



DANBERRY NATIONAL, LTD.

4.2 AC – RETAIL OPPORTUNITY

GENERAL INFORMATION:

LOCATION:

CLOSEST INTERSECTION: THOMPSON ROAD

CITY/TOWNSHIP: PERRYSBURG/WOOD COUNTY

STATE/ZIP: OHIO/43551

ZONING: COMMERCIAL OVERLAY DISTRICT

PRICING DETAILS:

ROUTE 20 FRONTAGE: \$450,000/AC

BALANCE OF PROPERTY: \$250,000/AC



COMMENTS/FEATURES:

- 205' +/- FRONTAGE X 900' DEPTH
- 4.2 AC +/-
- 28,000 CARS/DAY AT 20/SIMMONS RD. WITHIN 2-MILE RADIUS FROM SITE – TOTAL DAILY TRAFFIC VOLUME FOR COMBINED 1-75/80/90/795/20 = 133,400 CARS/DAY
- SIGNALIZED ACCESS/ENTRANCE TO ROUTE 20
- [ACROSS THE STREET FROM NEW AMAZON 2.8 MILLION SF FULFILLMENT ENTER](#)

PARCEL INFORMATION:

PARCEL #S: P57-400-066000009000 (1 AC) & P57-400-066000008000 (3.2 AC)

UTILITIES:

GAS: AVAILABLE – COLUMBIA GAS
WATER: AVAILABLE – 16" NWWSD
ELECTRIC: AVAILABLE – TOLEDO EDISON
STORM SEWER: AVAILABLE – 24" STATE OF OHIO/OPEN DRAINAGE – WOOD COUNTY
SANITARY SEWER: AVAILABLE – 15" NWWSD

CONTACT:

BRIAN W. MCMAHON BRIAN@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 tappable of all public utilities are subject to purchaser's confirmation of same.

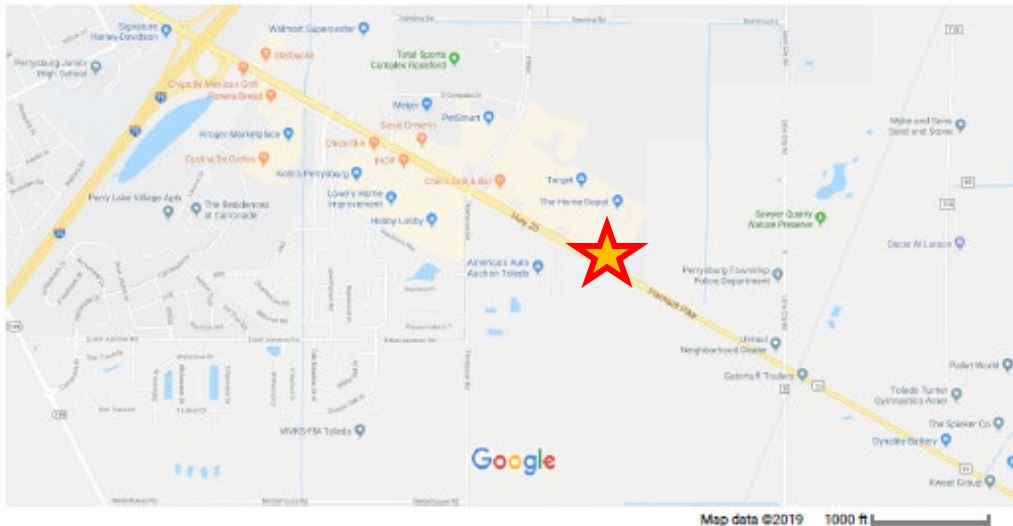


DANBERRY NATIONAL, LTD. 4.2 AC – RETAIL OPPORTUNITY

WOOD COUNTY AUDITOR'S AERIAL



LOCATION MAP



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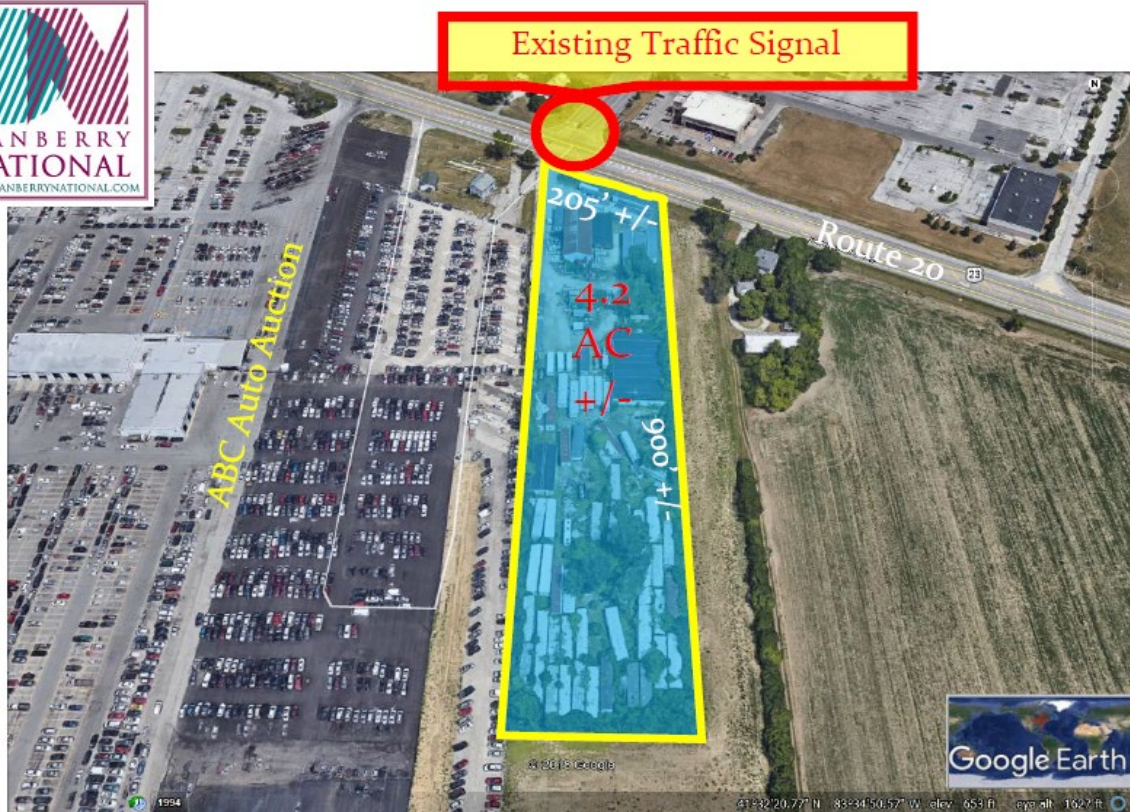
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CLOSE-UP SHOWING ACCESS/ DIMENSIONS



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