



0 Hollywood Blvd

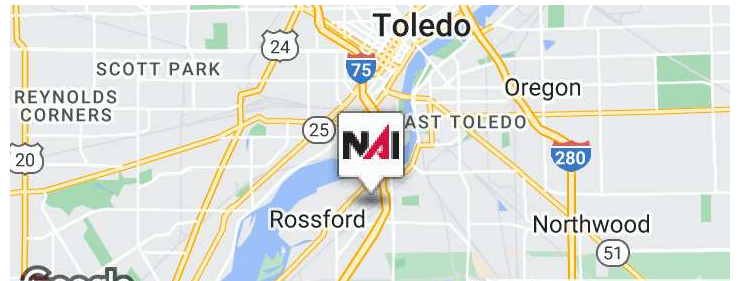
Rossford, Ohio 43460

Property Highlights

- Exciting mixed-use entertainment development, with the successful Hollywood casino as a major anchor
- Casino attracts more than 3 million visitors annually
- 4 miles from Downtown Toledo Business District
- Excellent visibility from the highway
- 48 Acres

Property Overview

Mixed-use development for hospitality, boutique retail, fine dining, and fast-casual restaurants. The site has great visibility from Interstate 75 and easy access from the new State-of-the-Art interchange. There are over 3,000,000 visitors to the casino making it a prime area for exposure.



Offering Summary

Sale Price:	\$65,000/acre
Lot Size:	48 Acres

For More Information



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Sale Price	\$65,000/Acre
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Location Information

Street Address	0 Hollywood Blvd
City, State, Zip	Rossford, OH 43460
County	Wood
Market	Toledo
Sub-market	Rossford
Cross-Streets	Miami St. and Hollywood Blvd
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express Airport

Property Information

Property Type	Land
Property Subtype	Mixed-use
Zoning	Planned Commercial
Lot Size	48 Acres
APN #	T68-300-840402024000, T68-300-840402023000, T68-300-840402022000, M50-300-840-40202501
Traffic Count (Vehicles Per Day)	72,555 Interstate 75 (2023) 11,680 Miami St (2023)
Amenities	New Interstate interchange enables great accessibility Signalized intersection 3,000,000 +- visitors to Hollywood Casino High signage permissible All utilities to the site



