# DEVELOPMENT OPPORTUNITY

PROPERTY LISTING

PROPERTY VIDEO TOUR

# MARINER CROSSINGS



±23.42 ACRES (PARCEL A) & ±30 ACRES (PARCEL B) PERRYSBURG, OHIO (TOLEDO)



#### PROPERTY OVERVIEW

**MARINER CROSSINGS - PERRYSBURG, OHIO (TOLEDO)** 

Mariner Crossings is one of the most uniquely positioned development opportunities in the Toledo market with ±54 acres available. The site is located on Route 25 in Perrysburg, offering unparalleled access to I-75, I-475, and the Ohio Turnpike (I-80).

#### **PROPERTY HIGHLIGHTS**

- Total Land Size ±53.42 Acres
  - Parcel A ±23.42 Acres
  - Parcel B ±30 Acres
- Sale Pricing
  - Parcel A \$250,000 per acre
  - Parcel B \$125,000 per acre

- Possible future signalization and full circulation from Route 25
- Excellent highway visibility
- Great retail demographic area with a fast growing population
- Mariner Crossings is located in the highly affluent area of Perrysburg



**PARCEL B - 30 ACRES** 

#### DEMOGRAPHIC OVERVIEW - 5 MILE RADIUS



\$ 9 4 , 2 0 4 AVERAGE HH INCOME



56,906
POPULATION



\$ 2 3 5 , 5 0 1
AVERAGE HOUSING
VALUE



36,933 EMPLOYEES



19,412 HOUSEHOLDS



41.8 MEDIAN AGE



51,372 VPD TRAFFIC COUNT



#### RETAIL OVERVIEW MAP



MARINER CROSSINGS - PERRYSBURG, OHIO (TOLEDO)



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### RETAIL TRADE AREA



MARINER CROSSINGS - PERRYSBURG, OHIO (TOLEDO)



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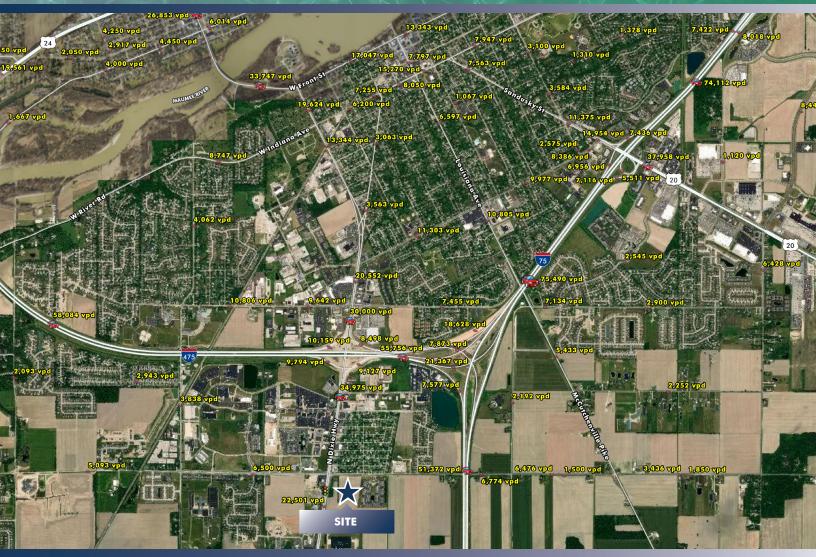
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# TRAFFIC COUNTS MAP



