



DANBERRY NATIONAL, LTD.

24.30 AC - LAND FOR SALE

GENERAL INFORMATION:

LOCATION: ROUTE 25 (N. DIXIE HIGHWAY)
CLOSEST INTERSECTION: FIVE POINT ROAD
CITY/COUNTY: PERRYSBURG/WOOD
STATE/ZIP: OHIO/43551
ZONING: A-1 (AGRICULTURAL)

PRICING DETAILS:

CONTACT BROKER FOR PRICING
TERMS: PAYABLE AT CLOSING



PARCEL INFORMATION:

- **DIMENSIONS 713.8' X 816.8' +/-**
- CLOSE TO LEVIS COMMONS/HARBOR TOWNE RETAIL DEVELOPMENTS
- CLOSE TO NEW MERCY CANCER HOSPITAL & PROMEDICA (*EXPANSION NEW MEDICAL FACILITY*)
- **SIGNALIZED INTERSECTION**
- LOCATED WITHIN THE CITY OF PERRYSBURG "*JOBS CORRIDOR*"
- EASE OF ACCESS TO INTERSTATE

PARCEL/TAX INFORMATION:

PARCEL #: Q61-400-30000005000
TAXES: \$1,585.77 (*ANNUAL TAX - 2020*)

UTILITY INFORMATION:

GAS: AVAILABLE - COLUMBIA GAS
WATER: AVAILABLE - 30" W. SIDE OF RT. 25/
NWWSD
SANITARY SEWER: 15"/FIVE PT./10" RT. 25
ELECTRIC: AVAILABLE - TOLEDO EDISON
STORM SEWER: 8" & 16"/PERRYSBURG

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800 WEBSITE: WWW.DANBERRYNATIONAL.COM

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 tappability of all public utilities are subject to purchaser's confirmation of same.



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High Altitude Aerial – Site Location



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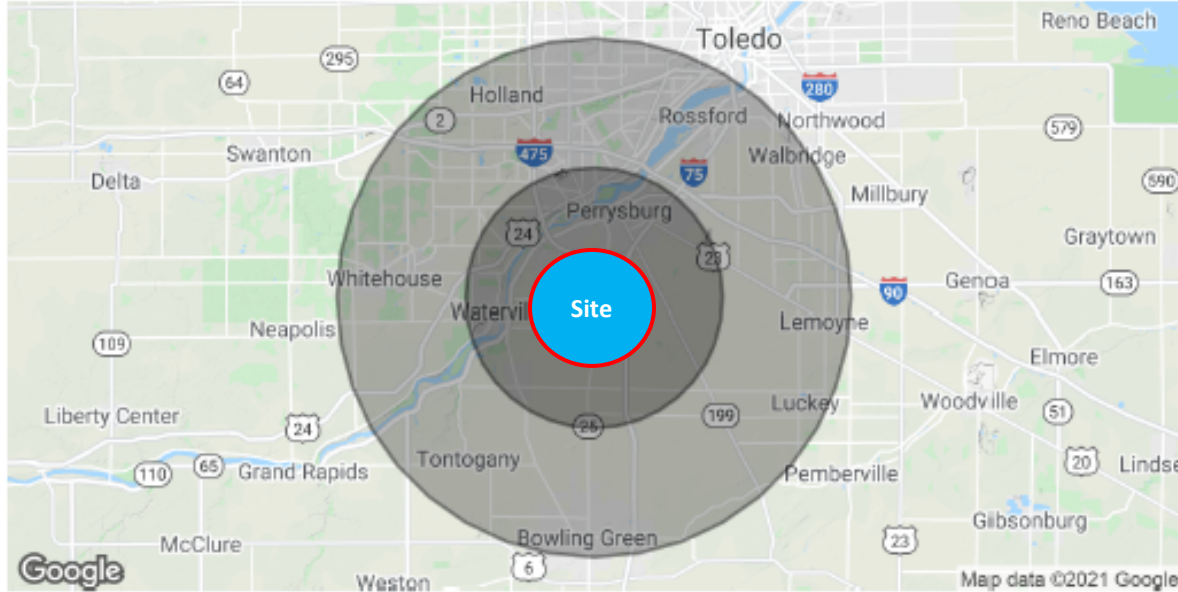
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Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	514	49,632	257,054
Average age	36.0	40.1	36.9
Average age (Male)	36.0	39.1	35.8
Average age (Female)	35.9	40.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	196	19,862	103,401
# of persons per HH	2.6	2.5	2.5
Average HH income	\$75,583	\$86,540	\$64,204
Average house value	\$224,243	\$193,148	\$169,832

* Demographic data derived from 2010 US Census

CONTACT:

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