

GENERAL INFORMATION

Location: 48.504 Acres
10175 Waterville-Swanton Rd

Closest Intersection: Finzel Road

City, State: Whitehouse, Ohio

County: Lucas County

Zip: 43571

Parcel Nos: 91-09617 (30.917 Acres)
91-09871 (17.587 Acres)

PROPERTY INFORMATION

See Chart on Page 2

Traffic Counts: 7,660 Vehicles/Day (ODOT-2007)

COMMENTS/FEATURES

- Prime mixed use development property in one of the fastest growing communities in Northwest Ohio
- Includes over 5 acres of commercial zoning with 500 feet of frontage on Waterville-Swanton Rd
- Competitively priced!
- Perfect for retail, medical, senior housing, residential & many other uses

UTILITIES

Gas: Ohio Gas*

Water: Municipal**

Sanitary Sewer: Municipal**

Electric: Toledo Edison*

Storm Sewer: Blue Creek

*On both Waterville-Swanton & Finzel

**12" line on north side of Waterville-Swanton Road

Sale Prices:

Entire Property: **\$550,000**

Commercial Frontage on Waterville Swanton Rd: **\$175,000**

West Side of Blue Creek: **\$395,000**

East Side of Blue Creek: **\$225,000**



For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

4159 Holland-Sylvania Rd, Suite 102 ♦ Toledo, OH ♦ 43623 ♦ p: 419.517.5045 ♦ f: 419.517.5042

www.LennexRC.com

PROPERTY INFORMATION

<u>Parcel</u>	<u>Size</u>	<u>Dimensions</u>	<u>Zoning</u>
Entire Property	48.550 Ac	607' Waterville-Swanton x 1519' Deep*	C-3, R-5, R-3
Commercial Frontage on Waterville-Swanton Rd	5.30 Ac	482' Waterville-Swanton x 369' Deep	C-3
West Side of Blue Creek	26.31 Ac	607' Waterville-Swanton x 1519' Deep	C-3 & R-5
East Side of Blue Creek	22.19 Ac	750' Finzel x 1188' Deep Irregular	R-3

SEE ALSO EXHIBIT A

*Irregular. Entire parcel also has 750' of frontage on Finzel

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2005
General Taxes: \$ 249.56
Special: \$ 32.80
Total Annual Taxes: \$ 281.86

