



DANBERRY NATIONAL, LTD.

300 AC Peripheral Land around The Shops at Fallen Timbers FOR SALE

General Information:

Location: Peripheral Land around Fallen Timbers
Closest intersection: U.S. 24 & Jerome Road
City/Township: Maumee and Monclova Township
State/Zip: Ohio/43537
Available Acreage/Zoning: 300 AC +/-CM/C-1/C-2/M-1*

Pricing Details: See Attached "Price List"

*Allowable uses in file.



Property Highlights:

- Adjacent to The Shops at Fallen Timbers, an active lifestyle center with lake/boardwalk anchored by Dillard's, J.C. Penney, Barnes & Noble, Staybridge Suites, Rave 14-Screen Indoor Theater with several unique dining offerings – Granite City, Red Robin, Beer Barrel Pizza
- Conveniently located to I-475/23/I-75/U.S.24
- Easily accessible to outdoor activities – The Fallen Timbers Battlefield/Monument, "Rails-to-Trails" Wabash Cannonball Trail for cycling, walking, rollerblading, Side Cut Metro Park, Maumee River – fishing/boating/canoeing

Contact:

Brian W. McMahon brian@danberrynational.com

Brittany Craig brittany@danberrynational.com

624 W. South Boundary, Suite B Perrysburg, Ohio 43551

Office: (419) 874-2800

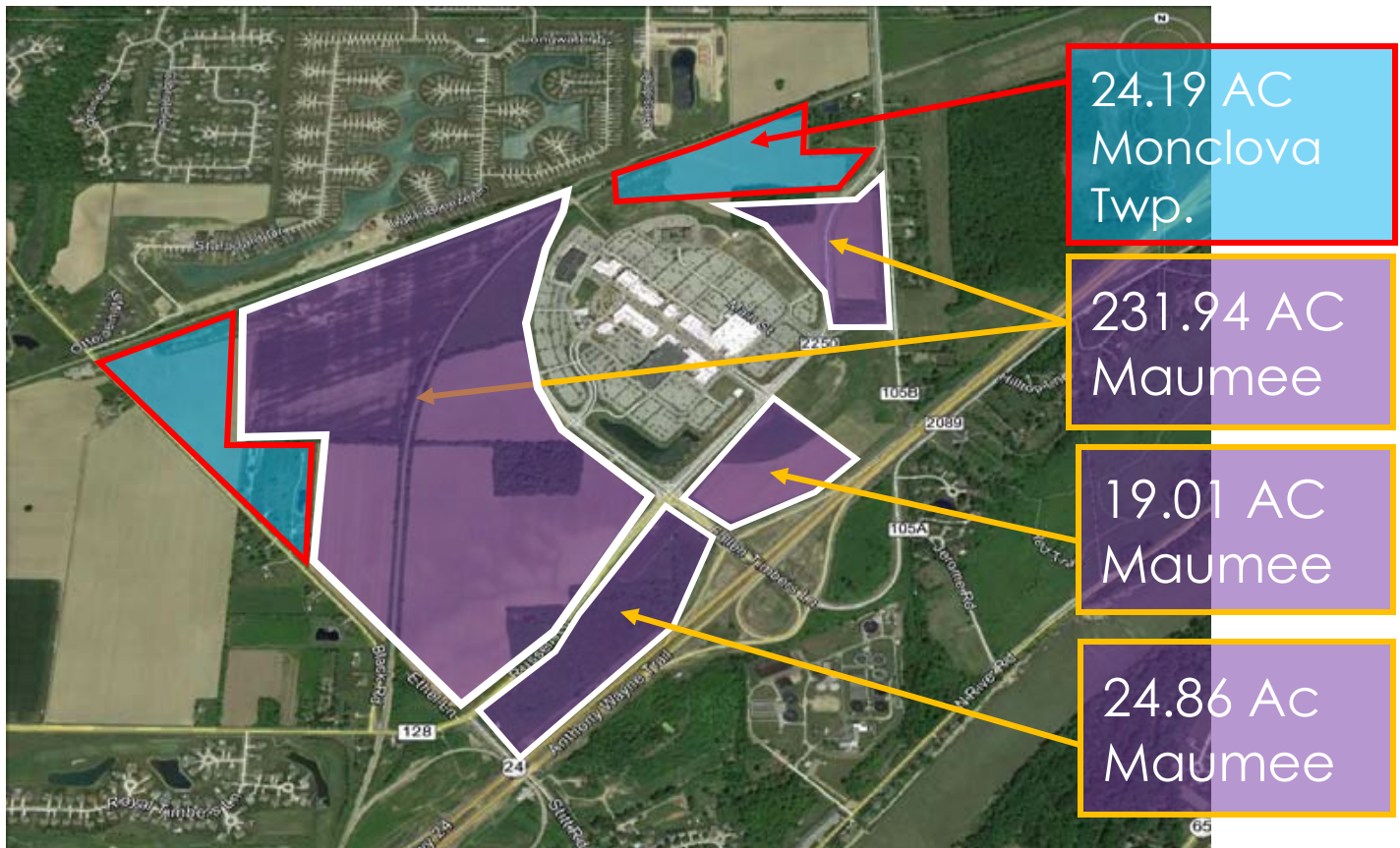
All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tapability of all public utilities are subject to purchaser's confirmation of same.



