

184



W ALEXIS RD

23,967 VPD

JACKMAN RD
17,788 VPD

enterprise

+/- 1.4 ACRES

**DOLLAR
GENERAL**

**SOUTHEAST CORNER OF
ALEXIS ROAD & JACKMAN ROAD**

5750 Jackman Road
Toledo, Ohio 43613

FOR GROUND LEASE OR SALE

+/- 1.4 ACRES

5750 Jackman Road | Toledo, Ohio 43613



HIGHLIGHTS

- ▶ Approximately 1.4 acres of developable land (potentially expandable to approximately 1.7 acres) on the hard corner of W Alexis Rd and Jackman Rd in Toledo, OH ****Call Broker for details**
- ▶ For ground lease or sale
- ▶ Existing 11,316 SF Tire & Auto facility available for lease
- ▶ Signalized high traffic intersection with 41,755 VPD



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

GREG GUYURON | 216.342.2564 | gguyuron@anchorretail.com

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MINIMUM OF 15' PLUS 1 ADDITIONAL FOOT FOR EVERY 4' OF BUILDING HEIGHT ABOVE 20' WITH A MAXIMUM REQUIREMENT OF 50'

SIDE/REAR YARD REQ'D WHEN ABUTTING SIDE LOT LINE OF RESIDENTIAL: A MINIMUM OF 10' PLUS 1' ADDITIONAL FOOT FOR EVERY 2' OF BUILDING HEIGHT ABOVE 20' WITH A MAXIMUM REQUIREMENT OF 50'

BUILDING HEIGHT: 65' MAX
BUILDING COVERAGE: 85% MAX

BASED UPON THE TOLEDO-LUCAS COUNTY MAJOR STREET AND HIGHWAY PLAN AS ADOPTED BY THE TOLEDO-LUCAS COUNTY PLAN COMMISSION ON DECEMBER 17, 2003, ALEXIS ROAD IS CLASSIFIED AS A PRINCIPAL ARTERIAL, WITH A PLAN RIGHT-OF-WAY WIDTH BETWEEN 100' AND 150' AND JACKMAN ROAD IS CLASSIFIED AS A MINOR ARTERIAL, WITH A PLAN RIGHT-OF-WAY WIDTH OF 100'

ZONING INFORMATION PROVIDED BY: RYNE SUNDVOLD
TOLEDO-LUCAS COUNTY PLAN COMMISSION (419) 245-1200

NOTE: LEWANDOWSKI ENGINEERS HAS NOT BEEN PROVIDED A COPY OF THE ZONING REPORT FOR THE SUBJECT PARCEL. ZONING INFORMATION SHOWN HEREIN IS BASED UPON INFORMATION SUPPLIED BY THE LOCAL JURISDICTION AND SHALL BE SUBORDINATE TO THE ZONING REPORT.

PARKING

PARKING REQUIREMENTS BASED UPON USE PER TMC 1107.0304

FOR AUTO AND RV SALES/RENTAL USE:
1 PER 5,000 SQ. FT. OF OPEN SALES AREA, PLUS 1 SPACE PER 500 SQ. FT. OF ENCLOSED SALES AREA, PLUS 1.5 PER SERVICE BAY

PARKING REQUIRED:

1,220/500 = 3 SPACES
2*1.5 = 3 SPACES

1,400/500 = 3 SPACES
10*1.5 = 15 SPACES

3+3+3+15 = 24 SPACES

PARKING PROVIDED: 40 SPACES

PARKING SETBACKS REQ'D:

REFER TO TMC 1107.1202(B)(2)&(4)
FRONT REQ'D: 30'

