

## 5635 Monroe Street

Sylvania, Ohio 43560

### Offering Summary

Sale Price:	\$900,000
Lot Size:	6.261 Acres

### Property Highlights

- Close proximity to US 23
- Located halfway between downtown Sylvania and Franklin Park Mall
- 304ft of frontage on Monroe Street
- Zoned commercial /residential
- Near multi-tenant shopping centers, apartments, health and wellness center, and dining

### Property Overview

This highly visible land is for sale on busy Monroe Street is a perfect location to develop your next project! Monroe Street is a major thoroughfare between the lively city of downtown Sylvania to the West and the city of Toledo to the East. Land has multiple uses under the current zoning, including commercial, residential, or mixed-use. Currently zoned with Sylvania Township, will need to annex to the City of Sylvania to access utilities to the site from Monroe Street. Less than one mile to US 23 interchange.

### For More Information



#### Becky Beck

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#### Kevin Carr

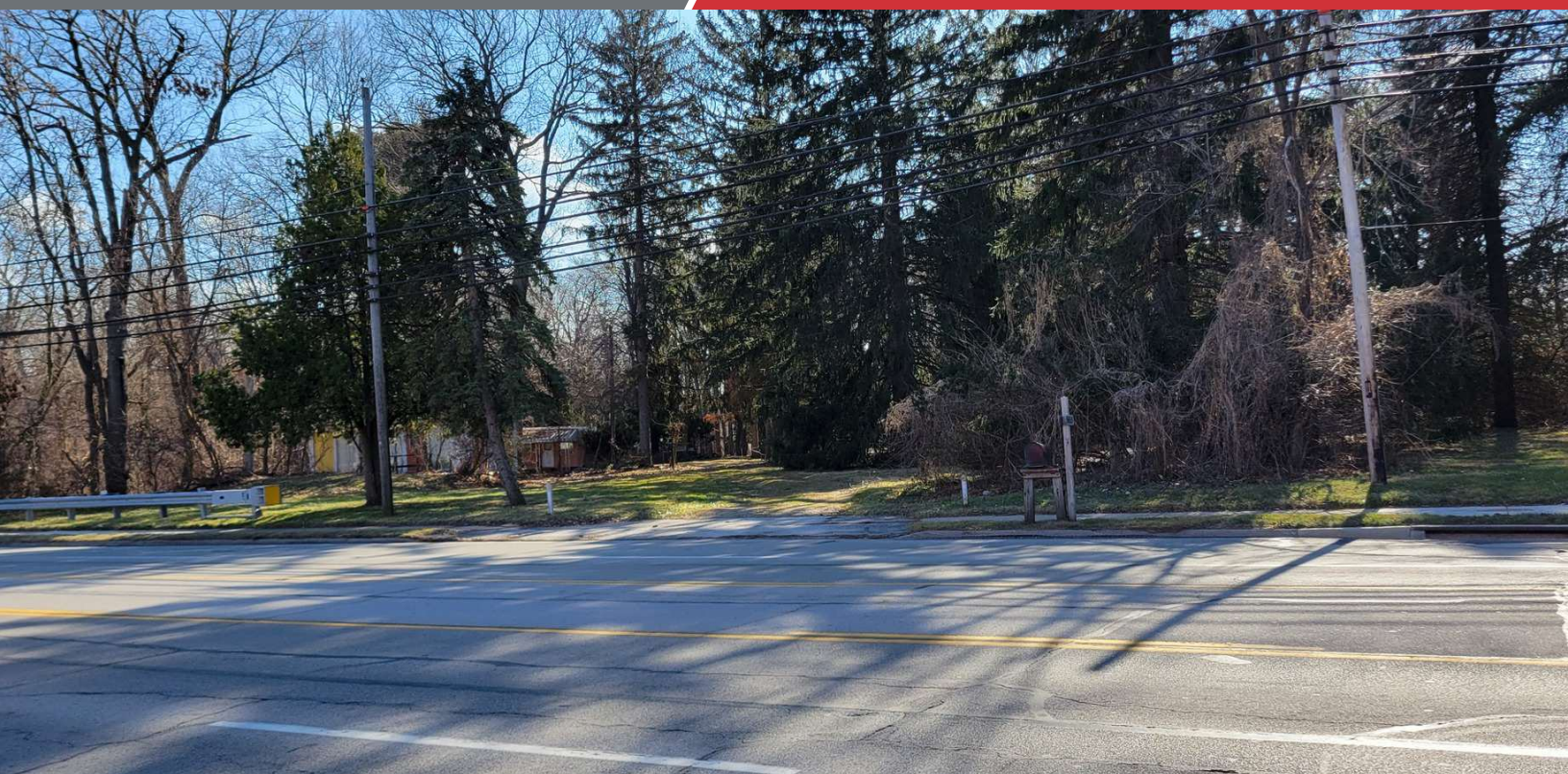
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#### Stephanie Kuhlman

