



**1.97 AC LAND
FOR SALE/LEASE**



**PRIME COMMERCIAL DEVELOPMENT
OPPORTUNITY NEAR TOLEDO, OH**

3921 Sylvan Lakes Blvd, Sylvania, OH 43560

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PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

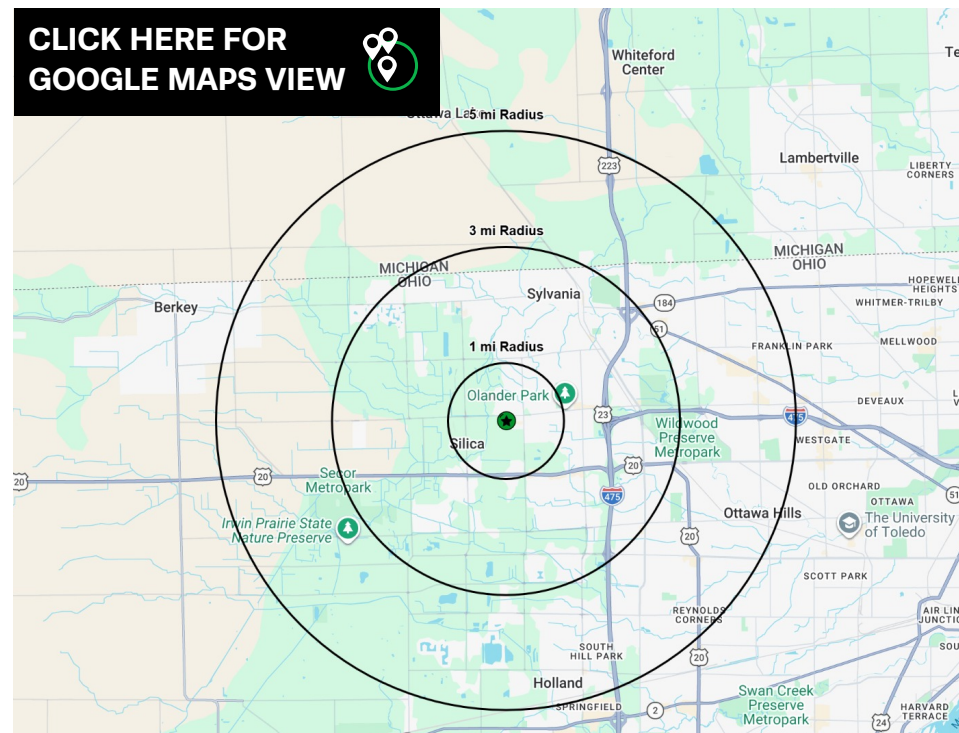
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Corner parcel at a signalized intersection on a high-traffic corridor
- 1.979 Acres – For Sale or For Lease
- Zoned B-2 General Business District: Allows retail, office, or medical
- Median household income over \$115,000 in a 3-mile radius
- Nearby Kroger is in the top 15% nationally by visits per placer.ai with consistently growing traffic
- Growing area with high concentration of homeowners and college graduates
- Contact brokers for details

CLICK HERE FOR
GOOGLE MAPS VIEW



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

POPULATION

4,142

45,057

96,134

HOUSEHOLDS

1,685

18,807

41,096

AVERAGE HH INCOME

\$264,679

\$152,063

\$131,149

MEDIAN HH INCOME

\$141,144

\$116,861

\$99,687

DAYTIME POPULATION

2,734

34,980

75,042

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MACRO AERIAL