PARKING MUST BE SET BACK A MINIMUM OF 10' FROM ALL RS AND RD DISTRICTS

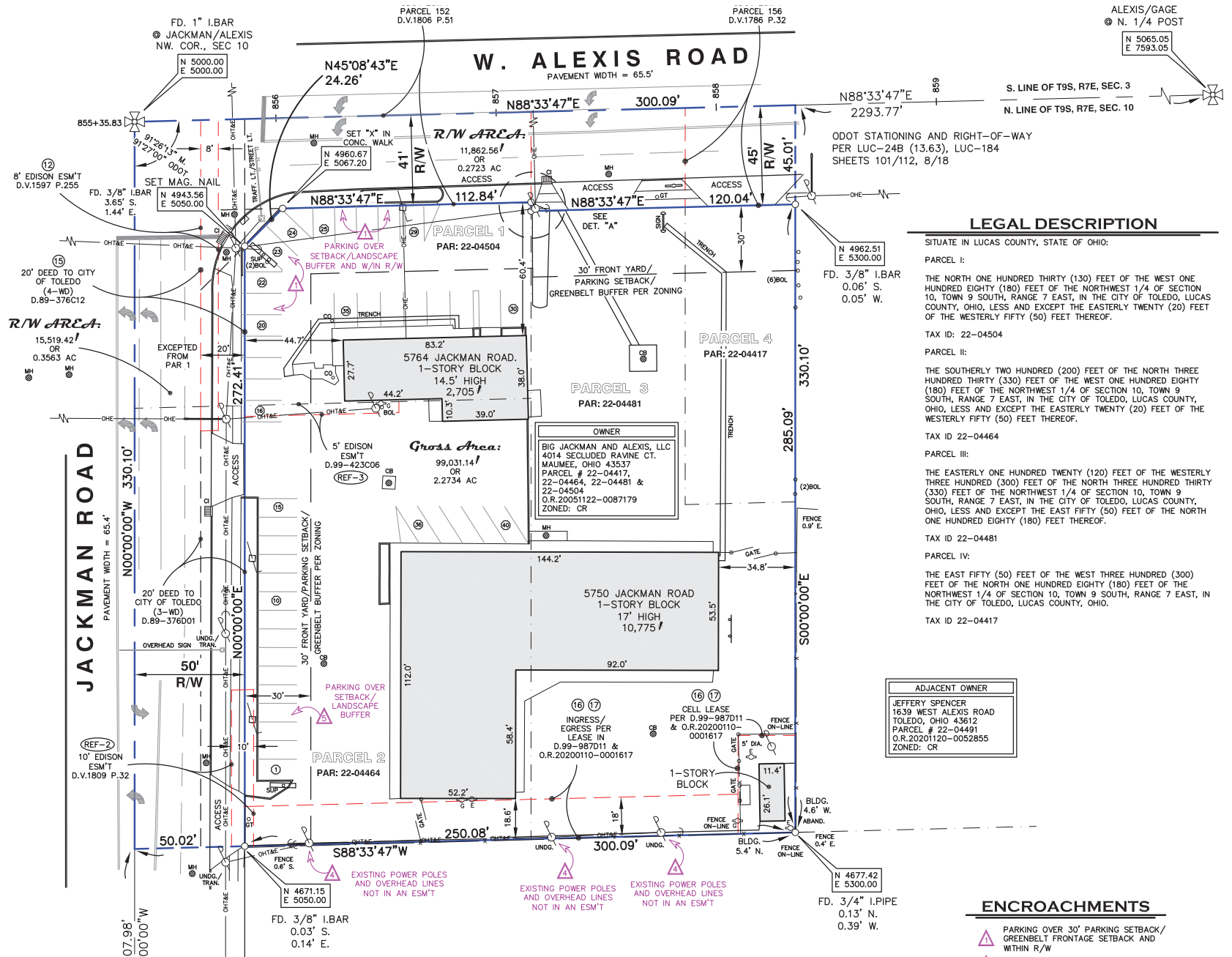
LANDSCAPE SETBACKS REQ'D:

REFER TO TMC 1108.0202(B)(3)
GREENBELT FRONTAGE REQ'D: 30'

