



Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

DEVELOPMENT LAND FOR SALE

9910 WATERVILLE SWANTON RD. (RT. 64), WHITEHOUSE, OHIO 43571

General Information

Location: 9910 Waterville Swanton

Closest Intersection : Finzel

City : Whitehouse

County : Lucas

State : Ohio

Zoned : Commercial (C3)

Acreage : 2.007 +/-

Buildings: None

Price Details

Price : \$ 169,000 (\$84,247.26/Ac.)

Terms : Cash/Conventional

Real Estate Taxes & Assmt. : \$1,254.96/half

Utilities

Natural Gas : 4" Ohio Gas

Electric : Toledo Edison

Water : 12"

Sewer: 8"

Storm: 12" with ditch on far side

Land Information

Splits Available: None

Dimensions: 200' frontage x 448' depth

Tax Parcel #98-04243

Topography: Level

Comments

- Excellent development opportunity
- 7,660 vehicles per day
- Close to new Mall at Fallen Timbers
- Just West of new Kroger under construction
- 1 mi. West of new Rt. 24/64 interchange



For More Information, Contact:

Jerry Miller, CCIM

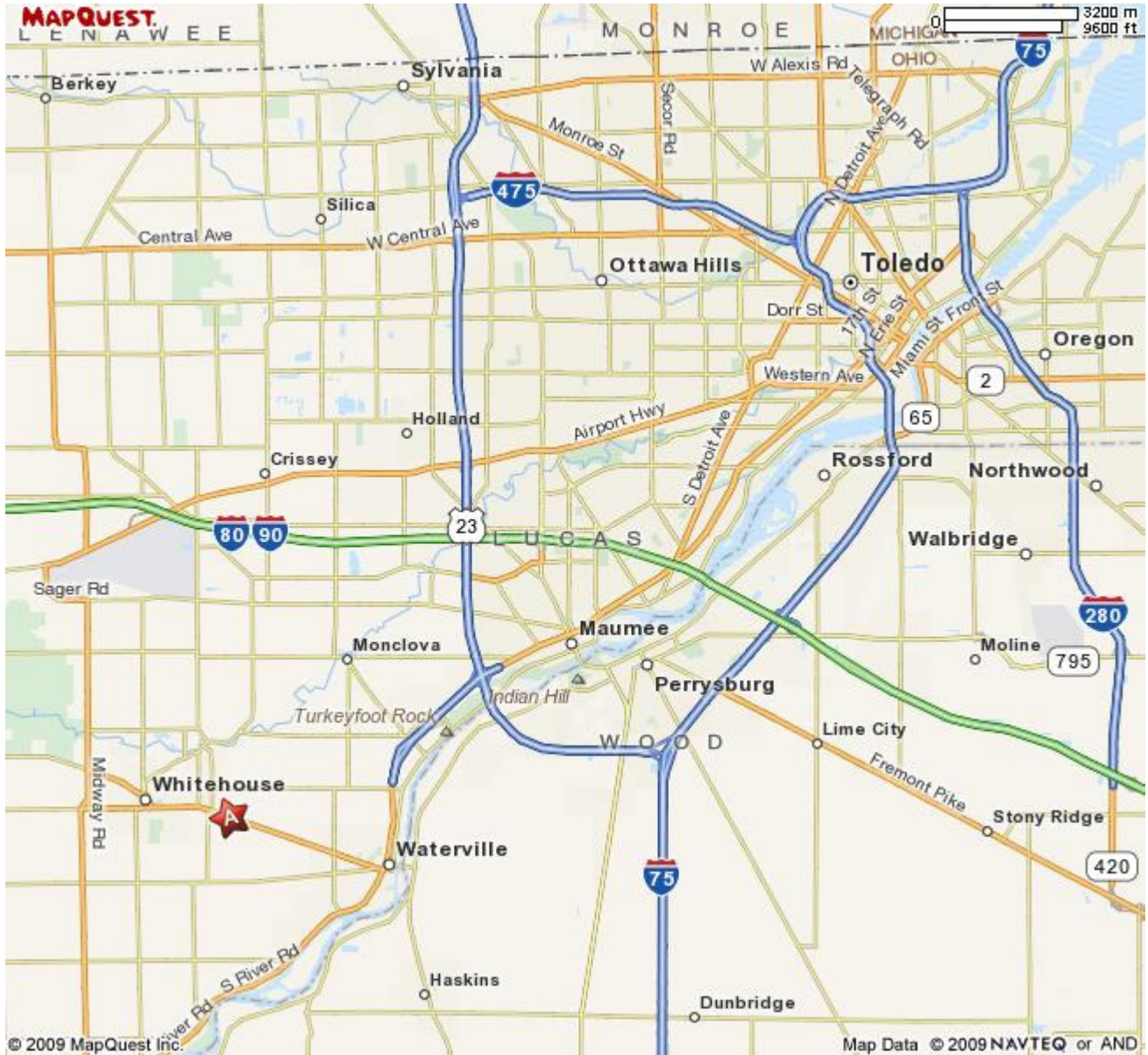
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Photo looking North from Rt. 64

