

**76 ACRES – GLENWOOD ROAD
 ROSSFORD, OHIO 43460**

VACANT LAND FOR SALE

Location:

Address: Glenwood Road
City: Rossford, OH
County: Wood
Zip Code: 43460
Zoned: C-4 Interstate Commercial
Closest Intersection: Buck Road

Utilities:

Gas: Available – Columbia Gas
 4” Buck Rd. & Glenwood
Electric: Available – Toledo Edison
 12” W. side of Glenwood
Water: 12” W. side of Glenwood
Sanitary Sewer: 12” W. side of Glenwood
Storm Sewer: Open ditch

Acresage:

76 Acres

Presented by:

Hunt Sears

419-250-2769

hsears@parkwesttoledo.com

Sale Price:

\$58,500 per acre

Mike Scannell

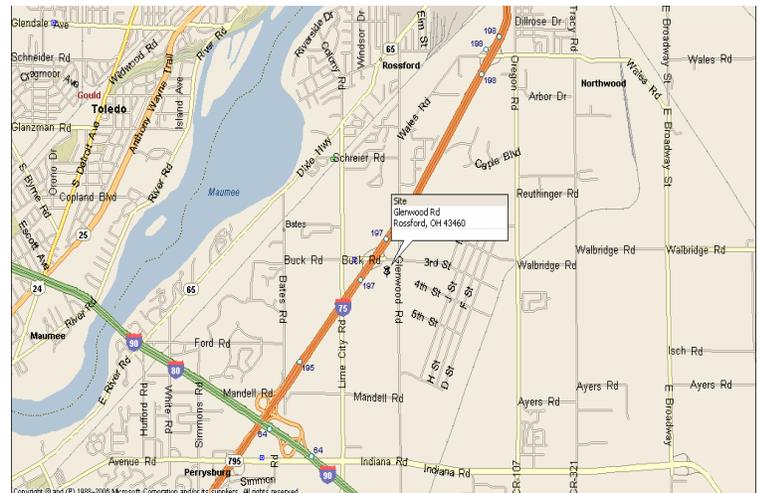
419-351-4918

mscannell@parkwesttoledo.com

Parcel #: T68-300-260301001000,
 260301014000, 6000,
 7000, 8000
Annual Taxes: \$1,109.51
Distance to Traffic Light: .10 Mile
Traffic Count: 5,600 VPD
Easements: Of record
Improvements: None
Dimensions: 1,453’ frontage
 (irregular depth)

Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<i>Population:</i>	2,342	39,624	141,546
<i>Households:</i>	1,033	16,492	59,005
<i>Ave HH Income:</i>	\$93,622	\$72,708	\$58,076



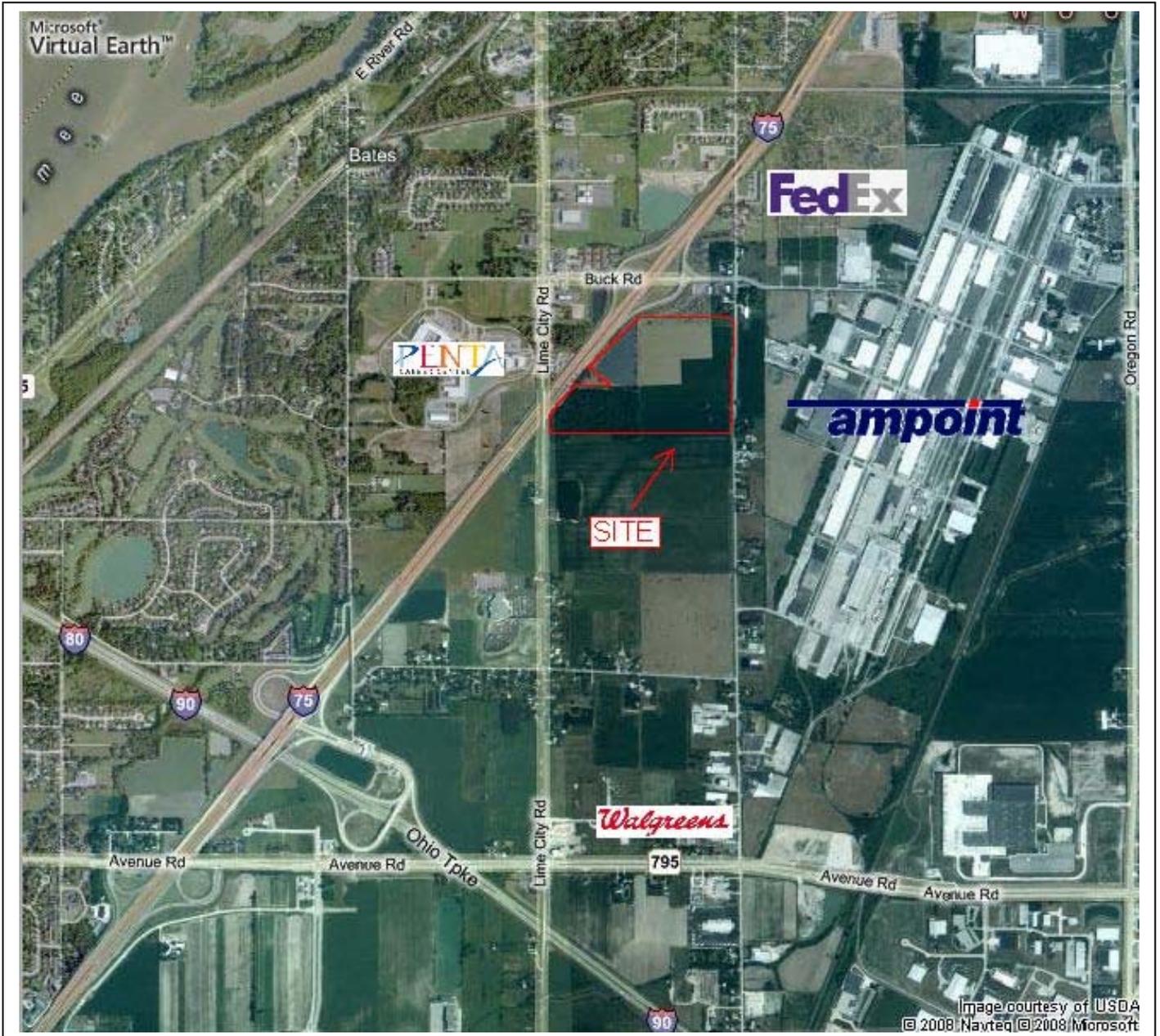
Comments:

Prime development property in Rossford close to new Fed Ex Distribution Hub, Walgreens Distribution Center, Ampoint Industrial Park. Excellent expressway (I-75) access and close to I-80 turnpike exit. 7.7 acre pond on northwest part of property. Property backs up to I-75 – good exposure.

All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy

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