

# ROSSFORD POINTE

27151 CROSSROADS PARKWAY, ROSSFORD, OH 43460

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



NEW  
CAPITAL TIRE HEADQUARTERS

amazon DISTRIBUTION CENTER



- Dynamic town center conveniently located on US-20, adjacent to the heavily traveled I-75 and I-80/90 expressways.
- Strategic retail location surrounded by numerous national retailers.
- Adjacent to 2.8 million SF Amazon Fulfillment Center and new Capital Tire Headquarters.
- 20,000 Buildable Pad Available.

**BUILDABLE PAD  
AVAILABLE**

**UP TO 20,000 SF**

CALL FOR MORE INFO

## 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 |

## TENANTS INCLUDE

Fin, Fur & Feather  
Pet Smart  
Tan Pro  
Yala Kol

## BUILDING SIZE:

47,477 SF

## AVAILABLE SPACE:

1,600 SF

## LEASE RATE:

\$18/SF NNN

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**CAPITAL TIRE** NEW HEADQUARTERS

**amazon**

DISTRIBUTION CENTER

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 of 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.

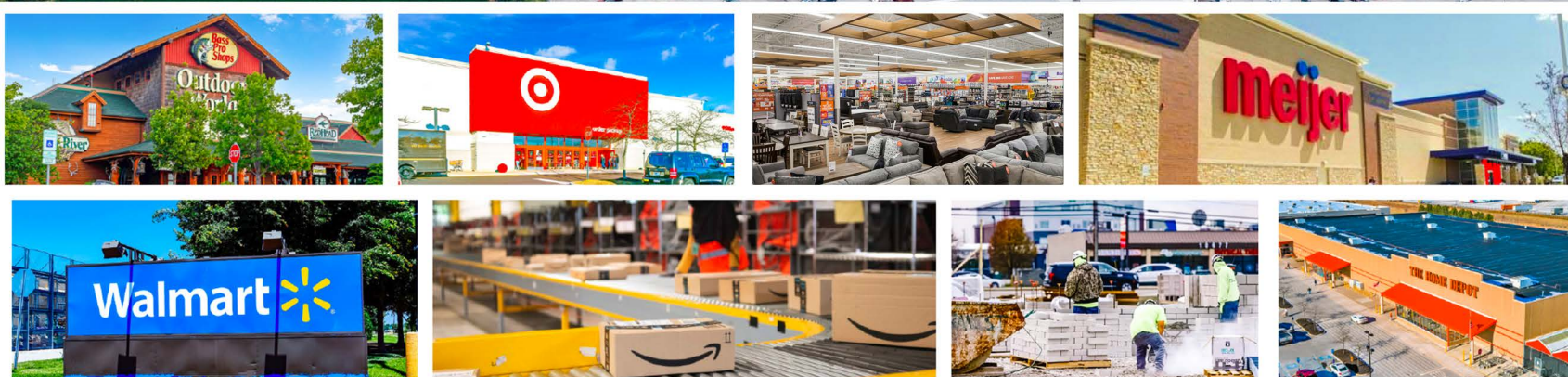
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Wood County, located in the heart of Northwest Ohio, offers a vibrant business community with growth and prosperity in the past and on the horizon. Wood County is served by America's longest east-west Interstate highways (80/90), and the longest north-south 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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**Rossford Pointe and the adjacent Crossroads Center Saw 2.8 Million Customer Visits in the T12 Month Period, Making it a Top 10 Busiest Retail Destination in Toledo (Source: Placer.ai)**

- 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 640,000 SF Amazon Robotic 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

