



DANBERRY NATIONAL, LTD.

149 AC +/- LAND FOR SALE

GENERAL INFORMATION:

LOCATION: ROUTE 20/FREMONT PIKE
CLOSEST INTERSECTION: LIME CITY ROAD
TOWNSHIP/COUNTY: PERRYSBURG/WOOD
STATE/ZIP: OHIO/43551
ZONING: I-2/GENERAL INDUSTRIAL

PRICING DETAILS: CONTACT
BROKER FOR DETAIL

DRONE VIDEO OF SITE/AREA:

<https://drive.google.com/file/d/1y2wM-tkaJujonvqqH0ACCb4mTDOsrUUG/view>



COMMENTS/FEATURES:

DIMENSIONS: IRREGULAR
ACRES: 149 AC +/-
ADJACENT TO NEW AMAZON FULFILLMENT CENTER (OCTOBER/2020 OPENING)
CONVENIENT/EAST OF ACCESS TO MAJOR HIGHWAYS – I-75/OHIO TURNPIKE 80/90/ROUTE 20/STATE ROUTE 795/I-280
ADJACENT TO **OVER 3,000,000 SF OF EXISTING RETAIL** (WAL-MART/MEIJER/BASS PRO/ALDI/TARGET/HOME DEPOT/LOWE'S/KOHL'S/T.J. MAXX/MICHAEL'S CRAFTS/HOBBY LOBBY)

PARCEL INFORMATION:

P57-400-1000-00-030-000/P57-400-1000-00-031-000/P57-400-1000-00-026-000/P57-400-1000-00-028-000/P57-400-1000-00-029-000/57-400-1000-00-003-000/P57-400-1000-00-003-000/P57-400-1000-00-030-000/P57-400-1000-00-031-00/P57-400-1000-00-005-000/P57-400-1000-00-026-000

TAX INFORMATION: WOOD COUNTY AUDITOR'S WEBSITE: <https://woodoh-auditor.ddti.net/>

CONTACT:

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

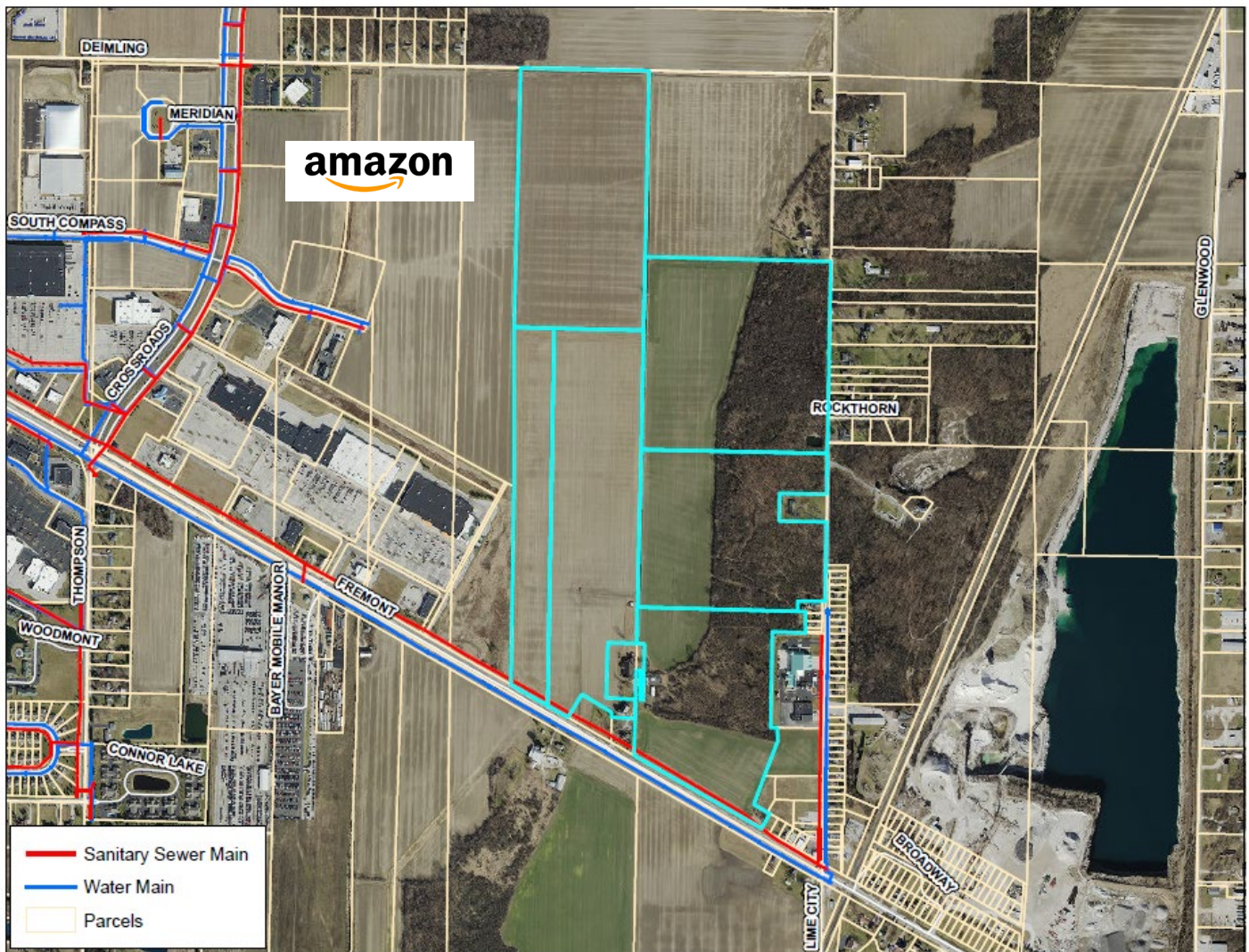
All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappability of all public utilities are subject to purchaser's confirmation of same.



