

996 SOUTH MAIN STREET

Bowling Green, OH 43402



Offering Summary

Sale Price:	\$900,000
Lot Size:	6.83 Acres
Price / Acre:	\$131,772
Zoning:	RC (Recreation Conservation)

Property Overview

- Ideal for senior housing
- Fully wooded site
- Possible R3 zoning allowing 12 units of multi-family per acre

Location Overview

- Adjoins Black Swamp Preserve, Wood County Parks

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkgcommercial.com

Peter Shawaker Jr.

419.794.3968

pshawaker@rkgcommercial.com

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK

996 SOUTH MAIN STREET

Bowling Green, OH 43402



Sale Price	\$900,000
------------	-----------

Location Information

City, State & Zip	Bowling Green, OH 43402
County	Lucas

Utilities

Power Provider	Yes
Fuel Provider	Yes
Water Provider	Yes
Sewer Provider	Yes

Property Details

Primary Use	Land
Secondary Use	Multifamily
Additional Use	Senior Housing
Acreage	6.83 Acres
Lot Dimensions	430' x 692'
# Of Lots	One to be split
Site Shape	Rectangle
BTS Option	No
Buildable SF	12 units/acre multifamily if rezoned R3
Topography	Flat
Structure on Site	No

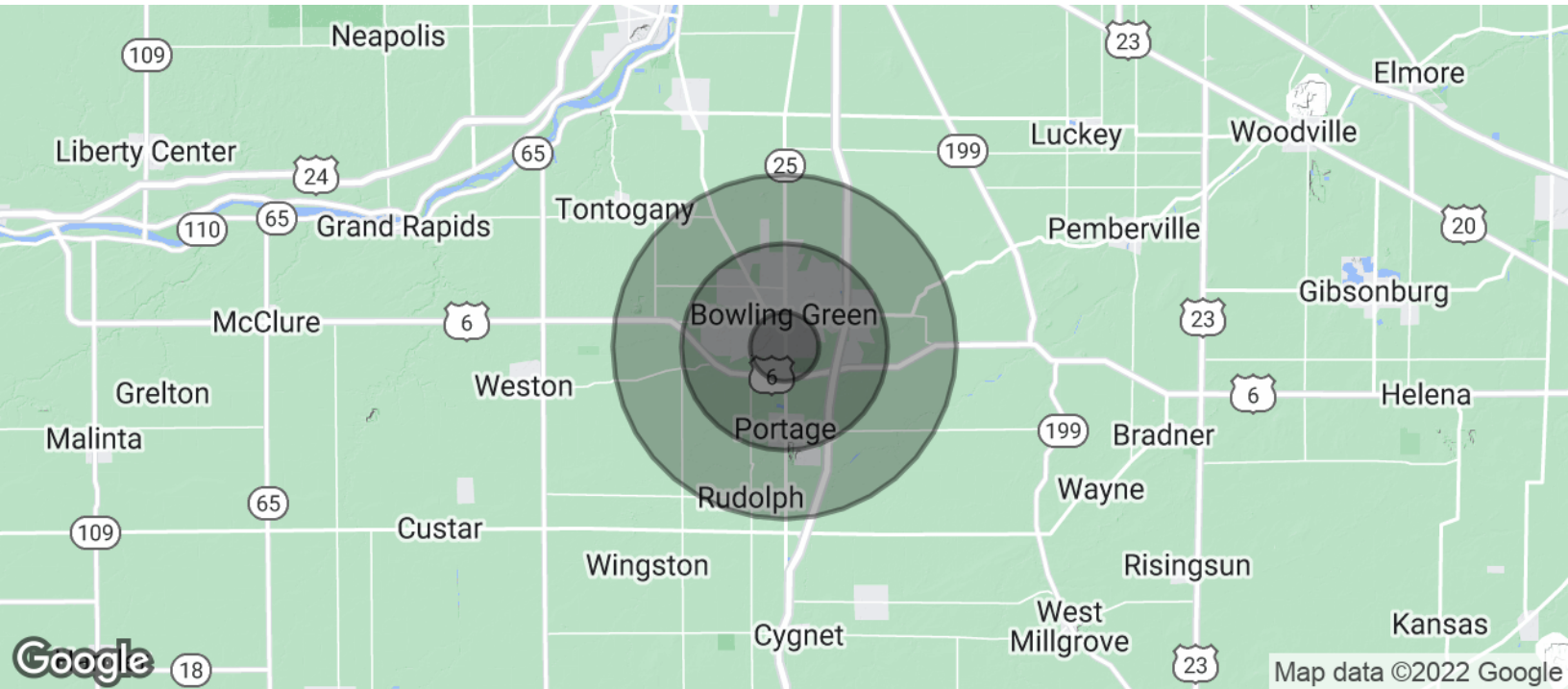
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

996 SOUTH MAIN STREET

Bowling Green, OH 43402



Population	1 Mile	3 Miles	5 Miles
Total Population	9,247	29,270	34,985
Average Age	28.8	29.0	29.9
Average Age (Male)	26.9	28.3	29.1
Average Age (Female)	30.5	29.2	30.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,559	11,051	13,262
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$50,732	\$54,993	\$59,010
Average House Value	\$86,211	\$130,236	\$145,221

* Demographic data derived from 2020 ACS - US Census

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkgcommercial.com

Peter Shawaker Jr.

