

Commercial Land Sale



Project Name: Van Wert Towne Center

Address: U.S. 30 and U.S. 224 / 127
Van Wert, OH 45891

County: Van Wert

Township:

Zone: Out of State



SALE INFORMATION

Sale Price: \$6 - \$7 / SF

Sale Terms: Cash at Closing

SITE DATA

Land Area: 16.18 AC 704,801 SF

Zoning: C-2, General Commercial

MISCELLANEOUS DATA

Traffic Count: 50,000 VP

Nearest Interstate: U.S. 30 & Hwy. 127

Former Use: Agricultural

TAX DATA

Parcel No:

Annual Tax: \$

Tax/Pay Year:

For more information contact:

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CB RICHARD ELLIS

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ENVIRONMENTAL DATA

Available:

UTILITIES

	Provider	Size	Location
Sewer:	Available		
Water:	Available		
Gas:	Available		
Electric:	Available		
High Speed Data:	Available		

COMMENTS

Super Wal-Mart anchored shopping center, directly off of U.S. Hwy 30. In-line retail space available for lease and outlots for sale.

Great co-tenant mix! Highly visible with excellent traffic counts.

Van Wert is approximately 30 miles SE of Fort Wayne and 27 miles NW of Lima, OH. 85,640 people living in trade area.

Lot Availability

Van Wert Towne Center

<u>Lot Number</u>	<u>Status</u>	<u>Size</u>	<u>Rate</u>	<u>Total</u>
1	Available	1.5 Acre(s)	\$457,380	
3	Available	1.4 Acre(s)	\$426,888	
6	Available	1.74 Acre(s)	\$454,766.	
8	Available	1.84 Acre(s)	\$480,902	
9	Available	1.8 Acre(s)	\$470,448	
10	Available	1.8 Acre(s)	\$470,448	
11	Available	4.1 Acre(s)	\$1,071,576	
12	Available	2 Acre(s)	\$522,720	