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Pricing*/Acreage/Aerial Exhibit:



*Contact Broker regarding pricing. Pricing varies depending upon use, size, location.

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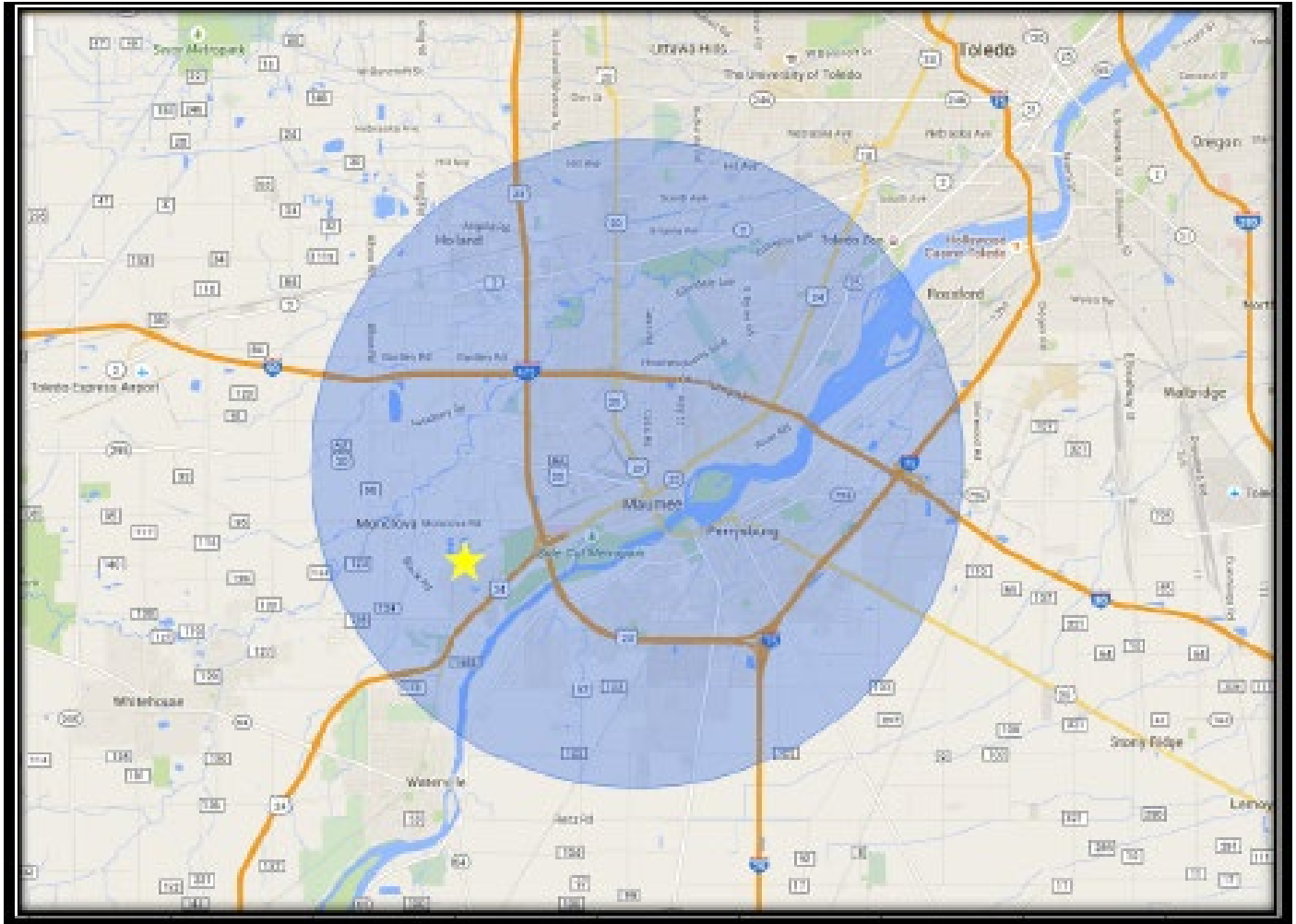
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Five-Mile Radius Map:



Within minutes to St. Luke's Hospital, Arrowhead Park, Briarfield Business Park, Triad Business Park, NW Ohio "World Headquarters Corridor", including The Andersons, Dana Corp., Spartan Chemical, O-I, etc.

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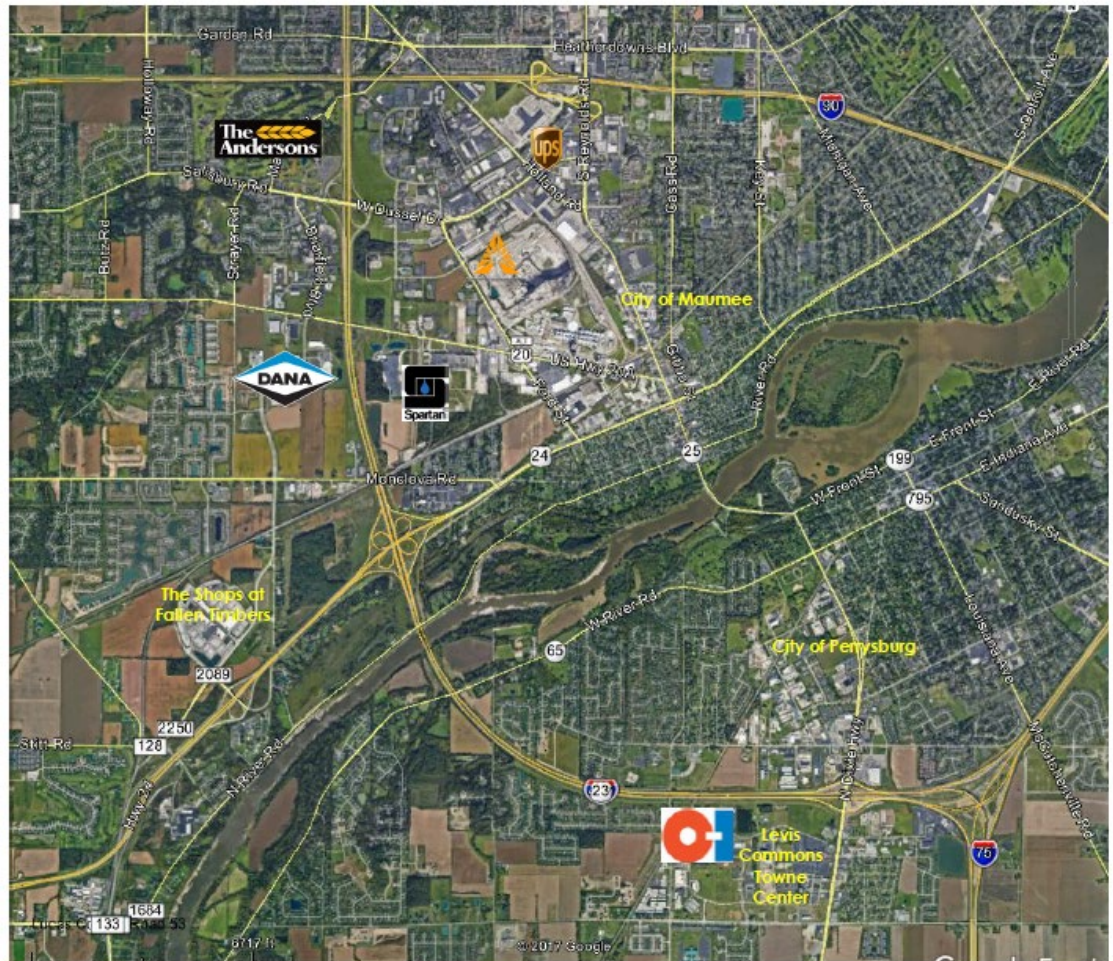


