



COMMERCIAL LAND FOR SALE

CROSSROADS PKWY. & BASS PRO, ROSSFORD, OH 43460

"Innovative Solutions at Work"



OFFERING SUMMARY

| | |
|--------------------------|--------------------------------|
| Sale Price: | Call for pricing |
| Lot Size: | 54 Acres |
| Zoning: | Planned Commercial |
| County: | Wood |
| Frontage: | 1,600' +/- on Crossroads Pkwy. |
| Dimensions: | Irregular |
| Splits Available: | Approval of owner |

PROPERTY OVERVIEW

Excellent development property with extensive frontage
 Convenient and immediate access to I-75, SR 795 and Route 20
 Redundant interchange at South and North
 Tax incentives available
 Additional acreage available
 Designated Entertainment District in State of Ohio

UTILITIES

Natural Gas: Available
 Electric: Available
 Water: Available
 Sewer: Available
 Storm: Available

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 631 | 37,986 | 175,829 |
| Total Population | 1,360 | 90,579 | 430,598 |
| Average HH Income | \$72,150 | \$68,188 | \$53,061 |

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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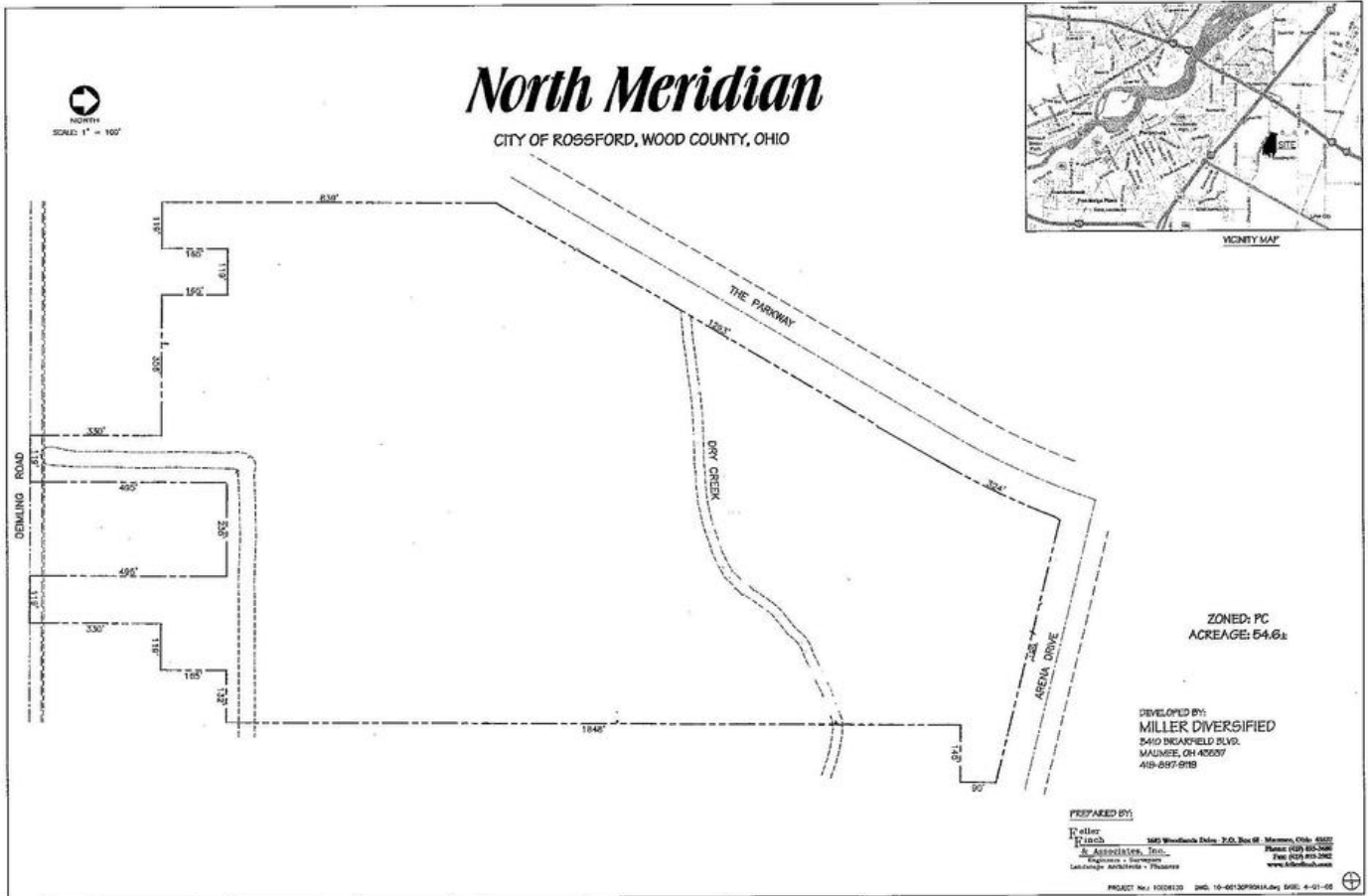
1656 Henthorne Rd Suite 200, Maumee, OH 43537 | 419.877.7777 | www.millerdanberry.com



