

CROSSROADS CENTRE

9520-9920 OLDE US 20 ROSSFORD, OH 43460

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



**4,800 SF
AVAILABLE**

4,800 SF Available | \$12/SF NNN

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NEW
CAPITAL TIRE HEADQUARTERS

amazon FULFILLMENT CENTER



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

4,800 SF
AVAILABLE

- Outlots Available: 1.5 acres & 10 acres
- Dynamic 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.

TENANTS INCLUDE

Ashley Furniture
Target
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:

4,800 SF

LEASE RATE:

\$12/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

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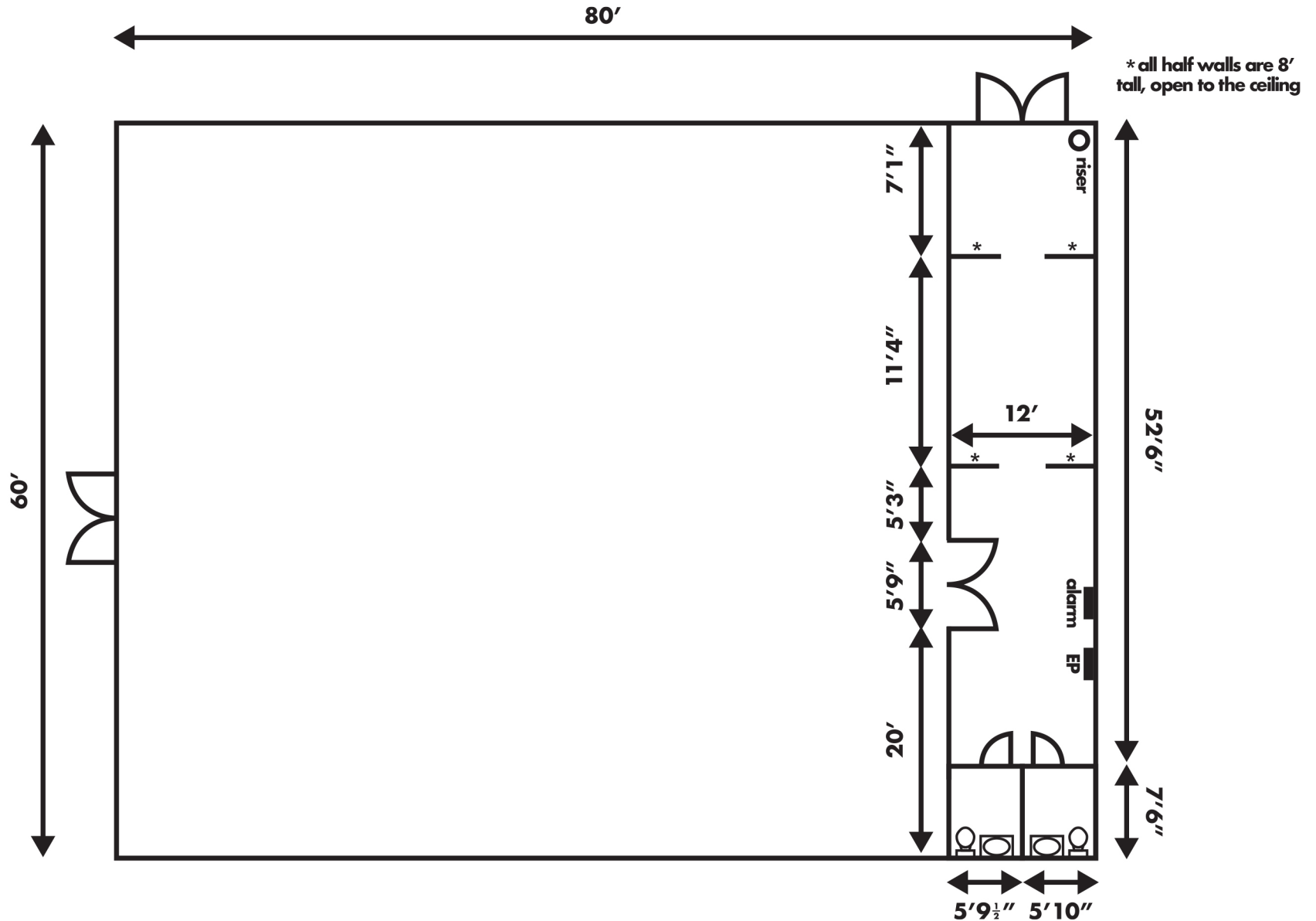
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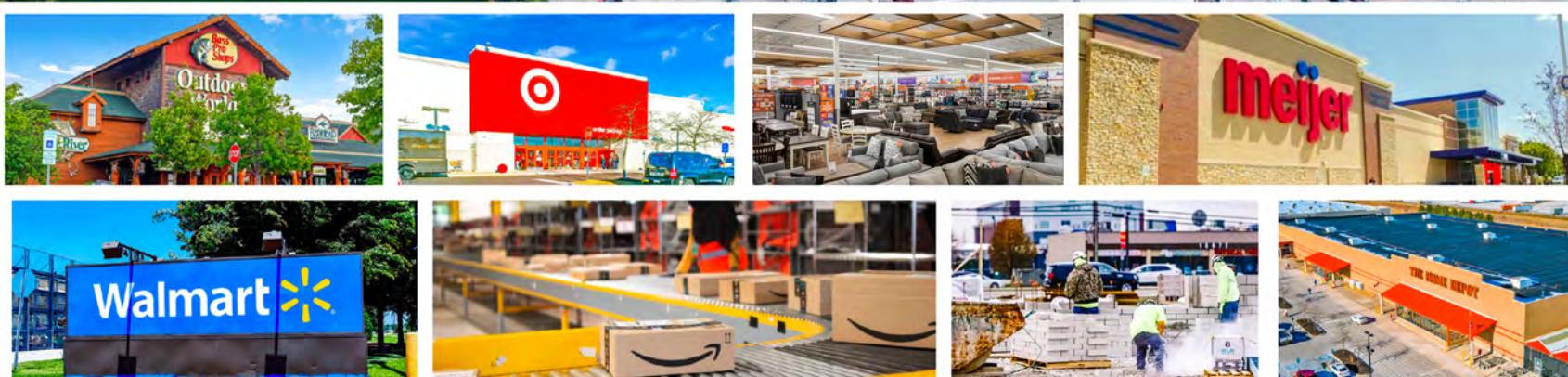
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Wood County, located in the heart of Northwest Ohio, offers a vibrant business community with growth and prosperity in the past and on the horizon. Wood County is served by America's longest east-west Interstate highways (80/90), and the longest north-south 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)

