

CROSSROADS CENTRE

9520-9920 OLDE US 20 ROSSFORD, OH 43460

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | DFLICK@EIDI PROPERTIES.COM



700,200 SF
3,000+ EMPLOYEES ON SITE



\$50 MILLION FUTURE DEVELOPMENT
600,000+ SF | WILL CREATE 500+ NEW JOBS
TO BE COMPLETED BY 2024/2025

13,500 SF
Available

+/- 40,000 SF
Available

+/- 40,000 SF Available and 13,500 SF Available

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amazon FULFILLMENT CENTER

amazon 600,000 SF NEW DEVELOPMENT

CAPITAL TIRE NEW HEADQUARTERS

+/- 40,000 AVAILABLE

13,500 SF AVAILABLE

- Dynamic Target and Home Depot shadow anchored town center conveniently located on US-20, adjacent to the heavily traveled I-75 and I-80/90 expressways.
- Strategic retail location with several major national tenants.
- Adjacent to 700,200 SF Amazon Fulfillment Center and new Capital Tire Headquarters.
- According to Placer.ai, Crossroads Centre is in the 85th percentile nationwide of community shopping centers by number of visits. It sees 3.1 million visits annually by 613,800 visitors. Crossroads Centre's visits have increased 17.2% in three years.

TENANTS INCLUDE

- Target
- Ashley Furniture
- TJ Maxx
- ULTA Beauty
- Five Below
- Shoe Carnival
- Bath & Body Works
- America's Best Eyeglasses
- Kirkland's
- Jonathon Khoi Nail Spa
- Perrysburg Floor Covering
- Michael's
- Home Depot
- Chili's
- Medical Mutual of Ohio
- PT Link
- Red Robin
- Sleep Number

PROPERTY DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
	22,494	71,012	329,775
	9,585	29,780	135,783
	\$83,582	\$81,020	\$62,690