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### Location Description

Located on the Sylvania/Toledo line halfway between downtown Sylvania and Franklin Park Mall. Directly to the west of The Ability Center and across from the Appliance Center and Once Upon a Child. Adjacent to ProMedica Health and Wellness Center. Heavily traveled section of Monroe St. Less than one mile to US 23 interchange.

### Site Description

Land zoned commercial/residential, near multi-tenant shopping centers and apartments. 304 ft of street frontage and 1014 ft depth. Close proximity to US 23. The east side of the parcel line is a ravine. Zone setbacks from Monroe Street is 120 ft while the approximate limit of C-2 zoning and R-A Zoning is 300ft. Multiple uses under current zoning with Sylvania Township, but will need to annex to City of Sylvania to access utilities from Monroe Street.

Sale Price	\$900,000
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### Location Information

Street Address	5635 Monroe St
City, State, Zip	Sylvania, OH 43560
County	Lucas
Market	Toledo
Sub-market	Sylvania
Cross-Streets	Between Silvertown Dr and Bentbrook Dr
Township	Sylvania
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US 23/I-475
Nearest Airport	Detroit Metro Airport and Toledo Express Airport

### Property Information

Property Type	Commercial/Residential
Number of Lots	1
Zoning	20-MX
Lot Size	6.261 Acres
APN #	7814077
Lot Frontage	304 ft
Corner Property	No
Traffic Count	17778
Traffic Count Street	Monroe St
Traffic Count Frontage	304
Waterfront	No
Rail Access	No

### Parking & Transportation

Street Parking	No
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### Utilities & Amenities

Water	Yes (Well)
Sewer	Yes (City)

City of Sylvania commercial zoning code B-2 Permitted uses (General business district):

### 1137.07 PERMITTED USES.

Uses permitted in the B-2 District shall be as follows:

- (a) Accessory uses, provided that no accessory buildings shall be located in any required yard.
- (b) Animal hospitals and veterinary offices where there are no outside runs or kennels.
- (c) Automobile sales and service businesses including used car lots and repair garages but excluding repair garages which engage primarily in car painting, body repair or truck repair.
- (d) Art Education Facility, Private
- (e) Bars, cocktail lounges or any business serving alcoholic beverages.
- (f) Building material sales and contractors' offices if conducted wholly within an enclosed building.
- (g) Cabinet shop conducted wholly within an enclosed building.
- (h) Commercial offices, including administrative and sales offices. However, tangible merchandise may not be offered for sale on the premises.
  - (i) Commercial parking lots and garages.
- (j) Commercial recreation businesses including bowling alleys, dance halls, miniature golf courses, etc.
- (k) Copy or Business Center
- (l) Distributors' warehouses and wholesale outlets with no outdoor storage, and no processing or fabrication.
  - (m) Educational facilities, elementary school
  - (n) Educational facilities, high school
  - (o) Educational facilities, junior high school
  - (p) Educational facilities, nursery school or preschool
  - (q) Educational facilities, vocational or trade school
  - (r) Funeral homes.
  - (s) Home Occupations
  - (t) Hotels
  - (u) Hotels, Extended Stay
  - (v) Lodges and fraternal organizations.
  - (w) Medical pharmacy limited to medical type merchandise only.
  - (x) Microbrewery
  - (y) Mobile home and travel trailer sales and service.
  - (z) Monument works having retail outlet on premises.
  - (aa) Motels
  - (bb) Multiple dwellings.
- (cc) Offices and activities of an office nature including banks, doctors' and dentists' offices and clinics and other professional and business offices.
  - (dd) Parks, playgrounds and community buildings owned or operated by public agencies.
- (ee) Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses meeting the purpose and performance characteristics of this District.
  - (ff) Print shop.
  - (gg) Repair services and businesses.