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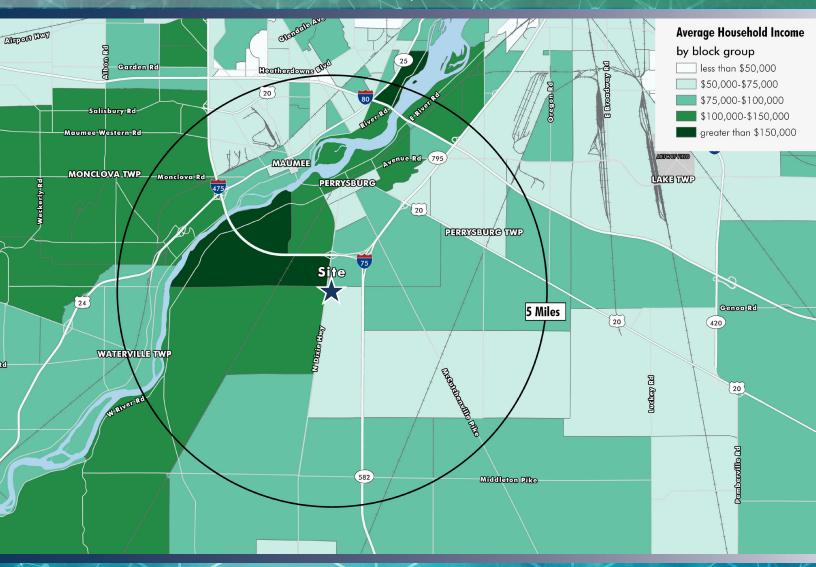
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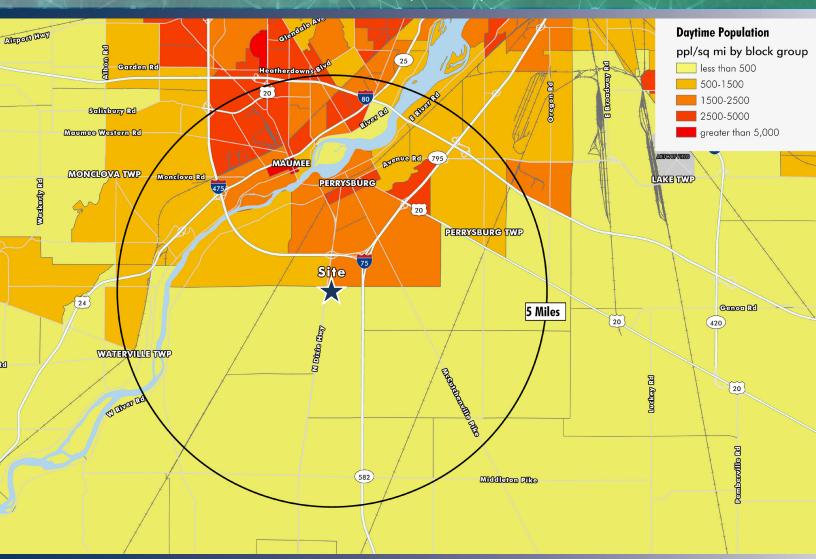
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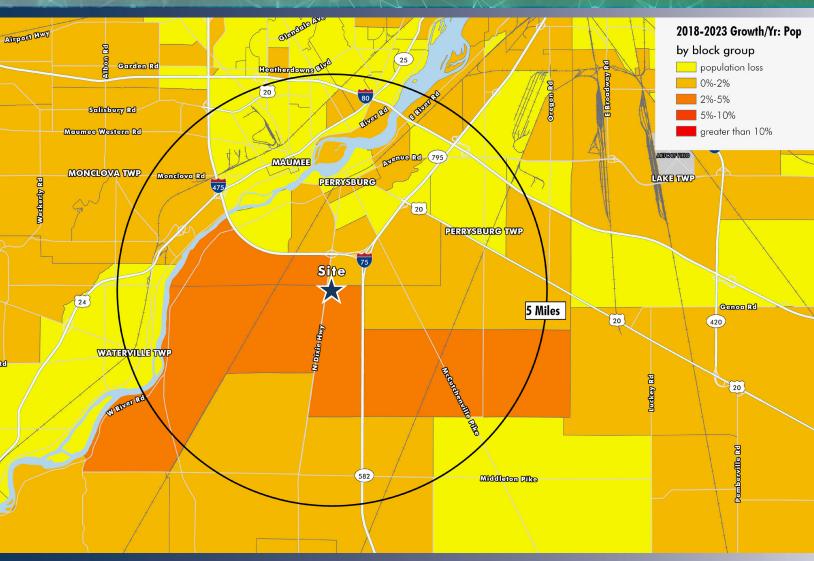
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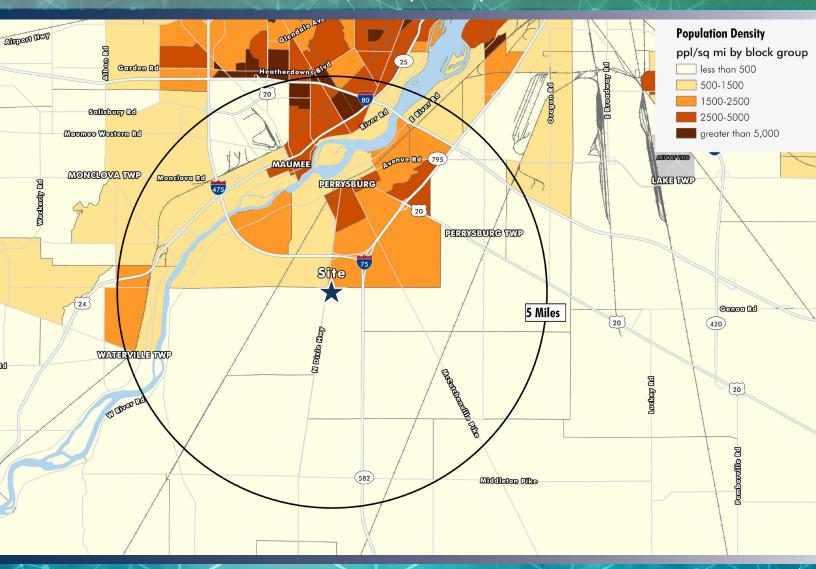
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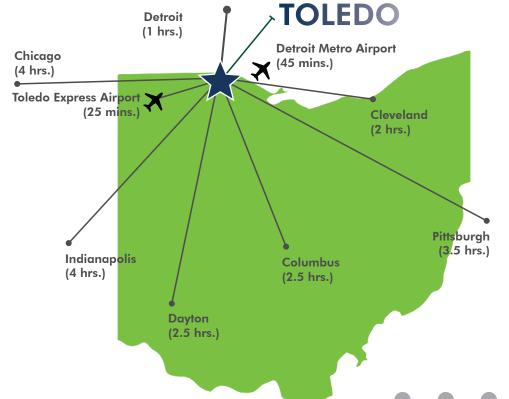
### WHY TOLEDO?