BUILDING SIZE:
470,225 SF

AVAILABLE SPACE:
+/- 40,000 SF
\$12/SF NNN

13,500 SF
\$14/SF NNN

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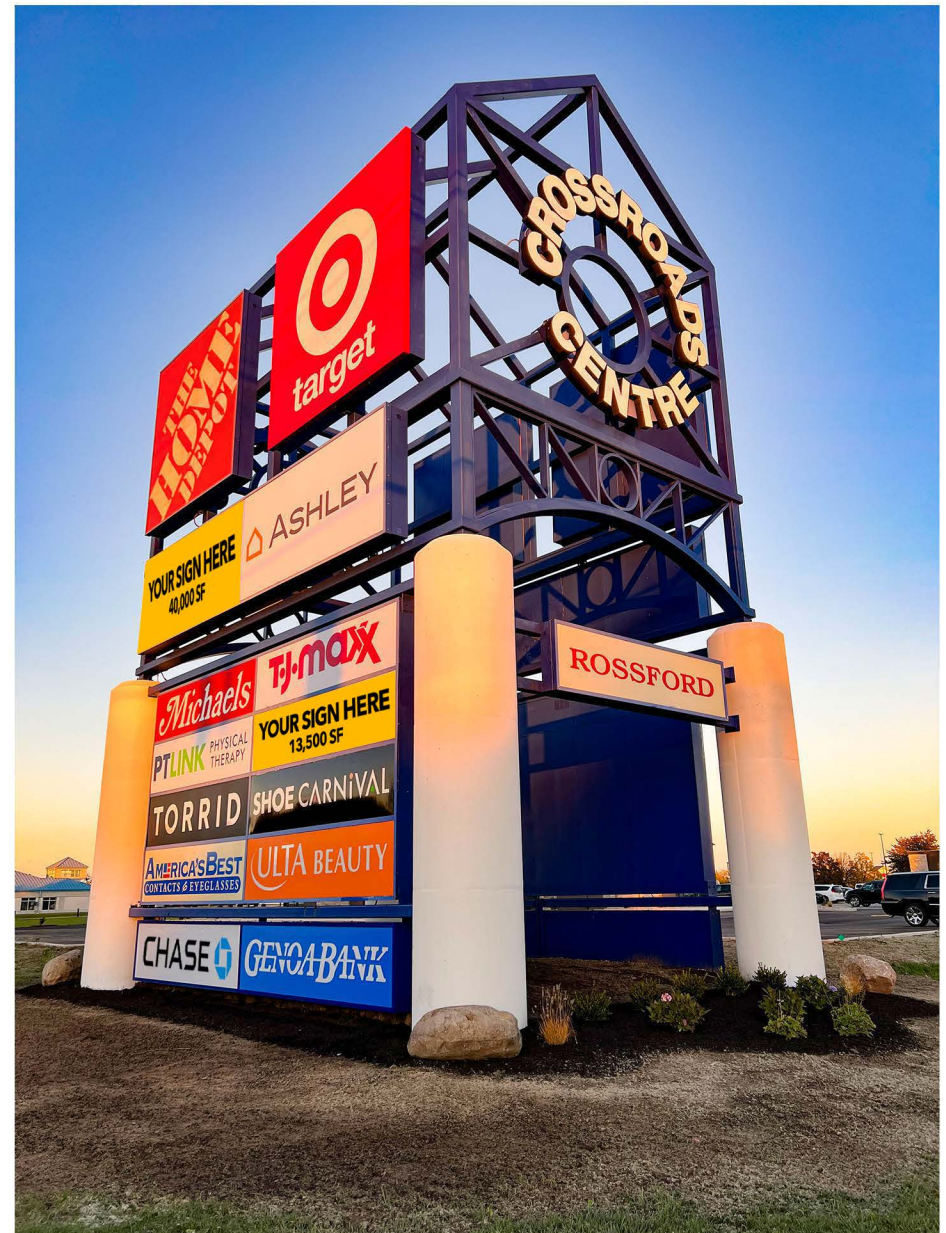
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Wood County, located in the heart of Northwest Ohio, offers a vibrant business community with growth and prosperity in the past and on the horizon. Wood County is served by America's longest east-west Interstate highways (80/90), and the longest north-south Interstate (75). Wood County's virtual metropolitan area contains a population of 18-million within a 2 hour drive radius, with two thirds of the North American consuming market within a one day truck drive.



In 2021 Wood County saw a 5.4% Population Growth since the 2010 Census, Outpacing Ohio's 2.3% Population Growth



Crossroads Centre is located along one of the most significant growth corridors in Northwest Ohio

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Crossroads Center Saw 3.46 Million Annual Customer Visits in the last 12 Months
2nd most customer visits for open air retail shopping centers within a 10 mile radius (out of 33 locations)



- Strong Traffic Counts of 38,700 VPD on Route 20 and 67,500 VPD on I-475 with Exit Ramps Less Than 1-Mile Away
- Affluent Demographics in All Radius Rings - Average HHI of \$94-106K and Median HHI of \$74-85K
- Supportive Population Density with 73,000 Residents within a Five-Mile Radius & Primary Trade Area Population of 211,134 (Source: Placer.ai, 60% of Traffic)
- Adjacent to New 700,200 SF Amazon Fulfillment Center with 3,000+ Employees On-Site
- Additional Traffic Driven by Twelve Hotels within a 1.5-Mile Radius and Two Regional Indoor Sports Facilities
- Approximately 3 Miles South of I-80 (Ohio Turnpike) Interchange at I-75 - Major East-West Freeway/ Interstate Commerce Route
- Major Traffic Driving Retailers in the Immediate Vicinity Include Walmart, Bass Pro Shops, Meijer, Lowe's, Kroger Marketplace, Kohl's, Hobby Lobby, and More
- Toledo MSA is Home to a Population of 650,000 with an Economy Based in Healthcare & Manufacturing (Automotive & Glass)
- Toledo Top Employers Include ProMedica Health Systems, MercyHealth, University of Toledo, Whirlpool Corporation, Fiat Chrysler, Bowling Green State University, Sauder, Marathon Petroleum, Cooper Tire & Rubber, GM Powertrain, HCR Manor Care, Dana Incorporated, Owens Corning, Libbey and More
- New \$50 million dollar, 600,000 SF Amazon warehouse immediately adjacent to our 10 acre outlet just approved and will created 500+ jobs.
- Over a dozen new light industrial development projects in the works adjacent to Crossroads Centre expected to be completed by 2025. The overall square footage of these developments will exceed 700,000 SF (larger than the Amazon Fulfillment Center).