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Last Updated: 10/25/11



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Executive Summary

Jerry Miller

Lat: 41.516044, Lon: -83.779926
Site Type: Ring

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
2009 Population			
Total Population	10,112	23,522	134,369
Male Population	48.3%	49.0%	48.5%
Female Population	51.7%	51.0%	51.5%
Median Age	41.4	41.6	39.9
2009 Income			
Median HH Income	\$76,535	\$77,133	\$62,594
Per Capita Income	\$31,324	\$34,004	\$31,607
Average HH Income	\$86,355	\$92,628	\$78,137
2009 Households			
Total Households	3,596	8,496	53,921
Average Household Size	2.74	2.71	2.45
2009 Housing			
Owner Occupied Housing Units	80.8%	81.1%	67.7%
Renter Occupied Housing Units	14.7%	13.2%	26.0%
Vacant Housing Units	4.5%	5.7%	6.3%
Population			
1990 Population	8,182	16,565	111,412
2000 Population	8,861	18,791	125,352
2009 Population	10,112	23,522	134,369
2014 Population	10,264	24,402	135,730
1990-2000 Annual Rate	0.8%	1.27%	1.19%
2000-2009 Annual Rate	1.44%	2.46%	0.75%
2009-2014 Annual Rate	0.3%	0.74%	0.2%

In the identified market area, the current year population is 134,369. In 2000, the Census count in the market area was 125,352. The rate of change since 2000 was 0.75 percent annually. The five-year projection for the population in the market area is 135,730, representing a change of 0.2 percent annually from 2009 to 2014. Currently, the population is 48.5 percent male and 51.5 percent female.

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Households			
1990 Households	2,584	5,410	41,610
2000 Households	3,082	6,567	49,403
2009 Households	3,596	8,496	53,921
2014 Households	3,680	8,900	54,808
1990-2000 Annual Rate	1.78%	1.96%	1.73%
2000-2009 Annual Rate	1.68%	2.82%	0.95%
2009-2014 Annual Rate	0.46%	0.93%	0.33%

The household count in this market area has changed from 49,403 in 2000 to 53,921 in the current year, a change of 0.95 percent annually. The five-year projection of households is 54,808, a change of 0.33 percent annually from the current year total. Average household size is currently 2.45, compared to 2.50 in the year 2000. The number of families in the current year is 36,459 in the market area.

Housing

Currently, 67.7 percent of the 57,545 housing units in the market area are owner occupied; 26.0 percent, renter occupied; and 6.3 percent are vacant. In 2000, there were 51,853 housing units: 69.3 percent owner occupied, 26.0 percent renter occupied and 4.7 percent vacant. The rate of change in housing units since 2000 is 1.13 percent. Median home value in the market area is \$129,142, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0.45 percent annually to \$132,077. From 2000 to the current year, median home value changed by -0.11 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.