

**29930 LIME CITY ROAD
 ROSSFORD, OHIO 43460**

VACANT LAND FOR SALE

Location:

Address: 29930 Lime City Road
City: Rossford, OH
County: Wood
Zip Code: 43460
Zoned: C-4 Interstate Commercial
Closest Intersection: Buck Road

Utilities:

Gas: Columbia Gas
Electric: Toledo Edison
Water: City of Rossford
Sanitary Sewer: City of Rossford

Acresage: 2.21

Presented by: Hunt Sears
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Sale Price: \$522,500.00
(\$250,000.00 per acre)

Parcel #: T68-300-26030100 7000 & 6000
Annual Taxes: \$2,024.38
Distance to Traffic Light: .10 Mile
Traffic Count: 12,000-15,000 VPD
 I-75 at Buck Rd. Exit
Curb Cuts: One
Easements: Of record
Improvements: None
Dimensions: 236' x 409'



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 directly across from new Penta County Vocational School and ½ mile from new 400,000 square foot Fed Ex Distribution Center employing up to 800 people. .2 mile from I-75. Additional 2.87 acre pond included at no charge (parcel #T68-300-260301001001). Area national retailers include McDonalds, B.P., Sunoco, and Dennys. Rossford City zoning C-4 Interstate and General Commercial includes use for retail, restaurant, office, bank, and drugstore.

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