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OVER 30 TEAMS PER DAY
ON THE WEEKENDS PLAY
AT THE SOCCER CENTRE

TOTAL SPORTS COMPLEX

- 155,000 SF
- 300,000+ VISITORS PER YEAR
- SOCCER
- BASEBALL
- FOOTBALL
- LACROSSE & MORE

NEW HEADQUARTERS

700,200 SF
FULFILLMENT CENTER
100 AC +/-
5,000+ NEW JOBS

FUTURE
DEVELOPMENT
600,000+ SF
TO BE COMPLETED
BY 2024/2025

CROSSROADS CENTRE &
ROSSFORD POINTE



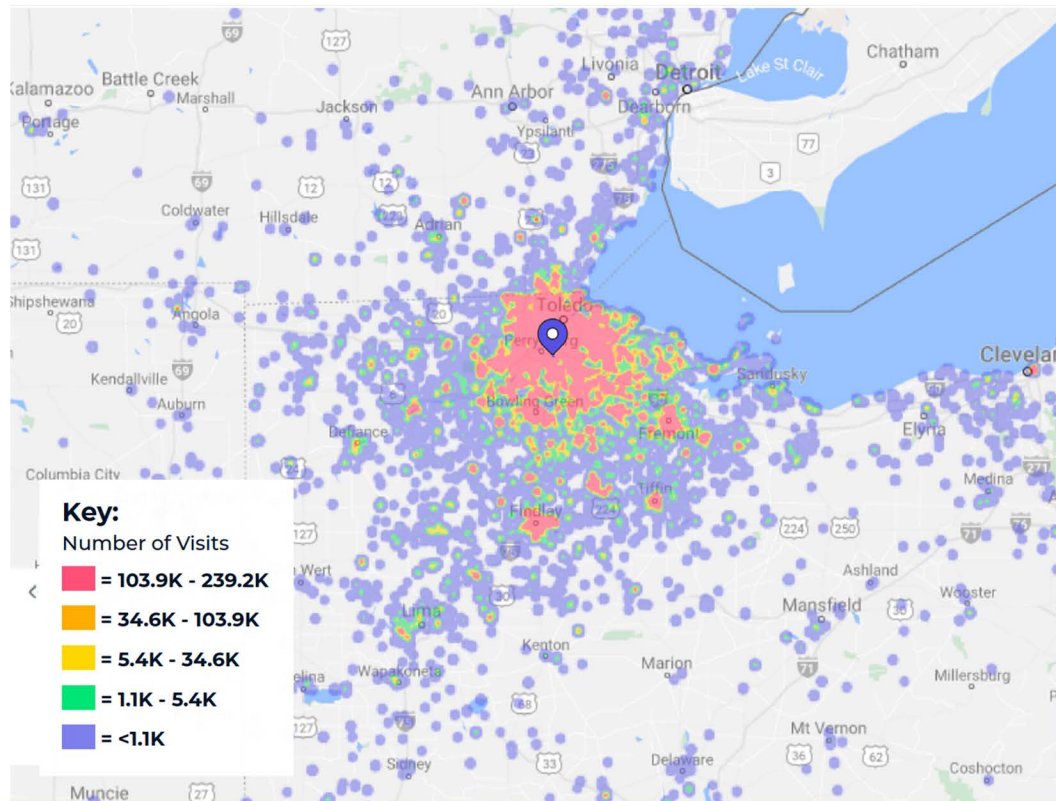
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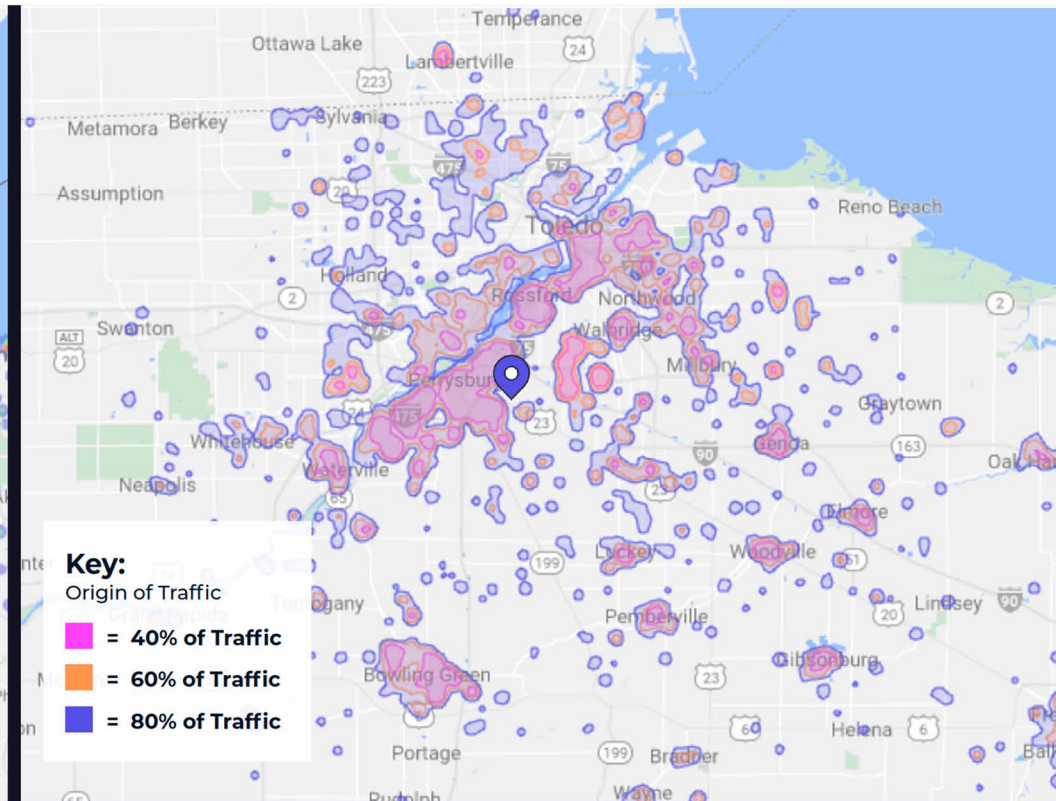


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Super-Regional Shopping Destination Drawing Traffic From Toledo and the Suburbs of Rossford, Perrysburg, and Waterville, as well as Tertiary NW Ohio Cities of Bowling Green, Findlay, Tiffin, and Fremont



Heat Map Showing Origin of the Majority of 2.8 Million Customer Visits in the T12 Month Period*



Trade Area Map Showing the Origin of 40%, 60% & 80% of the Customer Visits in the T12 Month Period*

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MAJOR EMPLOYERS & NUMBER OF EMPLOYEES IN THE TRADE AREA (ROSSFORD/CROSSROADS /NORTHWOOD/ PERRYSBURG/ PERRYSBURG TWP.)

BLUE=CURRENT EMPLOYEES
GREEN=NEW/FUTURE EMPLOYEES

OVER 5,500 NEW JOBS IN THE AREA BY 2022

SOURCE: RGP NORTHWEST OHIO

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ADJACENT TO 700,200 SF
AMAZON FULFILLMENT CENTER

3,000+ EMPLOYEES ON-SITE