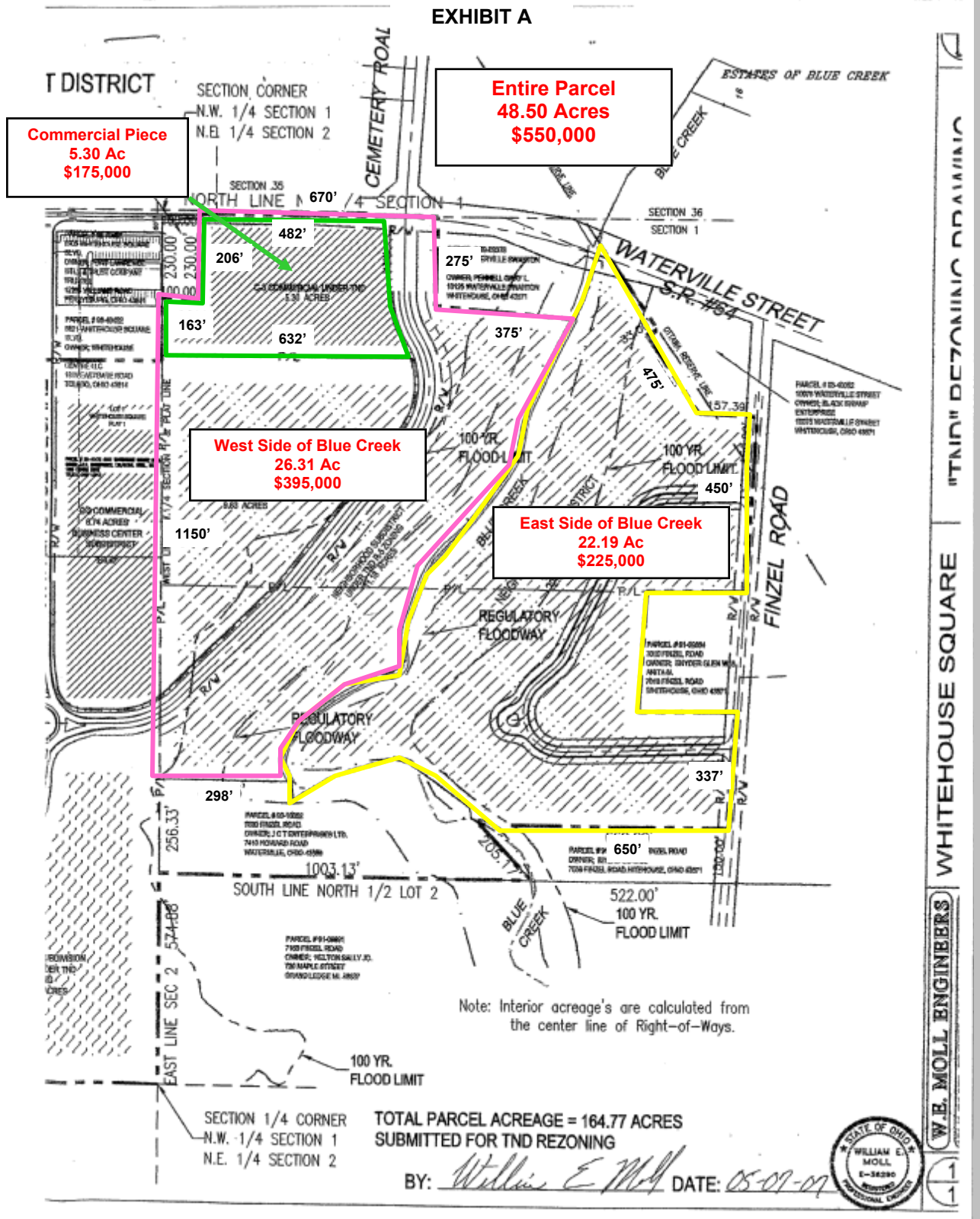
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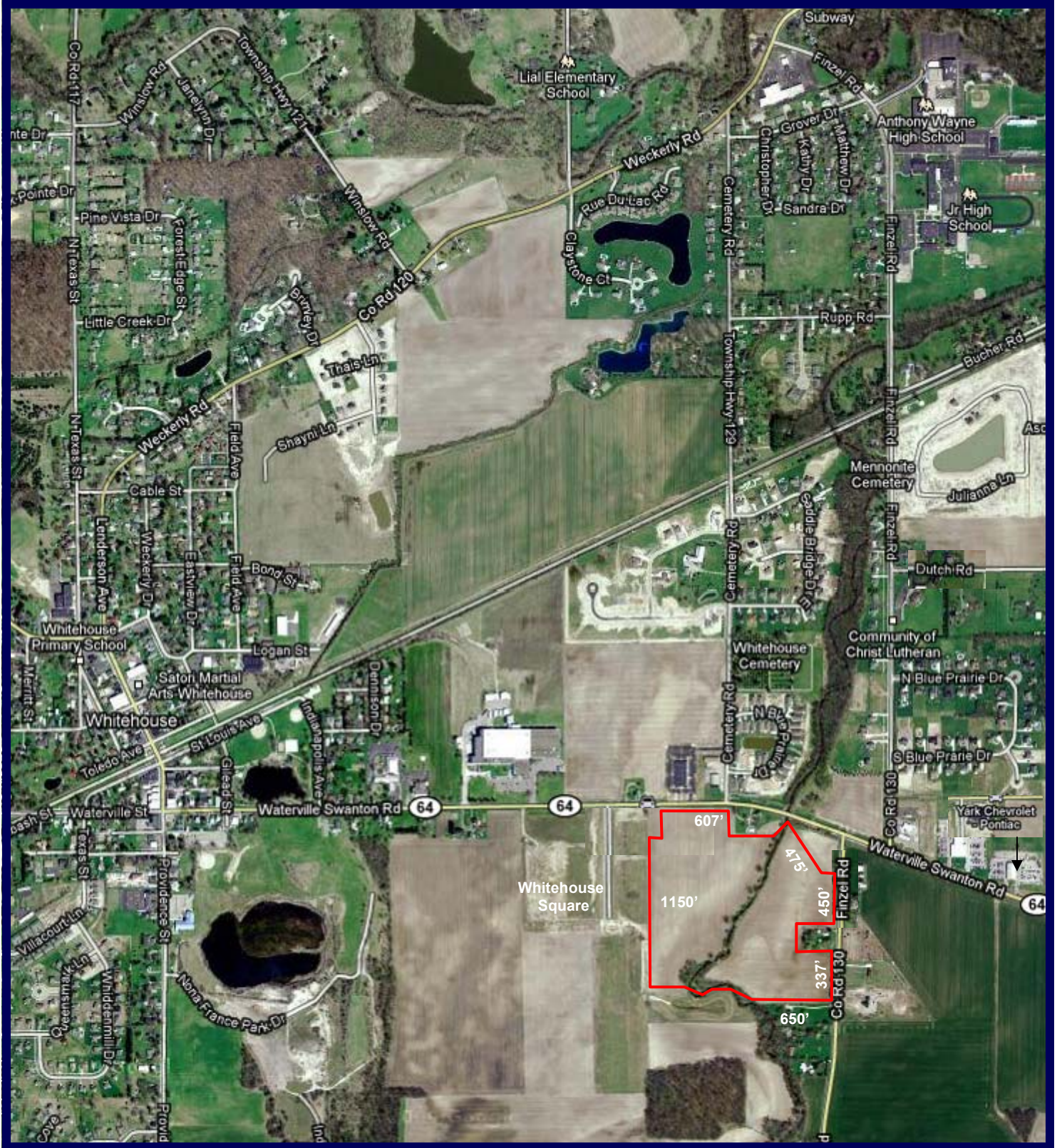
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SITE DEMOGRAPHICS