- (hh) Restaurant
- (ii) Restaurant, with outdoor customer dining area
- (jj) Restaurants with drive-through window service
- (kk) Restaurants, Drive-in
- (ll) Retail bakeries.
- (mm) Retail Sales Establishments
- (nn) Sales rooms.
- (oo) Single-family dwellings, in a mixed use building
- (pp) Special uses as indicated in Chapter [1153](#).
- (qq) Two-family dwellings.
- (rr) Utility facilities necessary for local service to the adjacent area.

City of Sylvania residential zoning code R-1 permitted uses (Residential Districts):

**1117.06 PERMITTED USES.**

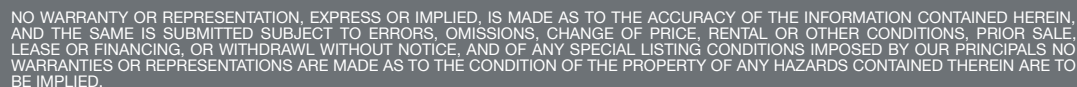
Permitted uses in R-1 Residential Districts shall be as follows:

- (a) Accessory uses
- (b) Agriculture
- (c) Educational facilities, college/university
- (d) Educational facilities, elementary school
- (e) Educational facilities, high school
- (f) Educational facilities, junior high school
- (g) Educational facilities, nursery school or preschool
- (h) Home Occupations
- (i) Parks, playgrounds and community buildings owned or operated by public agencies.
- (j) Single-family dwellings, detached.
- (k) Special uses, as indicated in Chapter [1153](#).
- (l) Utility facilities necessary for local service to the adjacent area.









## LEGAL DESCRIPTION

THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION ELEVEN (11), TOWN NINE (9) SOUTH, RANGE SIX (6) EAST, IN SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO, EXCEPTING THEREFROM THAT PART THEREOF LYING NORTHERLY OF THE CENTER LINE OF MONROE STREET.

SUBJECT TO LEGAL HIGHWAYS, LESS AND EXCEPT

SITUATED IN THE TOWNSHIP OF SYLVANIA, COUNTY OF LUCAS AND STATE OF OHIO.

AND KNOWN AS BEING ALL THAT PART OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION ELEVEN (11), TOWN NINE (9) SOUTH, RANGE SIX (6) EAST, LYING SOUTHERLY OF CENTER LINE OF MONROE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION ELEVEN (11) WITH THE CENTER LINE OF MONROE STREET, ONE HUNDRED (100) FEET WIDE;

THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTER LINE OF SECTION ELEVEN (11), A DISTANCE OF ELEVEN HUNDRED FORTY-NINE AND TWENTY HUNDREDTHS (1149.20) FEET TO A POINT, THAT IS ONE HUNDRED THIRTY-THREE AND THIRTY-THREE HUNDREDTHS (133.33) FEET NORTH OF THE SOUTH LINE OF SAID SECTION;