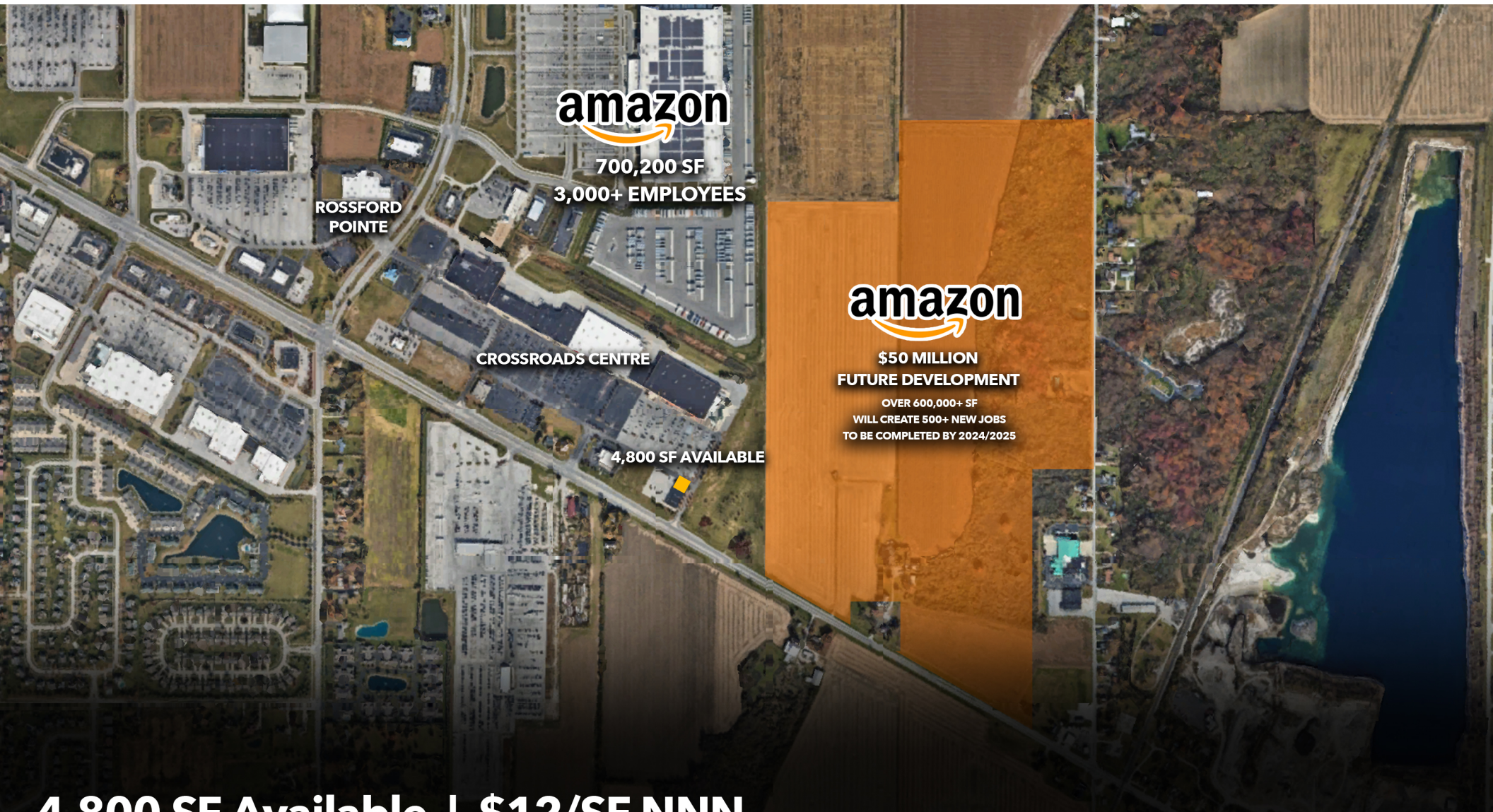


- Strong Traffic Counts of 38,700 VPD on Route 20 and 67,500 VPD on I-475 with Exit Ramps Less Than 1-Mile Away
- Affluent Demographics in All Radius Rings - Average HHI of \$94-106K and Median HHI of \$74-85K
- Supportive Population Density with 73,000 Residents within a Five-Mile Radius & Primary Trade 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 outlot 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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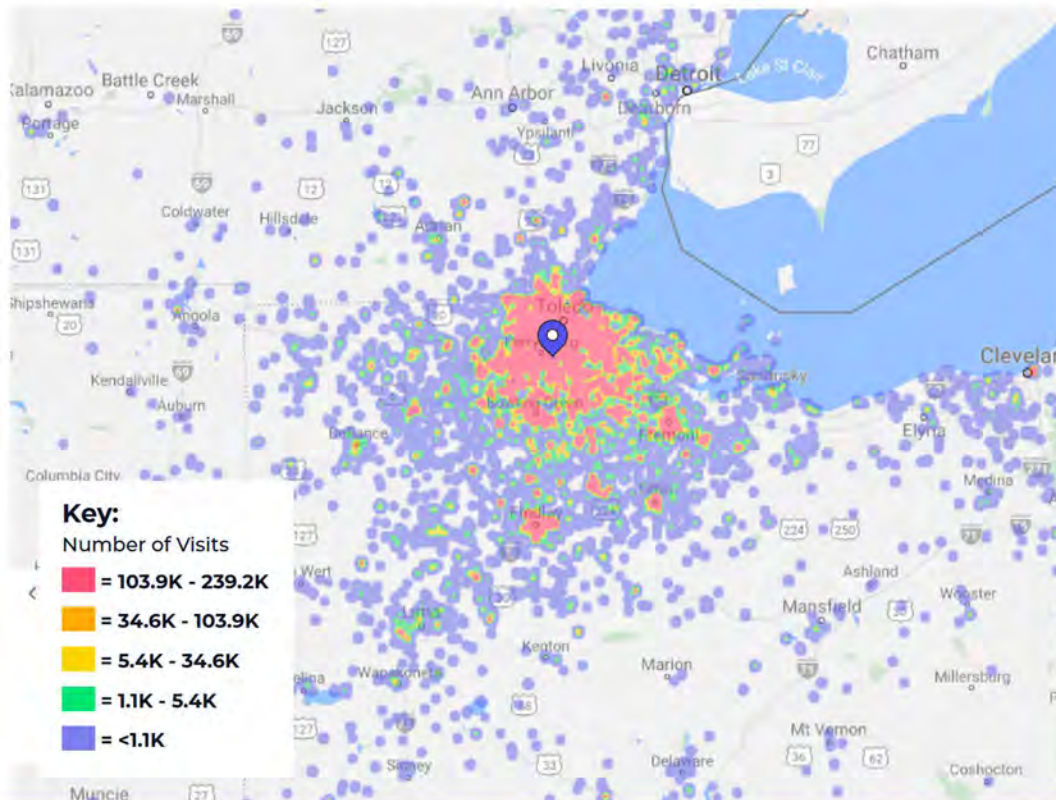
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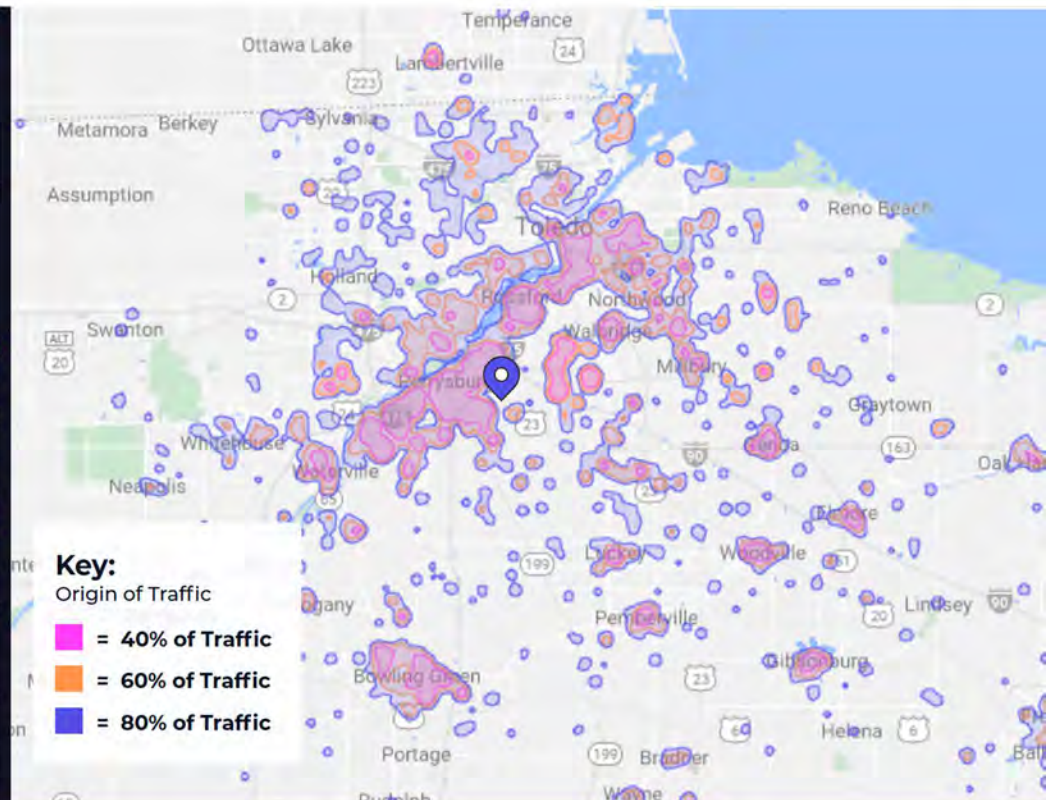
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Super-Regional Shopping Destination Drawing Traffic From Toledo and the Suburbs of Rossford, Perrysburg, and Waterville, as well as Tertiary NW Ohio Cities of Bowling Green, Findlay, Tiffin, and Fremont



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*

Disclaimer: The data on this page has been obtained from a third-party provider and is based on tracking data from mobile/cellular devices. Eidi Properties makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective purchasers must take appropriate measures to verify all of the information set forth herein.

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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

amazon

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

amazon

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



CROSSROADS CENTRE &
ROSSFORD POINTE

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**ADJACENT TO 700,200 SF
AMAZON FULFILLMENT CENTER
3,000+ EMPLOYEES ON-SITE
AND FUTURE 600,000 AMAZON
WAREHOUSE WITH 500+ NEW JOBS**

