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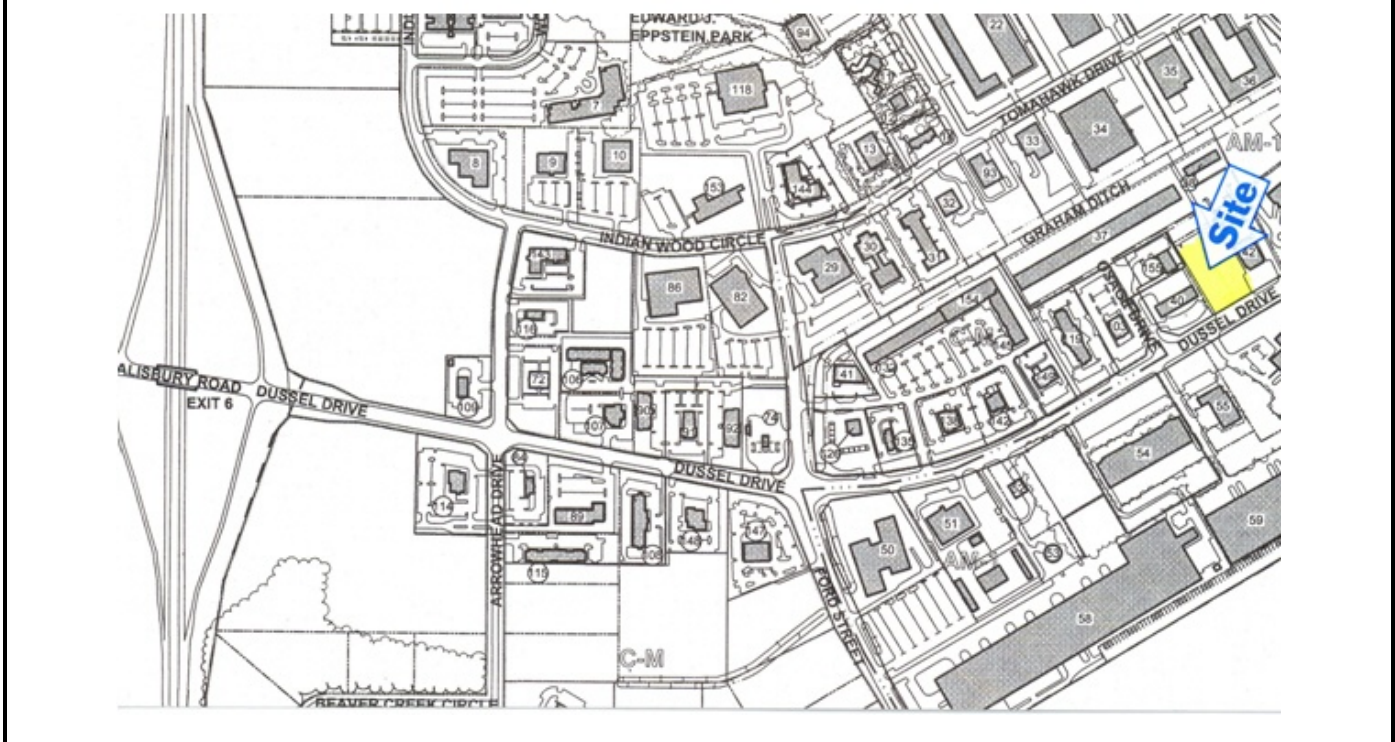
# Arrowhead Park Prime Retail/ Restaurant Parcel

## For Lease, Built to Suit, or Sale

General Information		Pricing	
<b>Name:</b>	377 W. Dussel Drive	<b>Sale Price:</b>	\$745,000
<b>City/State/Zip:</b>	Maumee, OH 43537	<b>Land Lease:</b>	\$81,000 per annum; absolute net
<b>County:</b>	Lucas	<b>Contact:</b>	George Lathrop
<b>Closest Intersection:</b>	Dussel/Holland		419.893.0334
<b>Interstate Access:</b>	I-475/US23 - ¼ mile; I-80/90 - 1 mile		

<b>Total Land Available:</b>	1.653 Acres
<b>Dimensions:</b>	Dussel Drive: 190' Average Depth: 370' (see attached survey)
<b>Zoning:</b>	CM
<b>Traffic Count:</b>	Dussel Drive: 36,650;
<b>Demographics:</b>	Population: 5 mile 130,760 Ave. Household Income: \$60,702

### Property Location



*The information herein is provided as submitted by the owner of the property and from other reliable sources. Tomahawk Development Company makes no guarantee of its accuracy.*