THENCE EAST ALONG A LINE FORMING AN ANGLE OF NINETY-TWO (92) DEGREES, THIRTY-FIVE (35) MINUTES MEASURED FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF THREE HUNDRED SIXTY-NINE AND NINETY-SEVEN HUNDREDTHS (369.97) FEET;

THENCE NORTH AND PARALLEL WITH THE SAID NORTH AND SOUTH CENTER LINE OF SECTION ELEVEN (11), A DISTANCE OF TEN HUNDRED FORTY-NINE AND SIXTY HUNDREDTHS (1049.60) FEET TO ITS INTERSECTION WITH THE CENTER LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE SAID CENTER LINE OF MONROE STREET, A DISTANCE OF FOUR HUNDRED (400) FEET TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

AND LESS AND EXCEPT

THE SOUTHERLY ONE HUNDRED THIRTY-THREE AND THIRTY-THREE HUNDREDTHS (133.33) FEET OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION ELEVEN (11), TOWN NINE (9) SOUTH, RANGE SIX (6) EAST, IN SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO, SUBJECT TO LEGAL HIGHWAYS.

AND LESS AND EXCEPT

REAL PROPERTY IN THE OF, COUNTY OF LUCAS, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION ELEVEN (11), IN TOWN NINE (9) NORTH, RANGE SIX (6) EAST, SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 15 IN COREY CREEK MANOR WITH THE EAST LINE OF SAID LOT 15 IN COREY CREEK MANOR AS RECORDED IN OFFICIAL RECORD 20091027-0080532 LUCAS COUNTY PLAT RECORDS, SAID POINT OF INTERSECTION BEING MARKED WITH A FOUND CONCRETE MONUMENT;

THENCE IN A WESTERLY DIRECTION ALONG SAID NORTH LINE OF LOT 15 IN COREY CREEK MANOR, HAVING A BEARING OF NORTH EIGHTY-TWO (82) DEGREES, FORTY-NINE (49) MINUTES, FORTY-TWO (42) SECONDS WEST, A DISTANCE OF ONE HUNDRED TWENTY-ONE AND SIXTY-THREE HUNDREDTHS (121.87) FEET TO A POINT SAID POINT BEING MARKED WITH A SET CAPPED IRON REBAR;

THENCE NORTH FORTY-NINE (49) DEGREES, FIVE (05) MINUTES, FIFTY-FIVE (55) SECONDS EAST, ALONG A LINE, A DISTANCE OF ONE HUNDRED, SEVENTY-TWO AND THIRTY-NINE HUNDREDTHS (172.30) FEET TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 15 IN COREY CREEK MANOR, SAID POINT OF INTERSECTION BEING MARKED WITH A SET CAPPED IRON REBAR;

THENCE SOUTH FOUR (04) DEGREES, SEVENTEEN (17) MINUTES, FIFTY-ONE (51) SECONDS WEST, ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LOT 15 IN COREY CREEK MANOR, A DISTANCE OF ONE HUNDRED TWENTY-THREE AND FORTY-TWO HUNDREDTHS (123.42) FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING AN AREA OF 7,800 SQUARE FEET OR 0.179 ACRES OF LAND MORE OR LESS, ALL WITHIN TAX PARCEL NUMBER 78-14077.

THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO ANY AND ALL LEASES, EASEMENTS AND RESTRICTIONS OF RECORD.

SAID SET CAPPED IRON REBAR BEING 1 1/2" DIAMETER AND 30" LONG IRON REBAR WITH PLASTIC CAP STAMPED "TELLER FRONCH".

THE BEARINGS USED HEREON ARE BASED ON THE PLAT OF COREY CREEK MANOR AS RECORDED IN OFFICIAL RECORD 20091027-78-14077.

