

# CAPTAIN PROPERTIES

FOR SALE OR BUILD-TO-SUIT



## PROPERTY HIGHLIGHTS

- 1.7 acres, irregular dimensions, commercial zoning
- Build-to-suit, ground lease or land sale
- Corner of N. Detroit Avenue and I-75
- Near intersection of Bancroft Street / Monroe Street / Detroit Avenue
- Great highway visibility
- Close to downtown Toledo office traffic
- High traffic count area
- Utilities present

## AREA DEMOGRAPHICS

|                   | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Population        | 14,070   | 133,119  | 260,064  |
| Average HH Income | \$27,370 | \$32,740 | \$36,838 |
| Median Age        | 34.8     | 31.5     | 33.8     |

**Traffic Counts:** 52,400 VPD - I-75  
 19,400 VPD - Detroit Avenue  
 3,300 VPD - Monroe Street

## TERMS

| For Sale or Build-to-Suit |           |
|---------------------------|-----------|
| Asking Price (Reduced):   | \$250,000 |

## PROPERTY OVERVIEW

### CONTACT

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### LOCATION

2302 N. Detroit Avenue  
 Lucas County  
 Toledo, OH 43506