PARKING INFORMATION PROVIDED BY: RYNE SUNDVOLD
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LEGEND

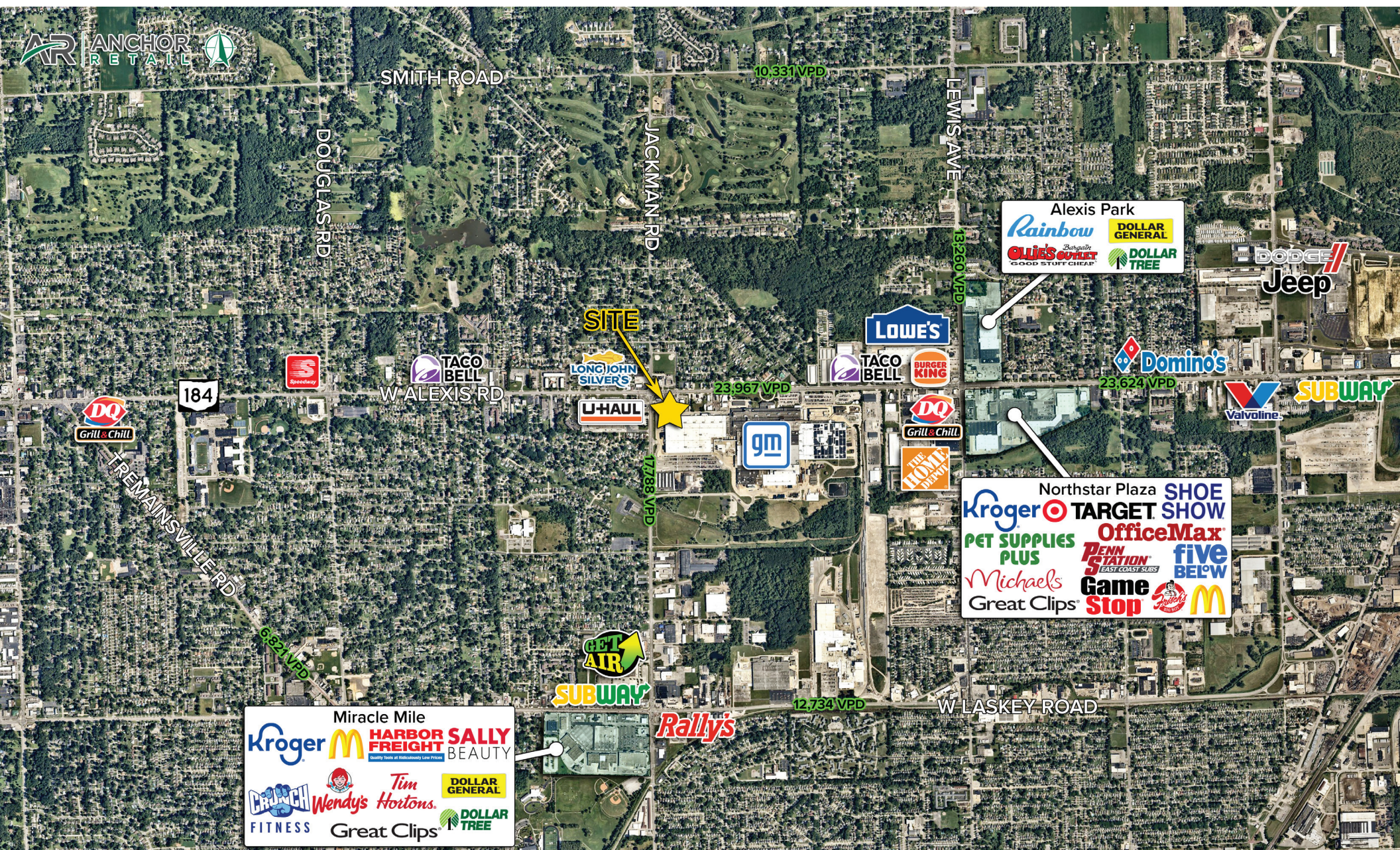
FENCE	— X —
OVERHEAD ELECTRIC	— OHE —
OVERHEAD TELEPHONE & ELECTRIC	— OHT&E —
GUARDRAIL	— G —
CATCH BASIN	— CB —
CURB INLET	— CI —
MANHOLE	— M —
POWER POLE	— PP —
GUY WIRE	— GW —
YARD LIGHT	— YL —



