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REALTORS®

Four SeaGate, Suite 608, Toledo, OH 43604

**VACANT LAND FOR SALE**  
**5543 – 5549 W. ALEXIS ROAD**  
**5526 – 5534 ROAN ROAD**  
**SYLVANIA, OH 43560**

**SALE PRICE: \$119,000**



***Property Description:***

**Acreage:** 0.70  
**Dimensions:** 117' x 257'  
**Closest Cross Street:** At Alexis and Roan Road  
**County:** Lucas  
**Zoning:** B-1  
**Easements:** Of record  
**Curb Cuts:** Per zoning  
**Topography:** Flat  
**Survey Available:** No  
**Environmental Report Available:** No  
**Drainage:** Storm sewers

**Improvements:** None  
**Restrictions:** Per zoning  
**Sign on Property:** Yes

***Adjacent Land:***

**North:** Apartments  
**South:** Residential  
**East:** Commercial  
**West:** Commercial

**For more information contact 419-249-7070**

[www.signatureassociates.com](http://www.signatureassociates.com)

**Ken Marciniak, SIOR 419-249-6302 [kmarciniak@signatureassociates.com](mailto:kmarciniak@signatureassociates.com)**

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



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***Utilities:***

**Electric:** Municipal

**Gas:** Municipal

**Water:** Municipal

**Sanitary Sewer:** Municipal

**Storm Sewer:** Municipal

***Real Estate Taxes as of 2015:***

**TD:** 82

**Parcels:** 82447, 82451, 82454, 82444, 82437  
and 82441

**Assessor Number:** 45-081-039 thru 041

**Total Annual Taxes:** \$1,454.00

***Demographics:***

1 mile radius:

Population – 6,245

Average HH Income – \$71,393

3 mile radius:

Population – 50,048

Average HH Income – \$81,214

5 mile radius:

Population – 141,166

Average HH Income – \$74,197

***Traffic Counts as of 2010:***

Alexis Road – 20,200 cars per day



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