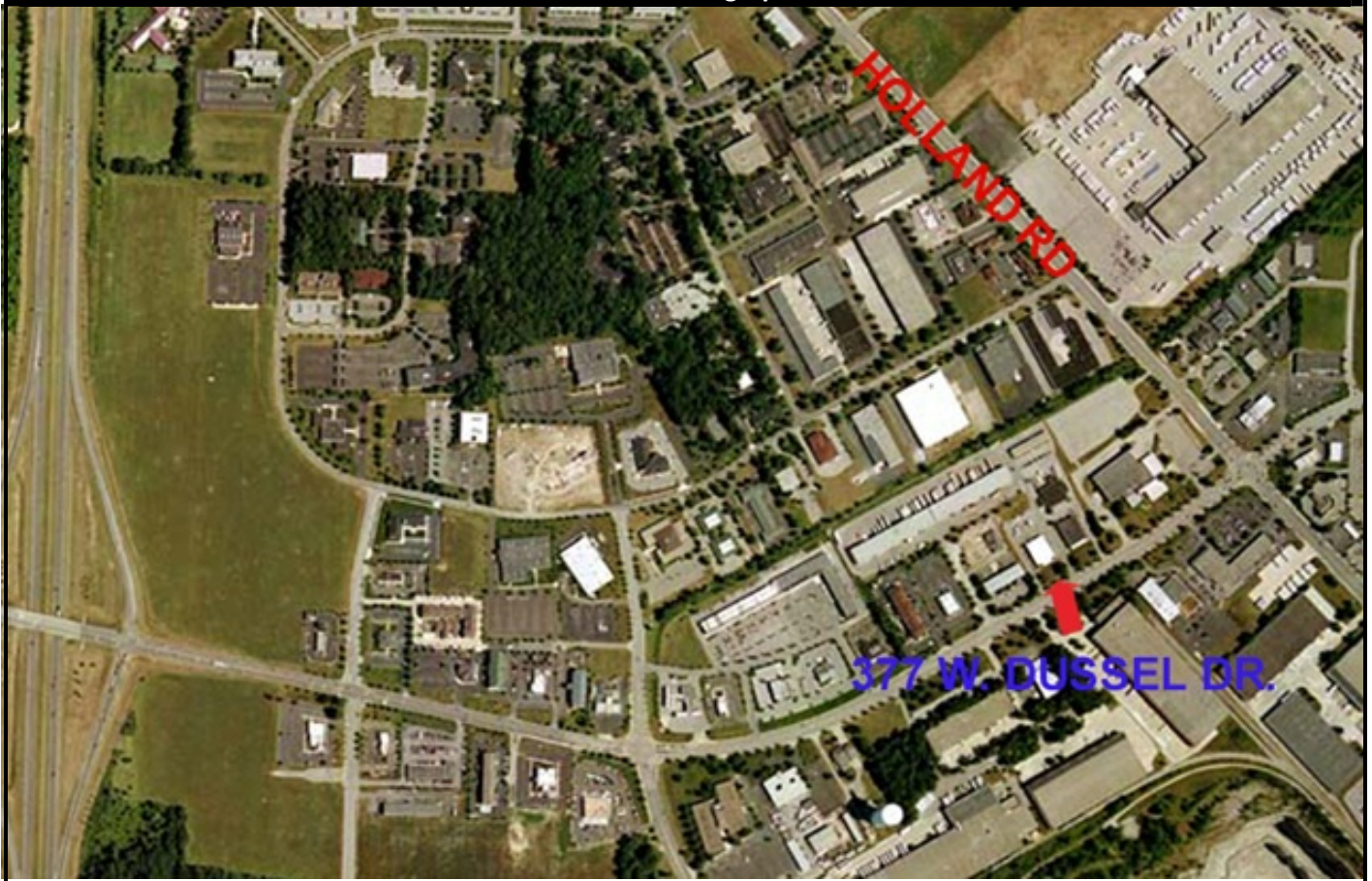


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# Arrowhead Park Parcel 377 W. Dussel Drive