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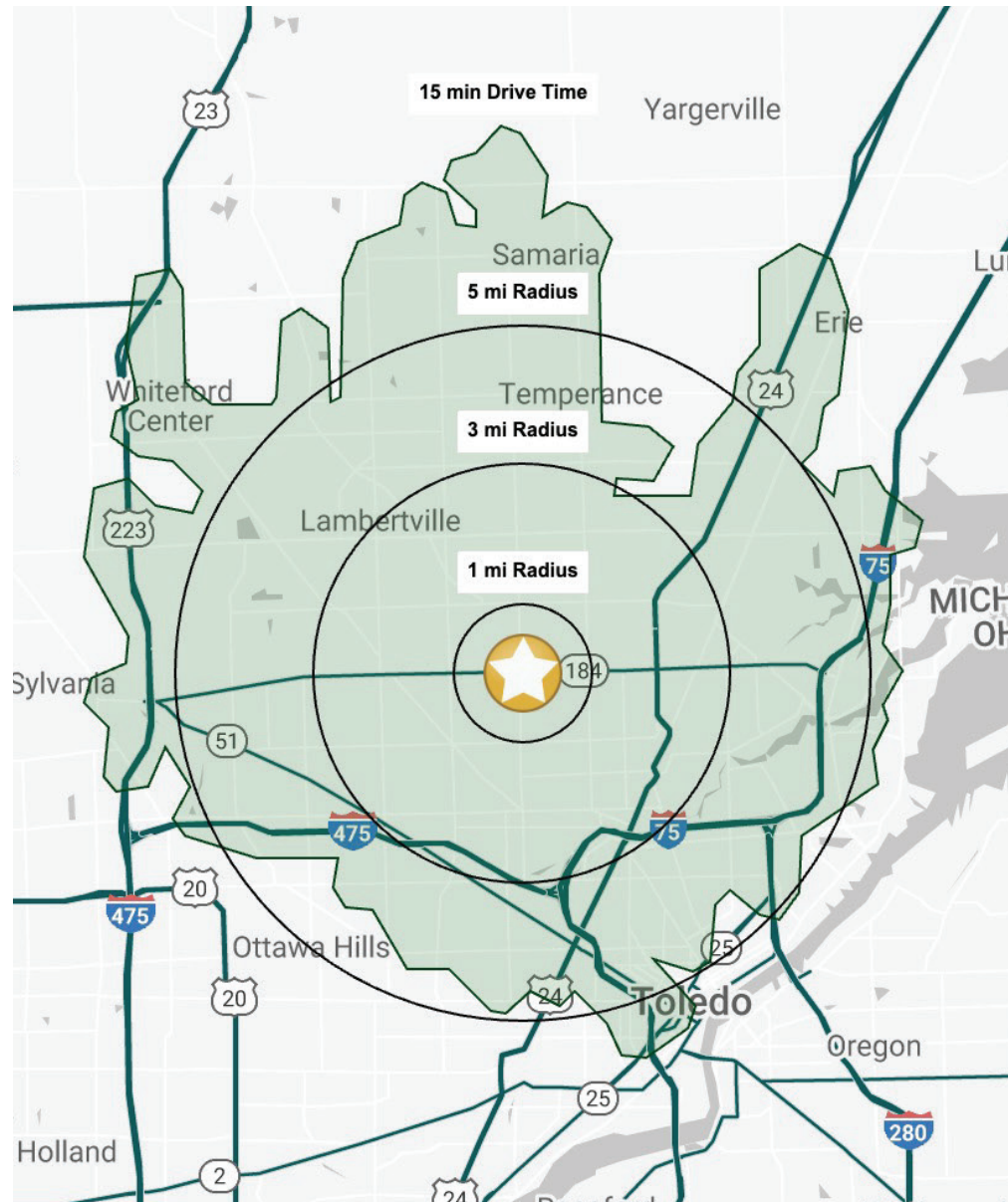
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	9,348	85,755	181,633	181,951
	HOUSEHOLDS			
	4,337	37,436	77,709	78,885
	MEDIAN AGE			
	36.6	37.7	37.7	38.0
	AVERAGE HH INCOME			
	\$69,821	\$77,730	\$80,493	\$78,740
	MEDIAN HH INCOME			
	\$54,021	\$61,459	\$61,936	\$61,159
	BUSINESSES			
	285	2,266	5,781	6,289
	EMPLOYEES			
	3,467	23,865	68,161	78,389
	EDUCATION: BACHELORS +			
	12.5%	21.4%	26.0%	25.5%



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