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World Headquarters Corridor:

NW Ohio World Headquarters Corridor



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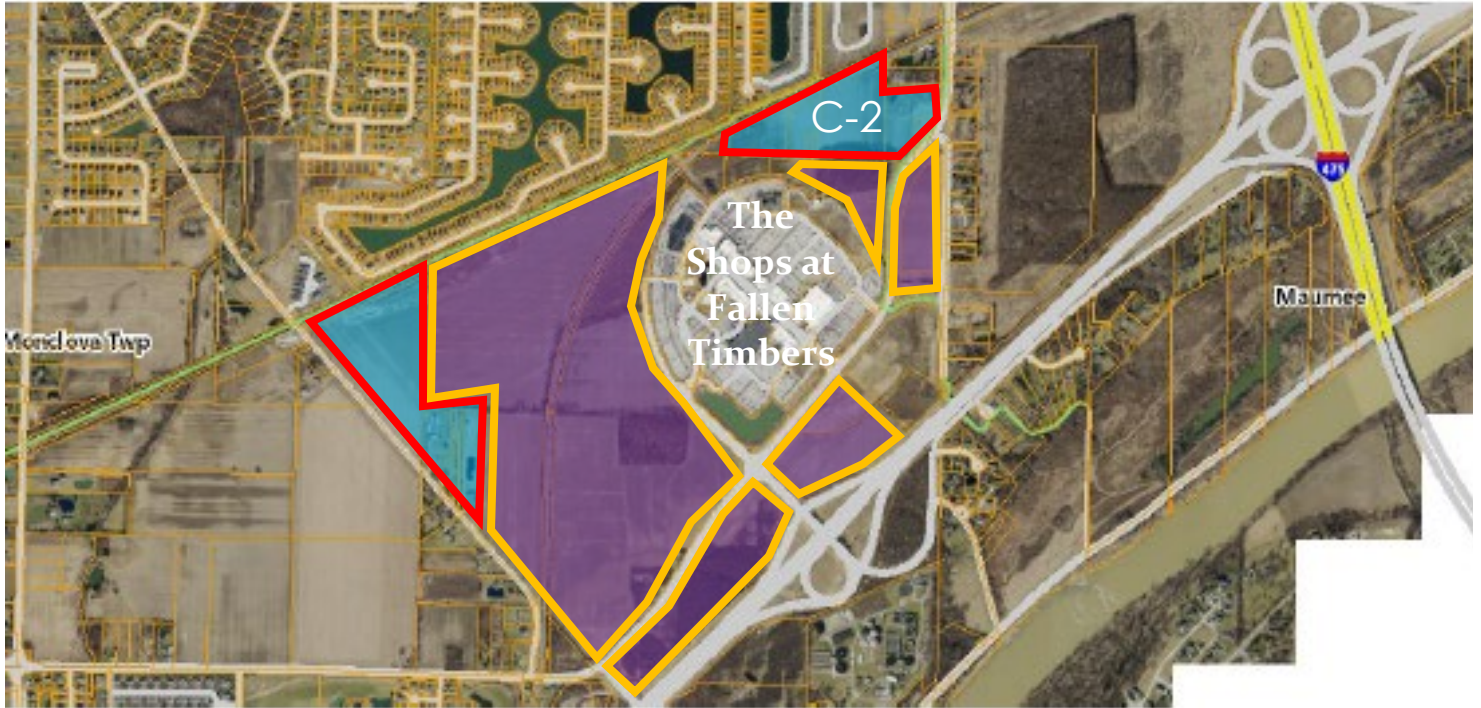
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Maumee/Monclova Township Property Exhibit:



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Adjacent to The Shops at Fallen Timbers Lifestyle Center:



The property is conveniently located southwest of Toledo in one of the market's fastest-growing areas and is easily accessible from I-475, I-75 and I-80/90. Fronting on U.S. 24, a 4-lane divided highway, which is the preferred route to Indianapolis. Adjacent to The Shops at Fallen Timbers, a 640,000 SF "lifestyle center" with a feature lake/boardwalk area.

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