MARINER CROSSINGS - PERRYSBURG, OHIO (TOLEDO)

#### LOCAL ECONOMY

- -GDP: \$38 B in 2017
- -Toledo 3rd in US for economic development among mid-size cities (Source: Site Selection)
- -\$4B Capital Investment by businesses in 17 country region
- -14th best city for migration of Millennials in region (Source: Smart Asset)
- -400 % growth in investment in 2018
- -\$555 M investment in food processing industry last 3 years



#### **HISTORY FACTS**

- -County seat of Lucas County
- -Founded in 1833
- -Grew quickly because of its position on the railway line between New York City and Chicago
- -Glass manufactures arrived 1880, nickname "The Glass City". First building covered in glass (1936)
- -Tony Packo's Café (1932)
- -Notables: Scott Hamilton, Rutherford B. Hayes, Katie Holmes, Ben Roethlisberger



OTTAWA HILLS: \$192,525 PERRYSBURG: \$104,476 SYLVANIA: \$90,620

AFFLUENT SUBURBS

#### INDUSTRY **DRIVERS**

- -Healthcare
- -Glass
- -Financial
- -Automotive (Jeep HQ)
- -Energy
- -Education
- -Food Processing



608,145 MSA POPULATION



1.3M NW OHIO POPULATION

#### **WHY TOLEDO?**



MARINER CROSSINGS - PERRYSBURG, OHIO (TOLEDO)

#### **GEOGRAPHY TRANSPORTATION**

- -Submarkets: Downtown, Sylvania, Rossford, Perrysburg, Maumee, Findley, Bowling Green, Oregon, Ottawa Hills, and Waterville
- -I-80 intersects with Toledo
- -Southwest shore of Lake Erie and other Great Lakes

#### ATTRACTIONS CULTURE SPORTS

- -Toledo Zoo
- (# 1 in the Country, USA Today 2014)
- -Hollywood Casino
- -Toledo Metro Parks
- -Inverness Golf Club
- -Toledo Museum of Art
- -Toledo concert hall
- -Toledo Symphony Orchestra
- -Mud Hens (Baseball)
- -Toledo Walleye (Hockey)



36 Colleges/Universities within 60 mile drive

University of Toledo (23,000 Students) 2016: Economic impact of \$3.3B MSA

Bowling Green State University (19,000 Students)

> HIGHER **EDUCATION**

#### MAJOR EMPLOYERS





(14,465)































500

 $(000, \overline{1})$ 





# (1,545)



#### SITE **FACTORS**

-Tip Credit State: Yes

-Minimum Wage: \$8.30 -Ohio Sales Tax: 5.75%

-Liquor License: \$20,000 Max

-Unemployment: 4.7 %

-Quality of Life, Housing Cost, Cost of Living

(13 % below national average)

-Union Labor: Only in CBD and only in high profile projects

-#39 in US of Cost of Doing Business

-4 fortune 500 companies

-21 minute average commute time

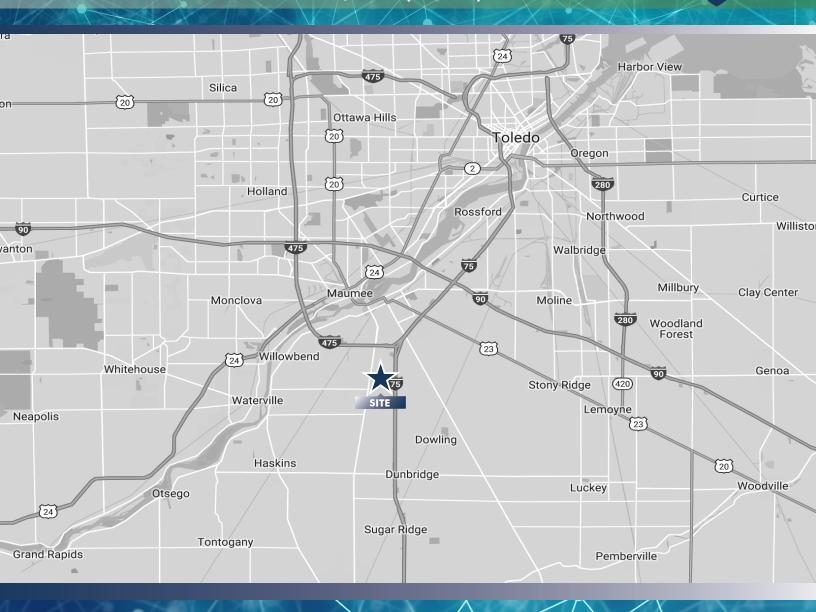
-15 minute drive from Convention Center in CBD to both Levis and Franklin Park

-Accessibility to roads, Great Lakes and rail networks

#### **LOCATION MAP**



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