

**FOR SALE
BY OWNER**

VACANT COMMERCIAL LAND

2.625 Acres (2.935 Total - 0.310 Right of Way)

8015 WEST CENTRAL AVENUE

**US ROUTE (US 20), OH STATE ROUTE 120 (OH 120)
SYLVANIA TWP., LUCAS COUNTY, OHIO 43617-1533**

GENERAL INFORMATION

Sale Price:	Price Negotiable
Acreage:	2.625 (2.935 total - 0.310 right of way)
Lot Dimensions:	301' frontage on Central Avenue
Closest Cross Street:	Centennial Road
County:	Lucas
Zoning:	20-C-2 (market area 6003)
Easements:	Of record
Curb Cuts:	2
Topography:	Flat (upslope in SW corner)
Survey Available:	Yes
Soil Test Available:	No
Drainage:	Good



For more information
CONTACT US

DAVID ALAN POAGE
Cell: 419-345-9738
Email: dapoage@gmail.com

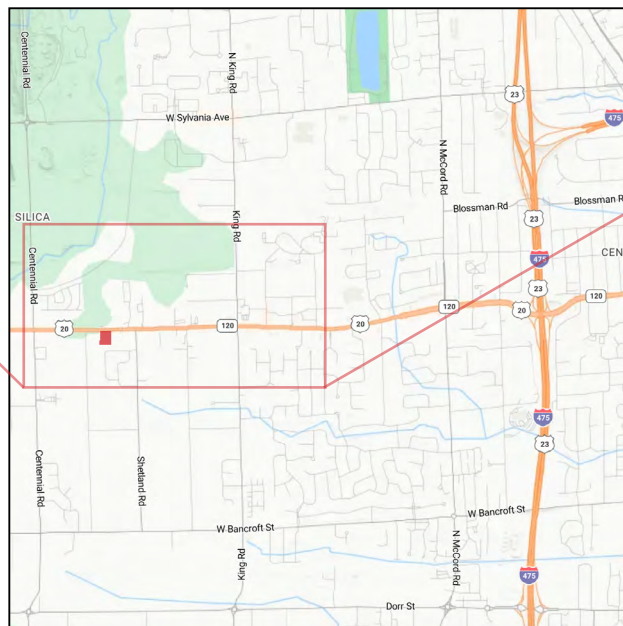
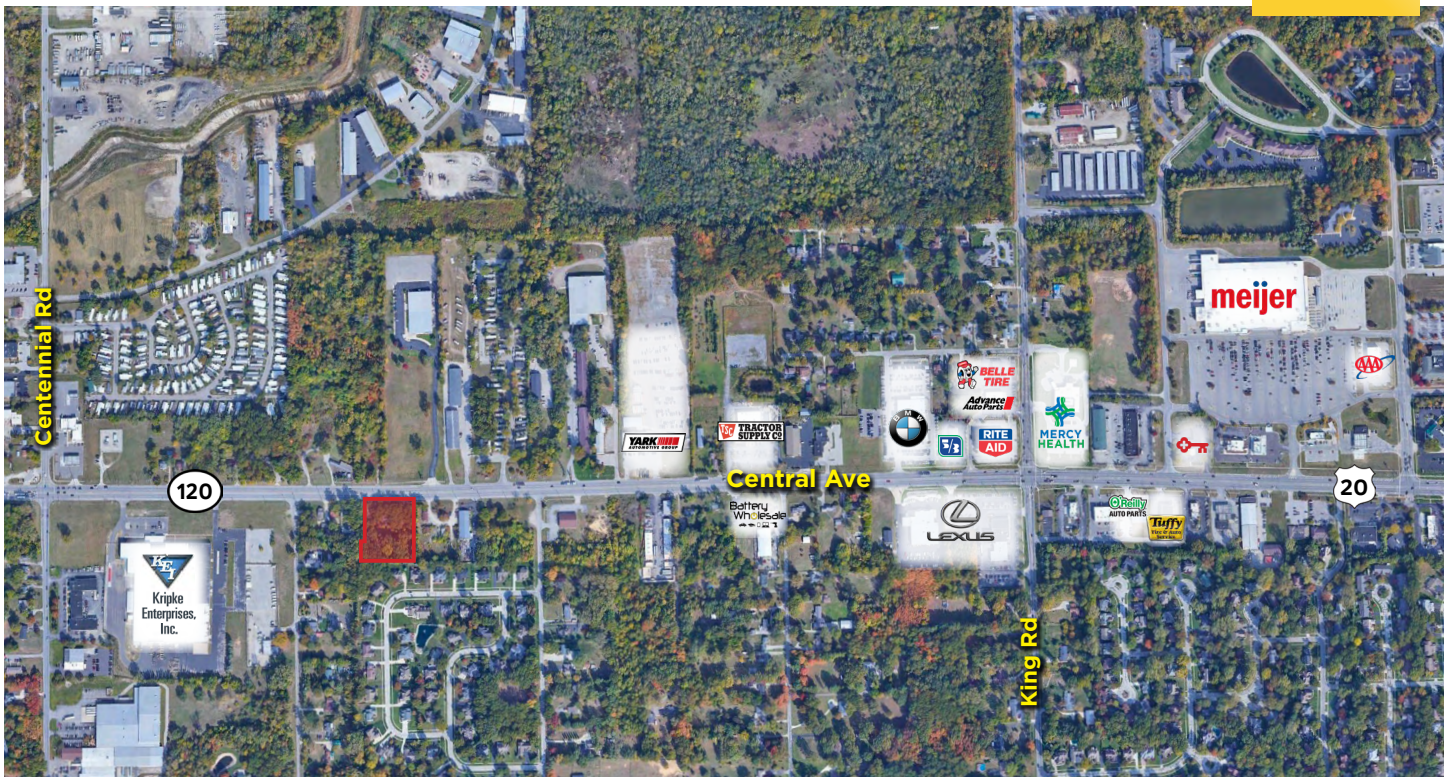
www.8015WestCentral.com