	1.0 Miles:	3.0 Miles:	5.0 Miles:			
Population						
2000 Total Population	1,050	7,829	17,955			
2009 Total Population	1,192	8,931	21,222			
2014 Total Population	1,208	9,056	21,867			
2009-2014 Annual Rate	0.27%	0.28%	0.60%			
Households						
2000	424	2,721	6,330			
2009	495	3,164	7,725			
2014	507	3,235	8,035			
2009-2014 Annual Rate	0.48%	0.44%	0.79%			
Income- 2009						
Median Household Income	\$66,079	\$76,060	\$76,008			
Average Household Income	\$78,761	\$86,419	\$89,045			
Per Capita Income	\$30,700	\$31,432	\$32,652			
2000 Median HH Income	\$53,205	\$60,686	\$60,792			
2009 Median HH Income	\$66,079	\$76,060	\$76,008			
2014 Median HH Income	\$67,691	\$76,679	\$76,511			
2009-2014 Annual Rate	0.48%	0.16%	0.13%			
Households by Income - 2009						
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	36	7.3%	153	4.8%	309	4.0%
\$15,000 - \$24,999	44	8.9%	184	5.8%	385	5.0%
\$25,000 - \$34,999	52	10.5%	216	6.8%	515	6.7%
\$35,000 - \$49,999	55	11.1%	405	12.8%	940	12.2%
\$50,000 - \$74,999	85	17.1%	586	18.5%	1,620	21.0%
\$75,000 - \$99,999	80	16.1%	611	19.3%	1,587	20.5%
\$100,000 - \$149,999	111	22.4%	723	22.9%	1,588	20.6%
\$150,000 - \$199,999	18	3.6%	151	4.8%	408	5.3%
\$200,000+	15	3.0%	133	4.2%	372	4.8%
Race and Ethnicity - 2009						
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,158	97.2%	8,637	96.7%	20,439	96.3%
Black Alone	3	0.3%	66	0.7%	172	0.8%
American Indian Alone	1	0.1%	9	0.1%	34	0.2%
Asian Alone	13	1.1%	72	0.8%	190	0.9%
Pacific Islander Alone	0	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	10	0.8%	71	0.8%	170	0.8%
Two or More Races	6	0.5%	73	0.8%	213	1.0%
Hispanic Origin (Any Race)	19	1.6%	172	1.9%	451	2.1%

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