTS: 2
- PARKING SPACES: 36
- STREET TYPE: Buck Rd. and Lime City Rd. - Two-lane commercial
- RESTROOMS: 2
- FIRE SPRINKLERS: No
- TOTAL TAXES PER 1/2 YEAR: \$6,152
- AUDITOR'S ASSESSED MARKET VALUE: \$571,100
- UTILITIES: **Electric** - Toledo Edison; **Gas** - Columbia Gas; **Sanitary Sewer** - City of Toledo; **Storm Sewer** - City of Toledo; **Water** - City of Toledo
- Sale price includes the land, building and FF&E
- 3,300 CPD on Lime City Rd.; 12,300 CPD on Buck Rd.; and 72,600 CPD on I-75
- 111' of frontage on Buck Rd. and 310' on Lime City Rd. SE hard-corner across the street from the new 522,000 SF Penta Career Center

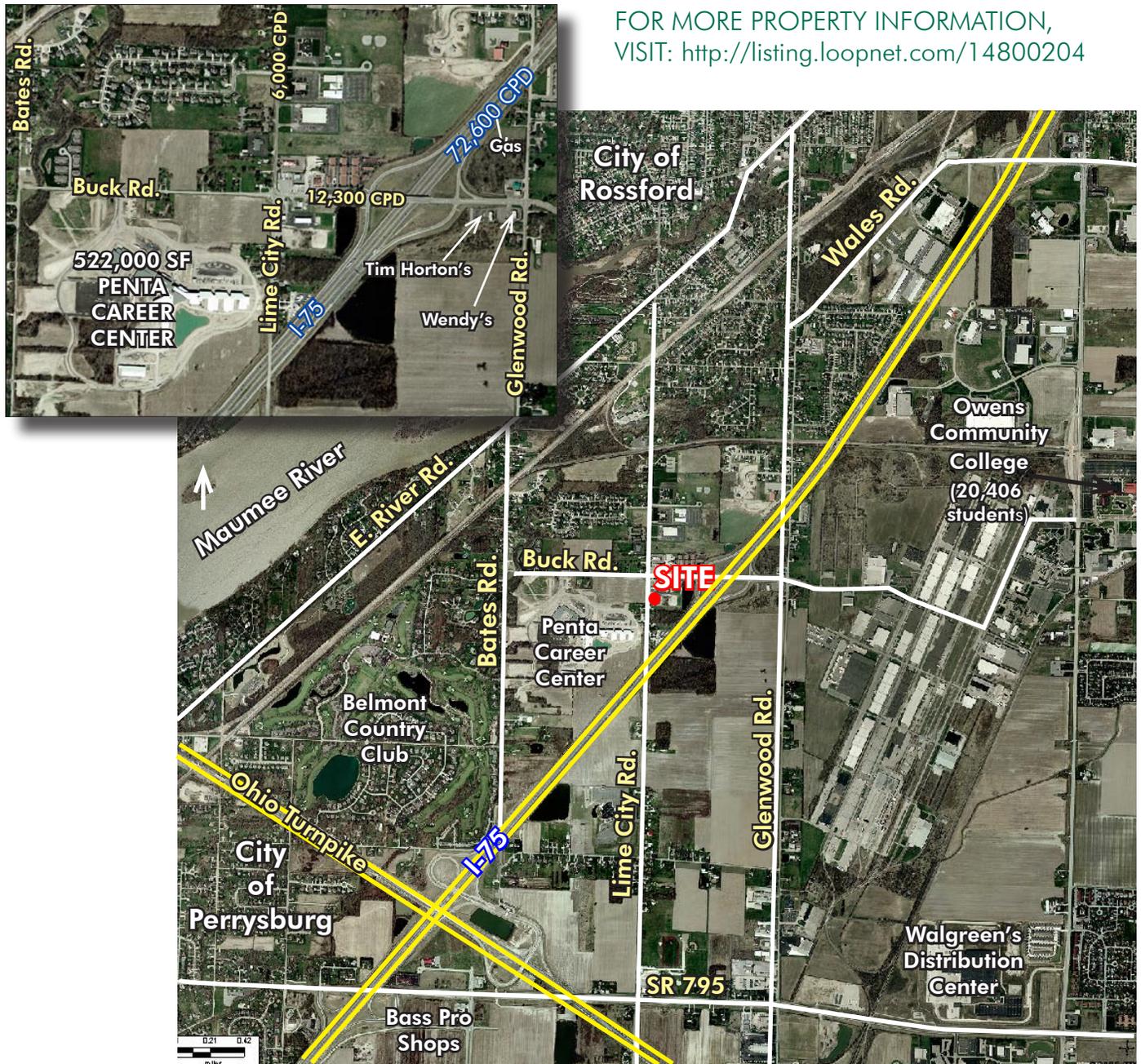
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**CBRE** | Reichle Klein  
CB RICHARD ELLIS  
Licensed Real Estate Broker

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FOR MORE PROPERTY INFORMATION,  
VISIT: <http://listing.loopnet.com/14800204>



## DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius	7 minute drive time
2008 Estimated Population	2,127	37,441	139,160	42,942
2008 Estimated Median Household Income	\$54,928	\$48,053	\$38,857	\$43,273
2008 Estimated Median Housing Value	\$162,202	\$124,321	\$105,937	\$134,349
2008 Employees	1,660	21,598	98,775	49,910

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