

1701 TRADE ROAD  
HOLLAND, OHIO 43528

VACANT LAND FOR SALE  
2 Acres Available



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ASSOCIATES**  
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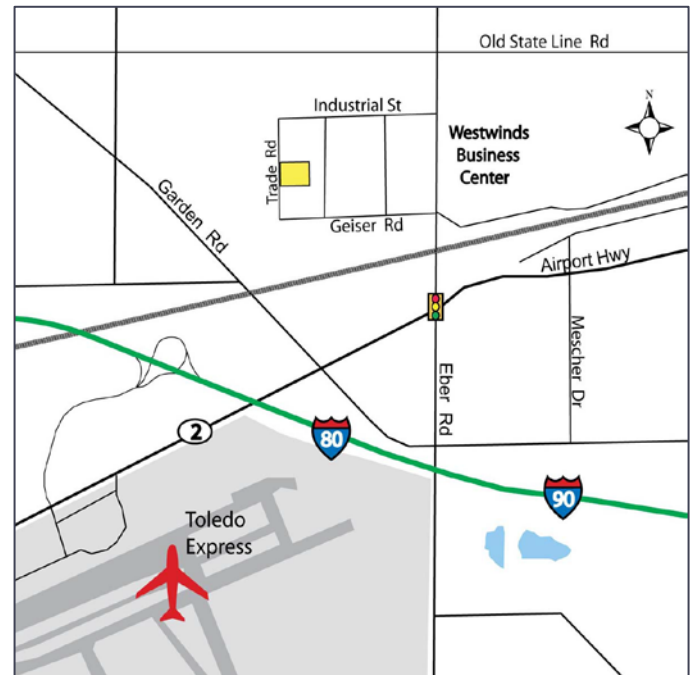
FULL-SERVICE COMMERCIAL REAL ESTATE

**DEVELOPMENT LAND**



## GENERAL INFORMATION

Price:	\$59,900
Acreage:	2
Dimensions:	260' x 335'
Closest Cross Street:	Airport Highway – ½ mile
County:	Lucas
Zoning:	IL
Easements:	Of record
Curb Cuts:	No
Topography:	Flat
Survey Available:	See attached
Environmental Report:	No



For more information, please contact:

**KEN MARCINIAK**  
(419) 249 6302  
kmarciniak@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

### PROPERTY DESCRIPTION

Drainage:	Storm sewer
Improvements:	No
Restrictions:	Of record
Sign on Property:	Yes
Adjacent Land	Industrial
North:	Industrial
South:	Industrial
East:	Industrial
West:	Industrial

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	568	\$48,896
3 MILE	6,238	\$66,848
5 MILE	30,633	\$78,197

### UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

### 2016 REAL ESTATE TAXES

TD:	60
Parcel:	24340
Assessor Number:	27004098
Total Annual Taxes:	\$4,185.80

### TRAFFIC COUNTS (TWO-WAY)

Trade Road – 220 cars per day
Eber Road – 3,032
Airport Highway – 24,423

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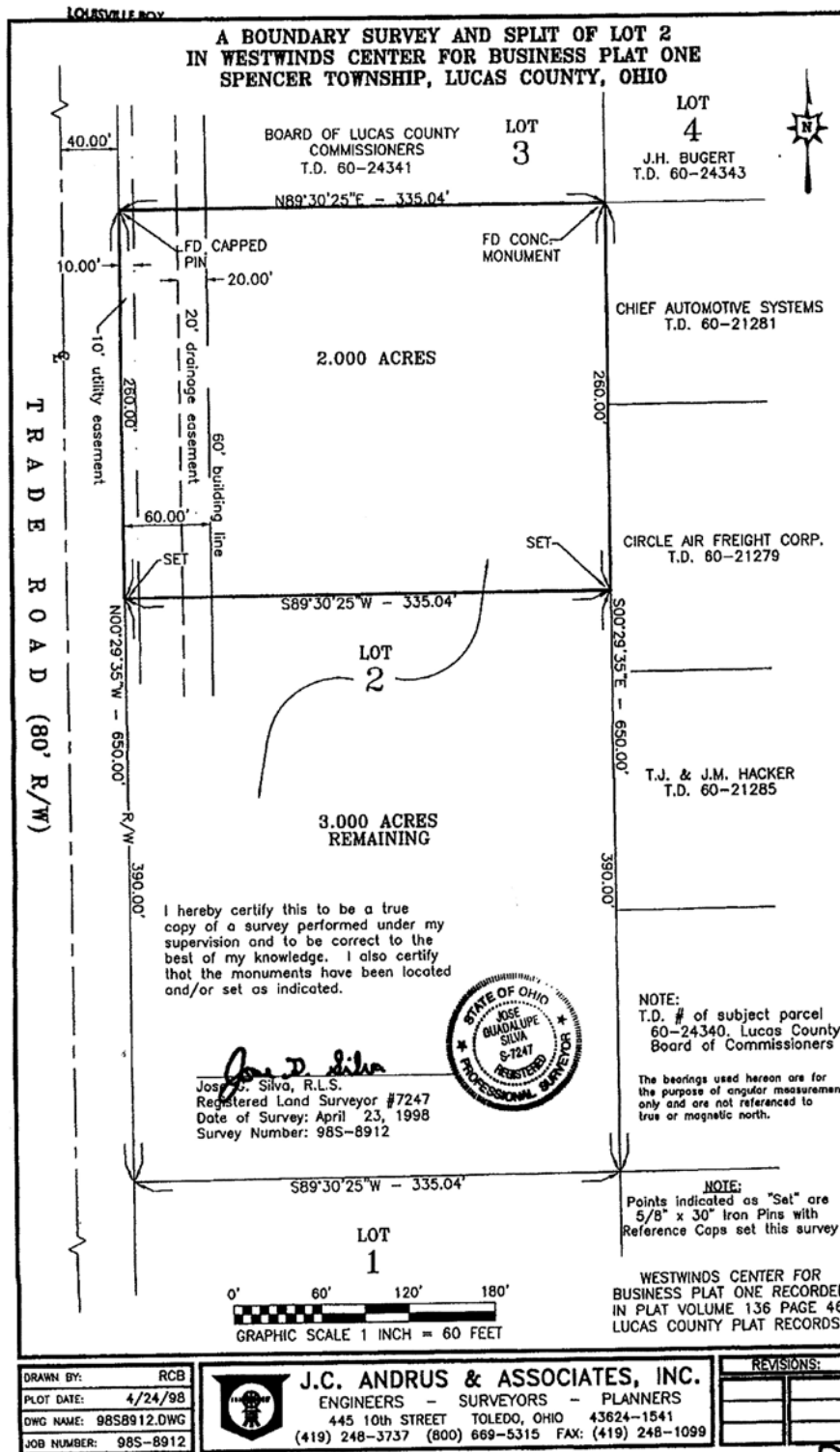
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