## EASEMENT

MIDLAND TITLE & ESCROW, LTD. COMMITMENT No: 2344854 EFFECTIVE DATE: MAY 09, 2023

SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
ITEM 12	TOLEDO EDISON	EASEMENT	D.V.894 P.241	EDISON ESMT OVER ROADS, AS SHOWN

THIS SURVEY DEPICTS THE REAL PROPERTY AS CONTAINED IN THE REFERENCED TITLE WORK AND DELINEATES THE PLATTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LEASES, LIENS, ENVIRONMENTAL COVENANTS, UNRECORDED DOCUMENTS AND OTHER INTANGIBLE TITLE MATTERS ARE NOT REPRESENTED HEREON.

## O.U.P.S. RESPONSE

UTILITY	CLEAR	OUPS PLAN: A-316501948		APPROX. LOC. SHOWN ON SURVEY	UNABLE TO LOC. TO PLOT
		DETAILED MAP	SCHEMATIC MAP		
CABLE	●	○	○	○	○
CHANCE	●	○	○	○	○
SEWER	○	○	○	○	○
EDISON	○	○	○	○	○
GAS	○	○	○	○	○
COLUMBIA	○	○	○	○	○
ENGRN	○	○	○	○	○
WATER	○	○	○	○	○

NOTE: THE ABOVE LIST REPRESENTS THOSE UTILITIES THAT RESPONDED TO THE REFERENCED O.U.P.S. REQUEST. OTHER NON-RESPONDING UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL COMPLY WITH O.R.C. 3781.23 THROUGH 3781.38.

TOLEDO EDISON AND FIRST ENERGY'S OUPS RESPONSE DOES NOT MEET THE REQUIREMENTS OF OHIO HOUSE BILL 458. UNABLE TO PLOT TOLEDO EDISON UNDERGROUND AS THE REFERENCE DRAWING PROVIDED BY THE UTILITY COMPANY IS A GIS BASED SCHEMATIC MAP. THE LOCATION OF UTILITIES ARE NOT DIMENSIONED, THE SCHEMATIC MAP IS NOT TO A SCALE AND DOES NOT CONTAIN A SYMBOL OR LINE LEGEND.

## UTILITY SURVEY LEVEL

SUBSURFACE UTILITY SURVEY HAS BEEN COMPLETED TO THE FOLLOWING INDICATED LEVEL FOR THE STANDARDS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) O/ASCE 38-02.

- QUALITY LEVEL D - INFORMATION DERIVED FROM EXISTING RECORDS OR GRA. RECOLLECTIONS.
- QUALITY LEVEL C - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.
- QUALITY LEVEL B - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS (TYPICALLY GROUND PENETRATING RADAR) TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
- QUALITY LEVEL A - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

THE CLIENT SHALL INFORM LEWANDOWSKI ENGINEERS, LLC IF A HIGHER LEVEL OF UTILITY LOCATION IS REQUIRED.

## SITE MAP

NOT TO SCALE

## AREA

CROSS: 283,404.78 6.0469  
IN S.W. 15,206.88 0.3491  
NET: 248,197.78 5.6978

## ADDRESS

5635 MONROE STREET  
SYLVANIA, OHIO 43060  
PARCEL NO. 78-14077

## FLOOD PLAIN

ZONE X-OUTSIDE THE 100 YEAR  
FLOOD PLAIN  
MAP # 0805000086  
EFFECTIVE 08/16/2011

## ZONING

ZONED-R-A LOW DENSITY RESIDENTIAL  
REFER TO SYLVANIA TOWNSHIP ZONING  
RESOLUTION - ARTICLE 700

FRONT YARD REQ'D: 30'  
REAR YARD REQ'D: 30'  
SIDE YARD REQ'D: 10'  
MIN LOT WIDTH: 60'  
MIN LOT AREA: 12,000 SQ.FT.  
MAX. BUILDING HEIGHT: 45'  
MAX. ACCESSORY HEIGHT: 30'