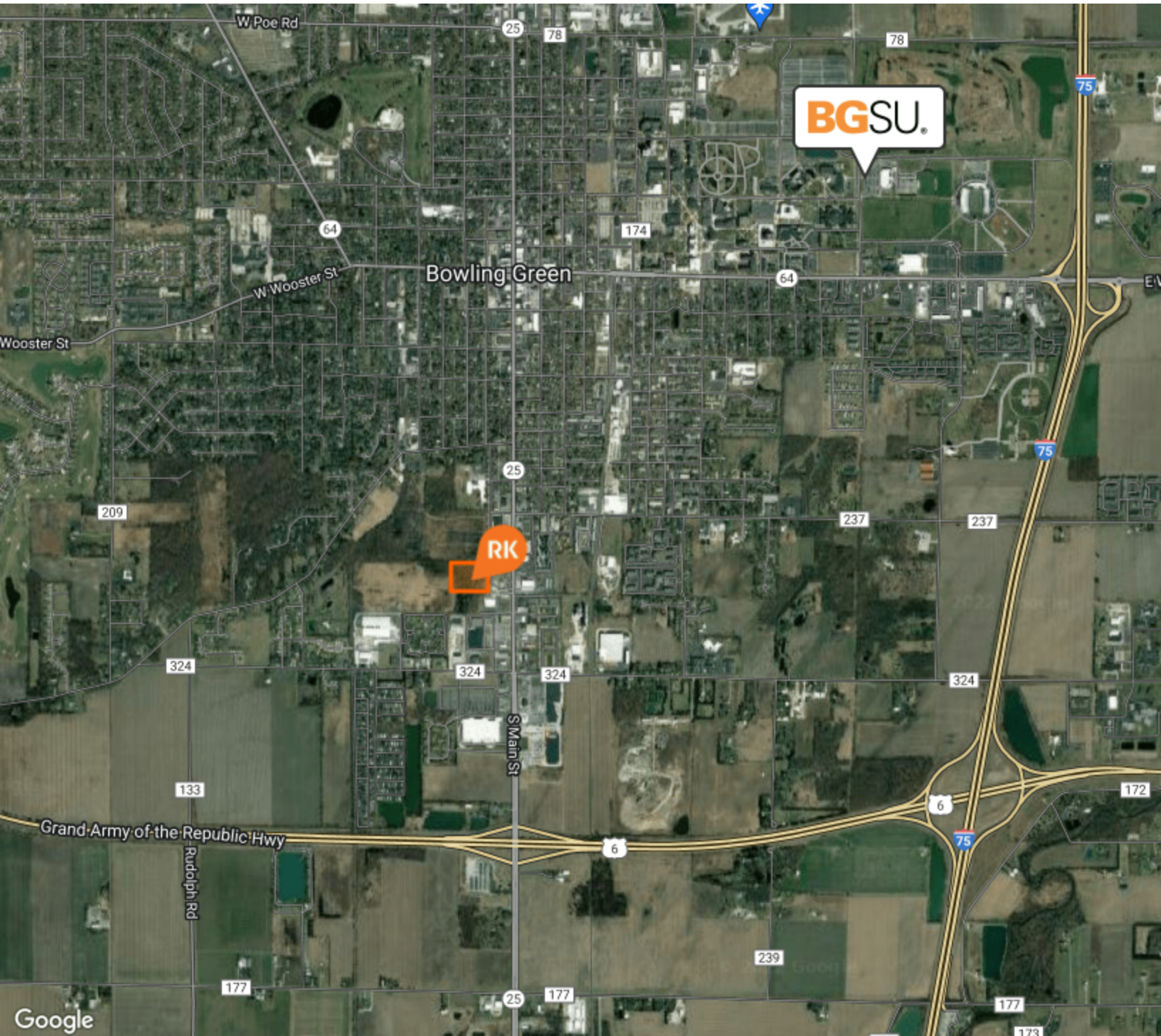
419.794.3968

pjshawaker@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

996 SOUTH MAIN STREET

Bowling Green, OH 43402



Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkgcommercial.com



Peter Shawaker Jr.

419.794.3968

pshawaker@rkgcommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.