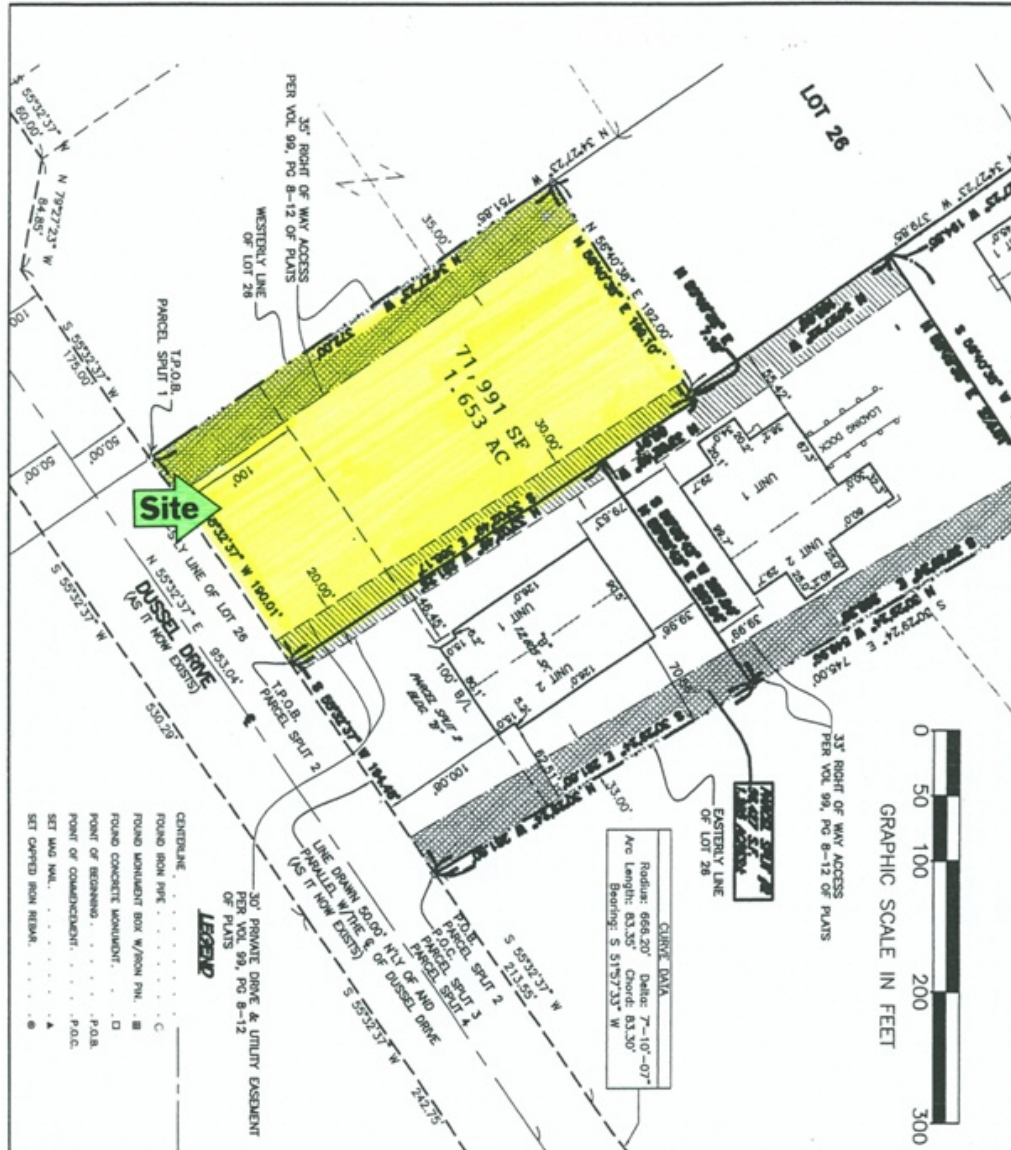
Real Estate Tax Information		Utilities	
<b>R.E. Tax Year:</b>	2010	<b>Water:</b>	City of Maumee
<b>Comments:</b>	\$6,570.26 per year Annual tax estimate: \$14,000	<b>Sanitary Sewer:</b>	City of Maumee
<b>Tax District:</b>	36-84958	<b>Storm Sewer:</b>	City of Maumee
		<b>Gas:</b>	Columbia Gas of Ohio
		<b>Electric:</b>	Toledo Edison

Aerial Photograph



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## Property Site Plan



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SCALE:	1"=100'
DATE:	07/18/07
DRAWN BY:	SCC
PROJECT NO.:	10S05370



**Feller Finch & Associates, Inc.**  
 1683 Woodlands Drive · P.O. Box 68 · Maumee, Ohio 43537  
 Engineers · Surveyors  
 Landscape Architects · Planners  
 Phone: (419) 893-3680  
 Fax: (419) 893-2982  
 www.fellerfinch.com

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