Information deemed reliable but not guaranteed (IDRBNB). No liability for errors or omissions is assumed.

8015 West Central Avenue, Sylvania Twp., Ohio 43617

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ADDITIONAL INFORMATION

Improvements:	None
Restrictions:	Per zoning, listed on page 6
Sign on Property:	Yes

ADJACENT LAND

North:	General commercial
South:	Suburban residential
East:	General commercial
West:	General commercial

2024 DEMOGRAPHICS

	Population	Med. HH Income
1 mile	2,708	\$119,038
3 mile	41,589	\$111,067
5 mile	96,393	\$99,356

2023 TRAFFIC COUNTS (TWO-WAY)

20,377	W. Central Avenue (US Route 20)
8,850	Centennial Road (County Road 69)
13,500	King Road (County Road 71)

Important Note on Taxes:

In Ohio, townships do not levy an income tax. If you live and work in a township, you will pay no income tax. The township's residential taxpayer funding comes generally through property taxes. The one exception is when a business is located in a Joint Economic Development District (JEDD). The property for sale here is not located in a JEDD.

2024 REAL ESTATE TAXES

TD:	78
Parcel:	60672
Assessor Number:	30-257-012
Total Annual Taxes:	\$8,981.24

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo
Telephone:	Frontier Communications
Cable:	Buckeye Broadband

Additional Comments:

- 2 miles west of I-475/US-23, in the same block as luxury vehicle dealers, in the next block west of heavy commercial (retail and office) real estate developments.
- 317' x 361' (average width x depth for 2.625 acres, from Professional Land Surveyor's Boundary Plat)
- 0.310 acres (out of 2.935 total acres), running along northern property line, are subject to public right of way to legal highways.

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Real Estate Zones - Lucas County, Sylvania Township, OH Zone 20-C-2, "Highway and General Commercial District"

"The purpose of real estate Zone C-2 is to provide areas along major highways or thoroughfares for uses that provide goods and services to highway travelers."

Permitted Uses

Accessory Uses
Animal Care Facility
Automobile Sales and Repairs
Automobile Service Station
Bakery, Retail
Banks
Banquet Hall
Business Services
Clinic, Hospital
Entertainment Facility
Essential Services
Farm Sales and Service
Mortuary
Motel/Hotel
Offices
Personal Services
Professional Activities
Public Service Facility
Public Uses
Recreational, Utility Sales
Residential Care Facility
Restaurants
Retail Sales
Self-Serve Storage Facility
Semi-Public Uses
Shopping Center
Social Activities
Taverns
Telecommunication Towers
Vehicle Storage Lot
Wholesale Business

Conditional Uses

Bakery, Wholesale
Dairy
Golf Courses
Outdoor Advertisement
Printing, Publishing
Recreational Facility
Special Residence

Source: <https://icare.co.lucas.oh.us/LucasCare/content/zoning/20C-2.htm>

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