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

ZONING INFORMATION PROVIDED BY:  
DARYL GRAUS  
SYLVANIA TOWNSHIP  
PLANNING AND ZONING MANAGER  
(419) 885-5276

## ZONING

ZONED: C-2 - GENERAL COMMERCIAL  
REFER TO SYLVANIA TOWNSHIP ZONING  
RESOLUTION - ARTICLE 700

FRONT YARD REQ'D: 30'  
(120' FROM CENTERLINE OF MONROE ST)  
REAR YARD REQ'D WHEN ABUTTING OTHER C OR I DISTRICTS: 20'  
SIDE YARD REQ'D WHEN ABUTTING OTHER C OR I DISTRICTS: 10'  
SIDE/REAR YARD REQ'D WHEN ABUTTING LOT LINE OF RESIDENTIAL: 30'  
MIN. LOT WIDTH: 60'  
MIN. LOT AREA: NONE  
MAX. BUILDING HEIGHT: 45'  
MAX. ACCESSORY HEIGHT: 45'

PARKING REQUIREMENTS VARY BASED UPON USE PER ARTICLE 1212  
BASED UPON THE TOLEDO-LUCAS COUNTY MAJOR STREET AND HIGHWAY PLAN AS ADOPTED BY THE TOLEDO-LUCAS COUNTY PLANNING COMMISSION ON DECEMBER 17, 2003, MONROE STREET IS CLASSIFIED AS A PRINCIPAL ARTERIAL WITH PLAN RIGHT-OF-WAY WIDTHS BETWEEN 100' AND 150'

ZONING INFORMATION PROVIDED BY:  
DARYL GRAUS  
SYLVANIA TOWNSHIP  
PLANNING AND ZONING MANAGER  
(419) 885-5276

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## PARKING

PARKING REQUIREMENTS VARY BASED UPON USE PER ARTICLE 1212

COMMERCIAL AND INDUSTRIAL DISTRICTS:  
PARKING SETBACKS REQ'D:  
REFER TO - ARTICLE 1208 & 2909(A)  
FRONT REQ'D: 15'  
SIDE REQ'D: 5'  
REAR REQ'D: 5'

\*WHEN ABUTTING RESIDENTIAL SEE REQ'D SETBACKS IN SPECIFIED ZONING DISTRICT

LANDSCAPE SETBACKS REQ'D:  
REFER TO - ARTICLE 1302(B)(1)

LANDSCAPE BUFFER REQ'D:  
FRONT REQ'D: 15'  
SIDE REQ'D: 5'  
REAR REQ'D: 5'  
(INCREASED TO 30' WHEN ABUTTING RESIDENTIAL)

PARKING INFORMATION PROVIDED BY:  
DARYL GRAUS  
SYLVANIA TOWNSHIP  
PLANNING AND ZONING MANAGER  
(419) 885-5276

## RIPARIAN SETBACK

PER ROBERT HUBERT, FLOODPLAIN MANAGER, LUCAS COUNTY ENGINEERS, THERE IS NO RIPARIAN SETBACK REQUIRED BY CODE FOR ANY WATERWAY THAT IS NOT WITHIN A FLOODPLAIN. THE COUNTY HAS REQUESTED TO MAINTAIN A 30' CLEAR SPACE FROM THE NORMAL HIGH WATER MARK TO ALLOW FOR MAINTENANCE IF REQUIRED IN THE FUTURE.