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UTILITIES



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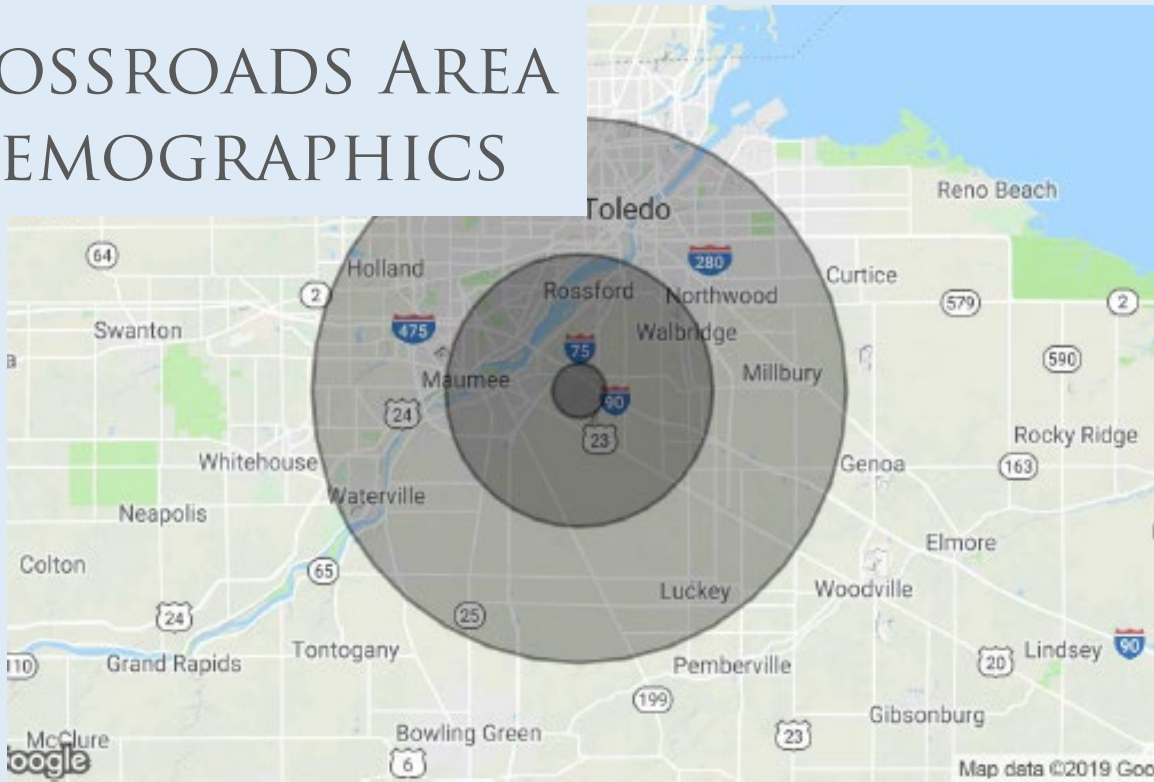
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CROSSROADS AREA DEMOGRAPHICS