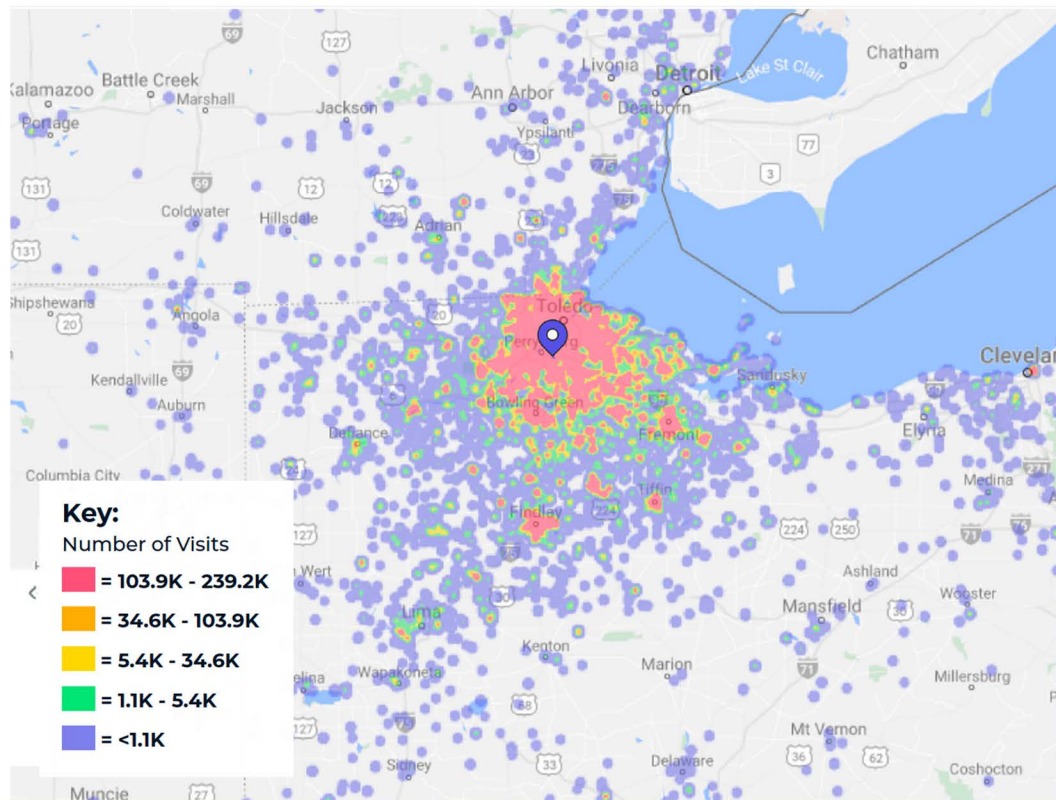
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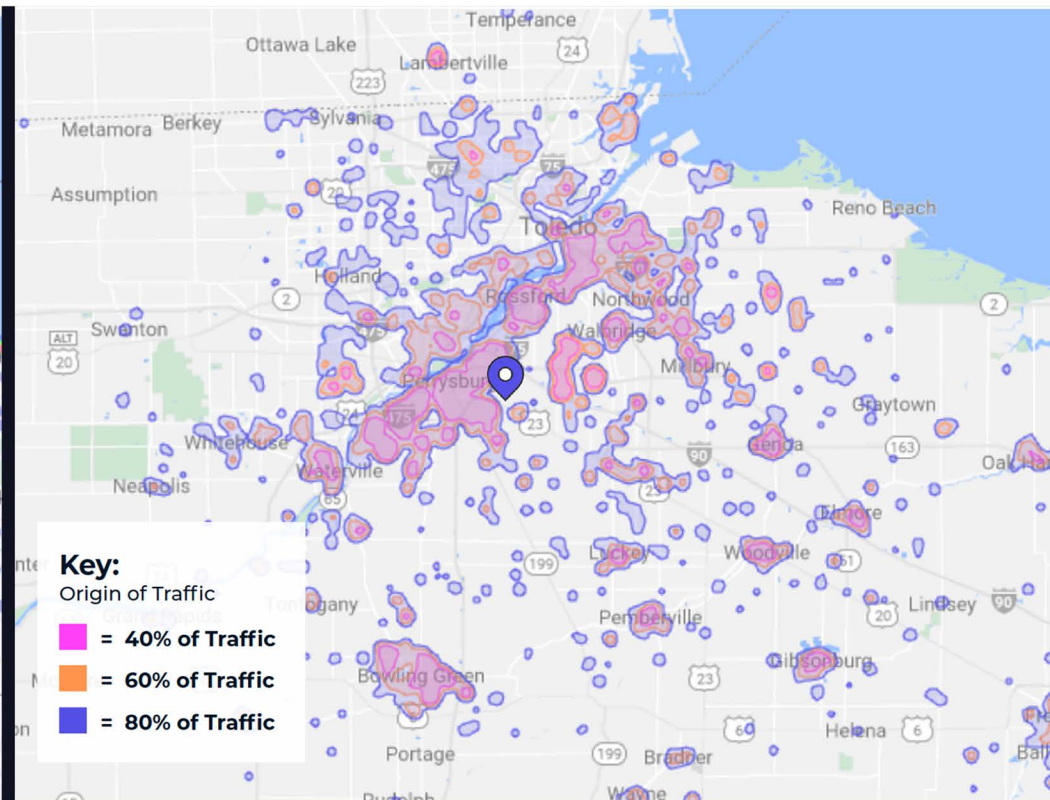


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**Super-Regional Shopping Destination Drawing Traffic From Toledo and the Suburbs of Rossford, Perrysburg, and Waterville, as well as Tertiary NW Ohio Cities of Bowling Green, Findlay, Tiffin, and Fremont**



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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**EIDI**  
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ADJACENT TO 2.8 MILLION SF  
AMAZON FULFILLMENT CENTER

3,000+ EMPLOYEES ON SITE