LEWANDOWSKI

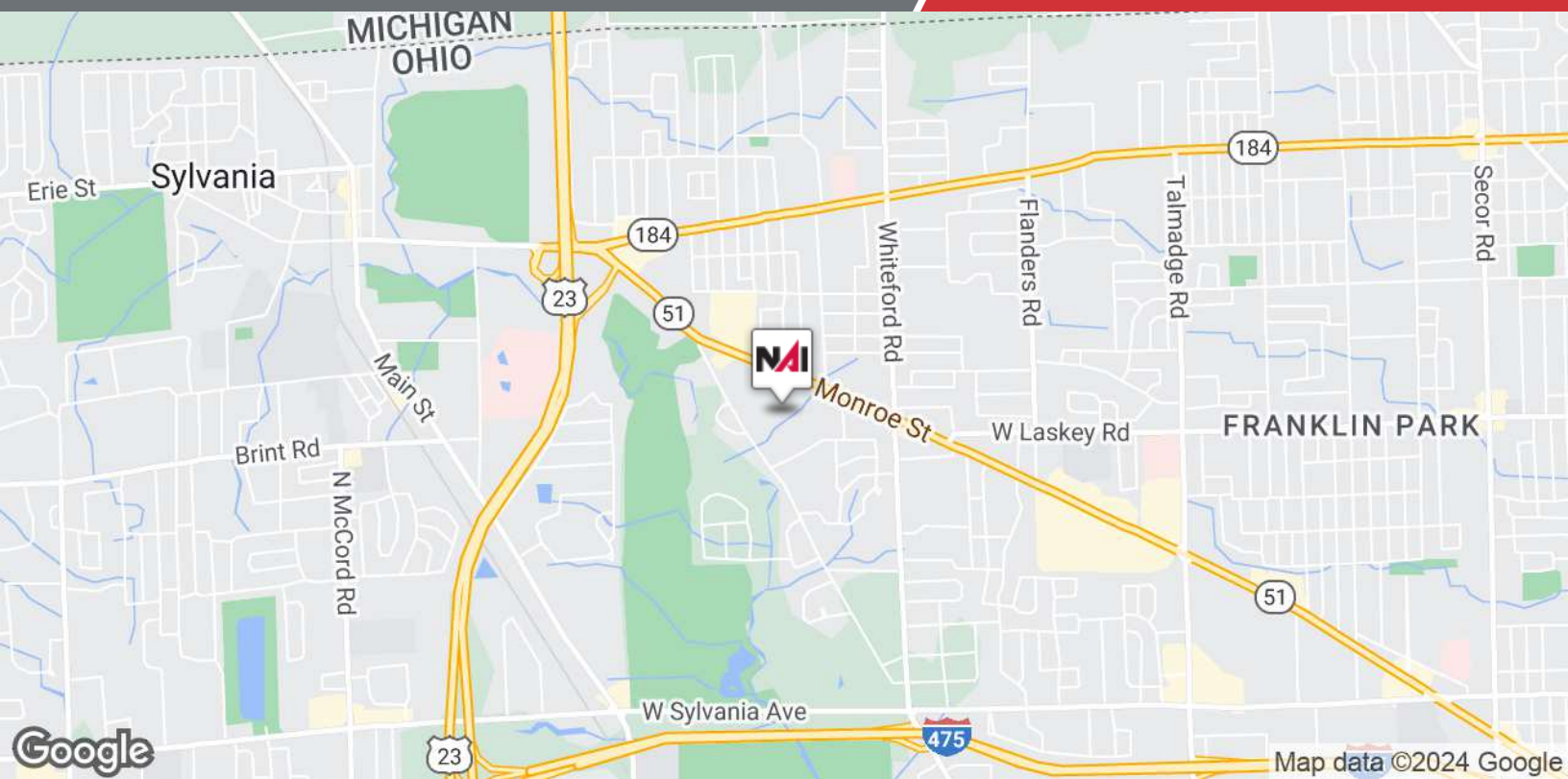


Know what's below.  
Call before you dig.  
**WARNING**

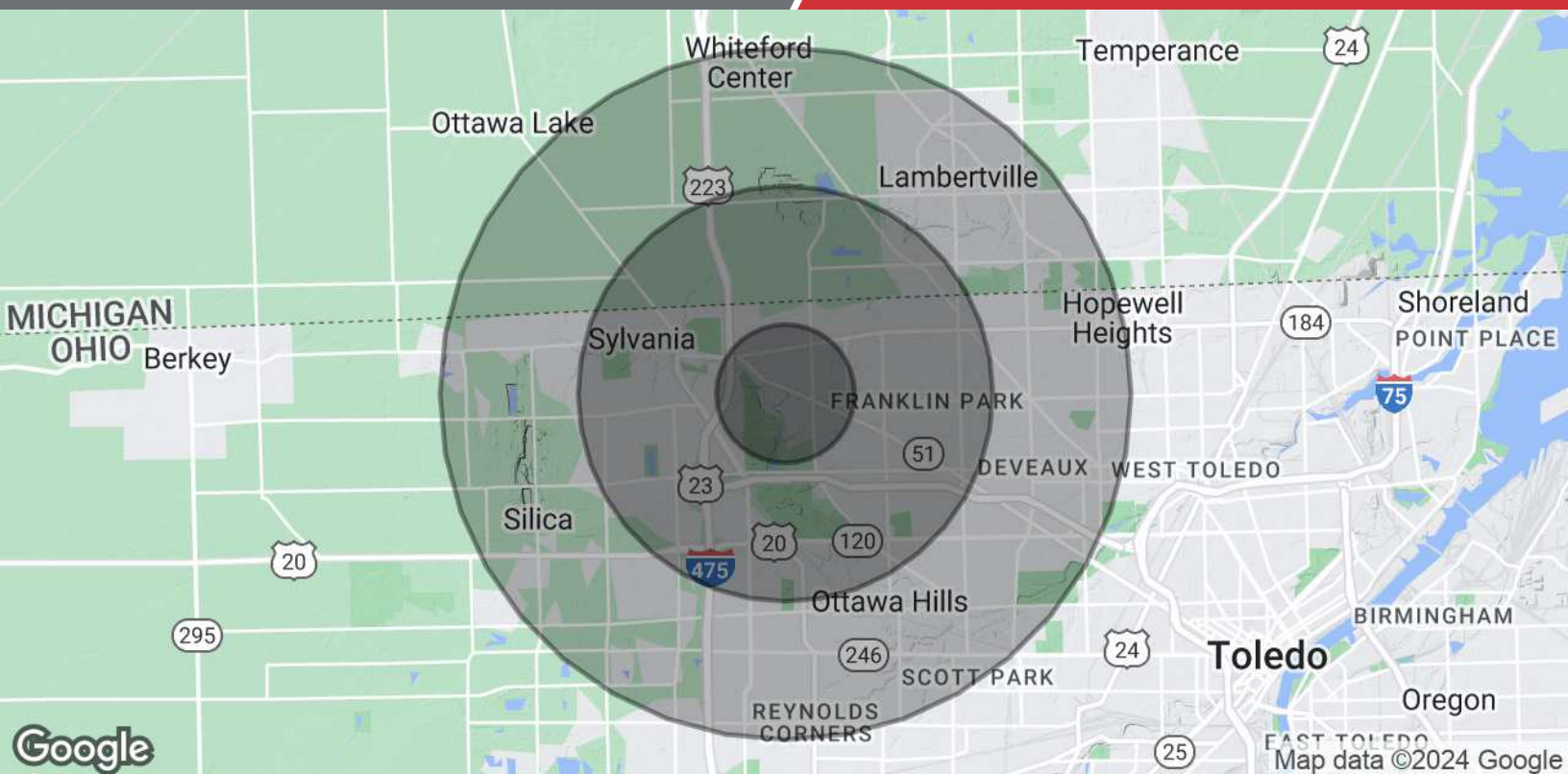
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4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com









Population	1 Mile	3 Miles	5 Miles
Total Population	6,145	59,181	163,216
Average Age	40.4	43.5	39.8
Average Age (Male)	35.4	40.0	38.1
Average Age (Female)	44.0	45.6	41.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,921	26,887	73,197
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,599	\$85,044	\$75,801
Average House Value	\$215,405	\$175,064	\$146,857

2020 American Community Survey (ACS)