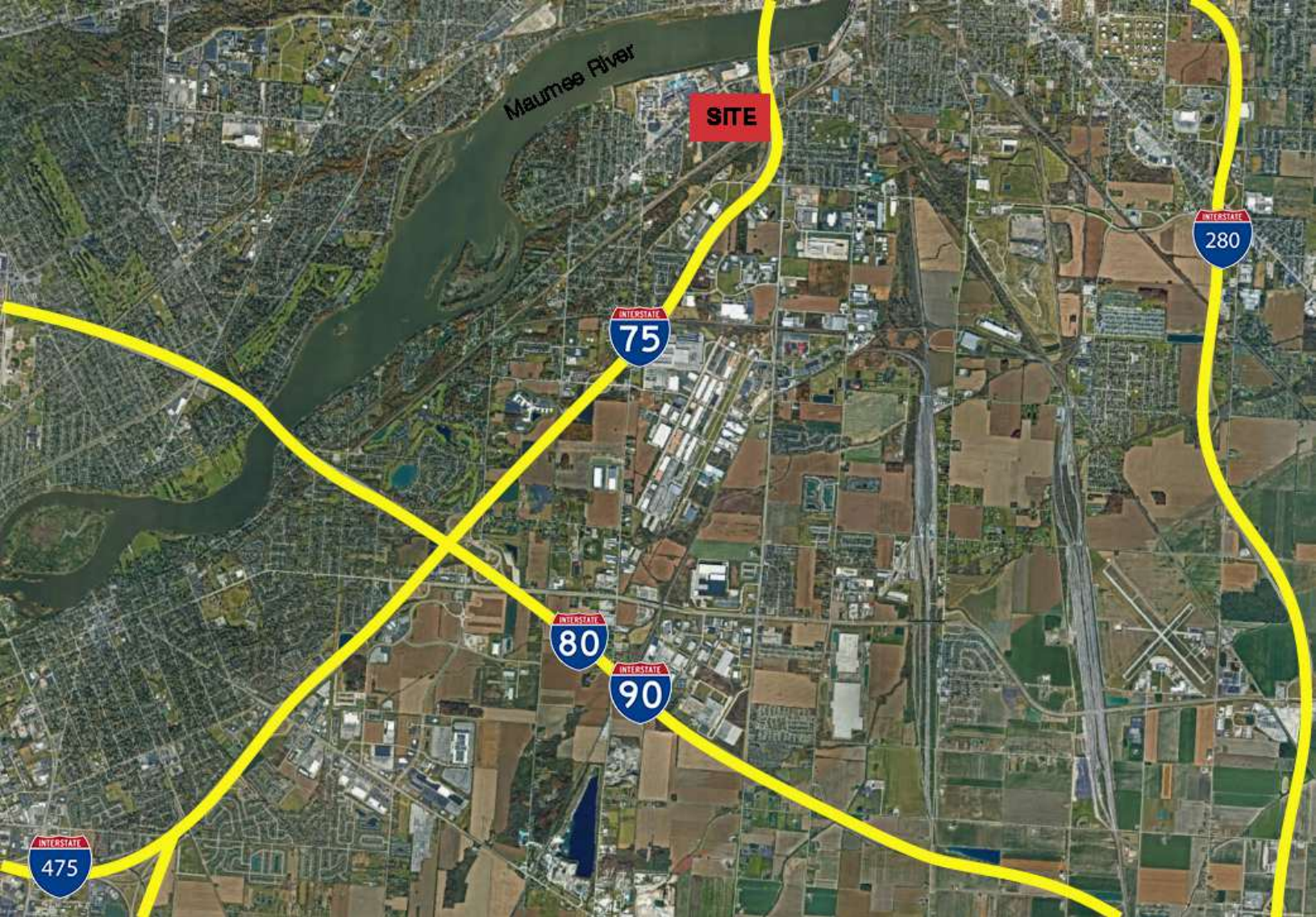


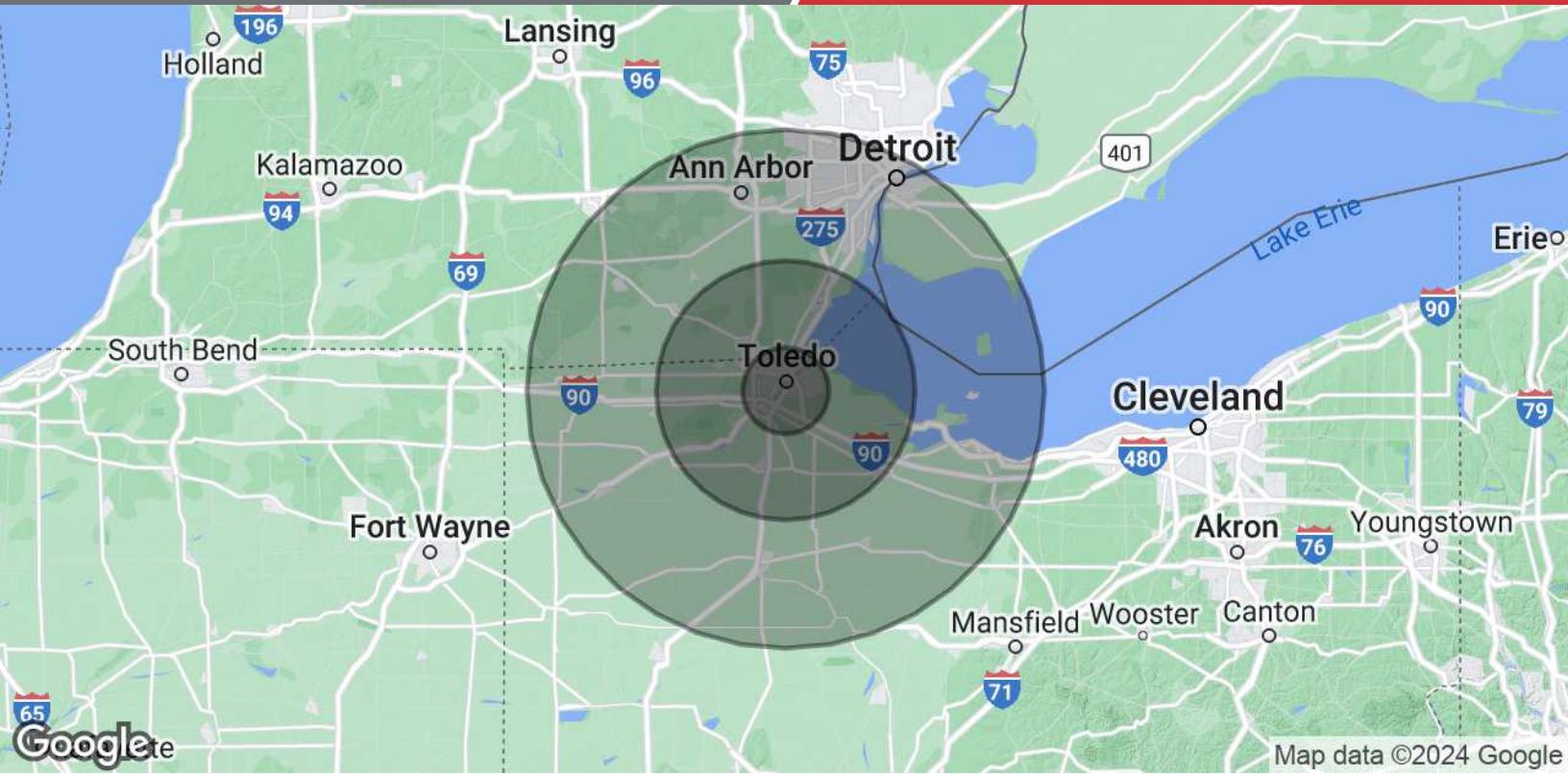
Location Description

Situated along the Lucas County and Wood County Line in the middle of Toledo, Rossford, and Northwood. Located adjacent to the Hollywood Casino which sees over 3,000,000 visitors annually. Proximity to Interstate 75 new State-of-the-Art interchange. Minutes from the Port of Toledo and the Maumee River. This land is halfway between Downtown Toledo and the City of Perrysburg. Big businesses and companies are seeking this area of Ohio and the country to set up their headquarters. This opportunity is highly visible from the highway and Miami St exit. Notable points of interest close to the subject location are Hollywood Casino, Bass Pro Shop, Harmon Business Park of Rossford, Amazon Fulfillment Center, Toledo Express Airport, Award-Winning Toledo Zoo, Award-Winning Toledo Museum of Art, Toledo Mud Hens Baseball Team and Toledo Walleye Hockey, The Town Center at Levis Commons, and many more hospitality and retail businesses.









Population	10 Miles	30 Miles	60 Miles
Total Population	448,378	786,578	3,439,922
Average Age	39.4	40.3	40.0
Average Age (Male)	37.9	38.8	38.4
Average Age (Female)	40.6	41.3	41.3
Households & Income	10 Miles	30 Miles	60 Miles
Total Households	213,091	355,950	1,561,317
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$59,914	\$67,245	\$68,777
Average House Value	\$117,879	\$139,781	\$157,438

2020 American Community Survey (ACS)