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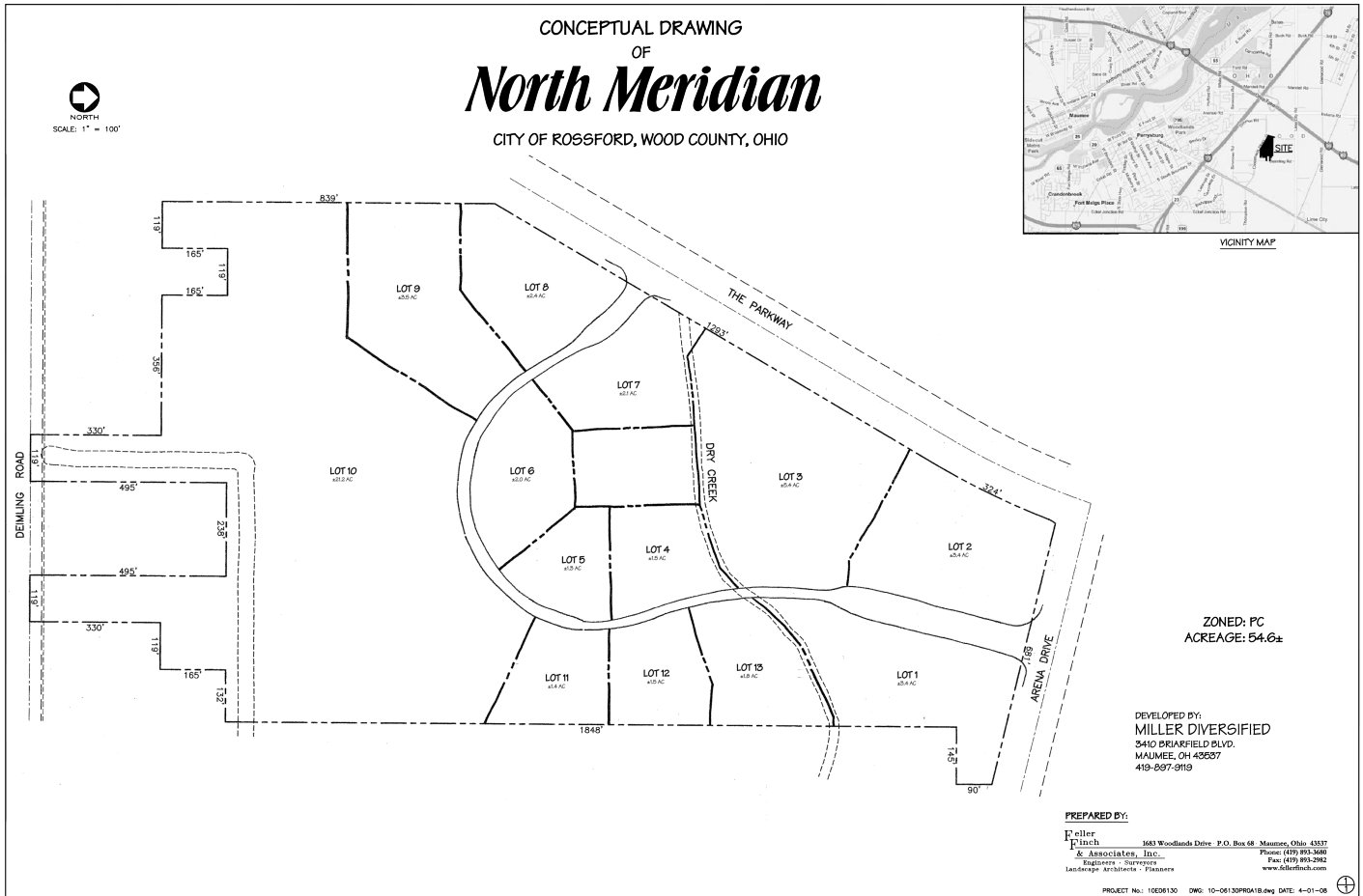
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