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	838	79,854	415,421
MEDIAN AGE	39.6	40.4	35.7
MEDIAN AGE (MALE)	40.1	39.2	34.0
MEDIAN AGE (FEMALE)	38.1	41.2	37.1

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	290	33,582	170,244
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$53,529	\$69,573	\$52,367
AVERAGE HOUSE VALUE	\$175,862	\$171,388	\$140,038

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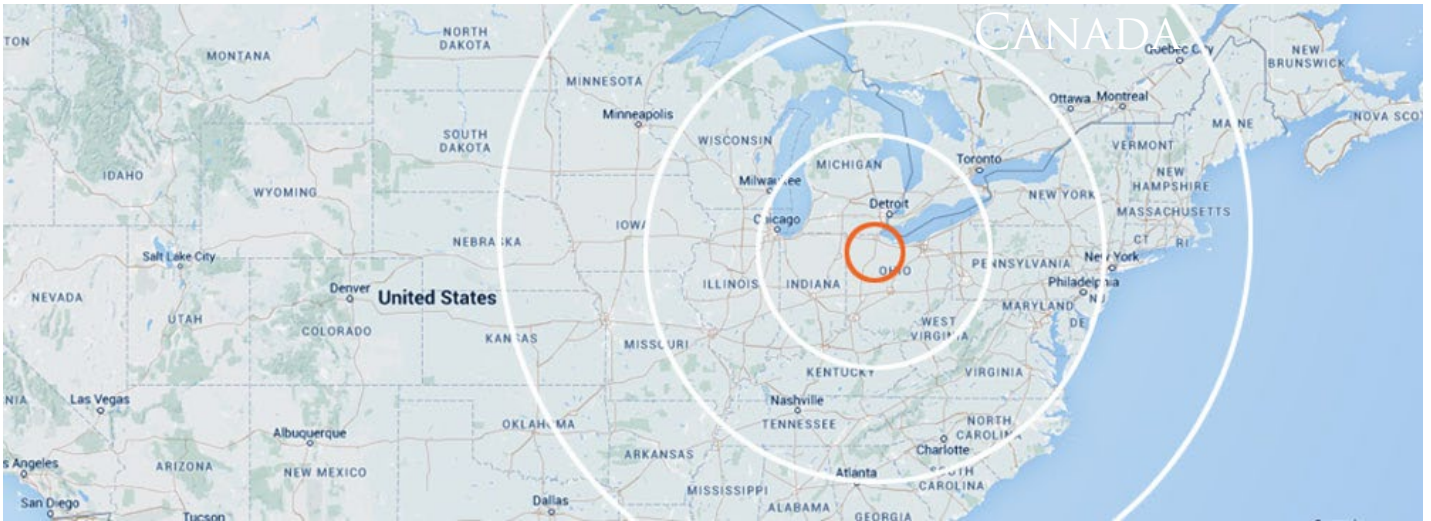
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REACH 60% OF THE NORTH AMERICAN MARKET WITHIN 1 DAY'S DRIVE.



LOCATION MAP



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