



DANBERRY NATIONAL, LTD.

300 AC Peripheral Land around The Shops at Fallen Timbers FOR SALE

General Information:

Location: Peripheral Land around Fallen Timbers
Closest intersection: U.S. 24 & Jerome Road
City/Township: Maumee and Monclova Township
State/Zip: Ohio/43537
Available Acreage/Zoning: 300 AC +/-/CM/C-1/C-2/M-1*

Pricing Details: See Attached "Price List"

*Allowable uses in file.



Property Highlights:

- Adjacent to The Shops at Fallen Timbers, an active lifestyle center with lake/boardwalk anchored by Dillard's, J.C. Penney, Barnes & Noble, Staybridge Suites, Rave 14-Screen Indoor Theater with several unique dining offerings – Granite City, Red Robin, Beer Barrel Pizza
- Conveniently located to I-475/23/I-75/U.S.24
- Easily accessible to outdoor activities – The Fallen Timbers Battlefield/Monument, "Rails-to-Trails" Wabash Cannonball Trail for cycling, walking, rollerblading, Side Cut Metro Park, Maumee River – fishing/boating/canoeing

Contact:

Brian W. McMahon brian@danberrynational.com

Brittany Craig brittany@danberrynational.com

624 W. South Boundary, Suite B Perrysburg, Ohio 43551

Office: (419) 874-2800

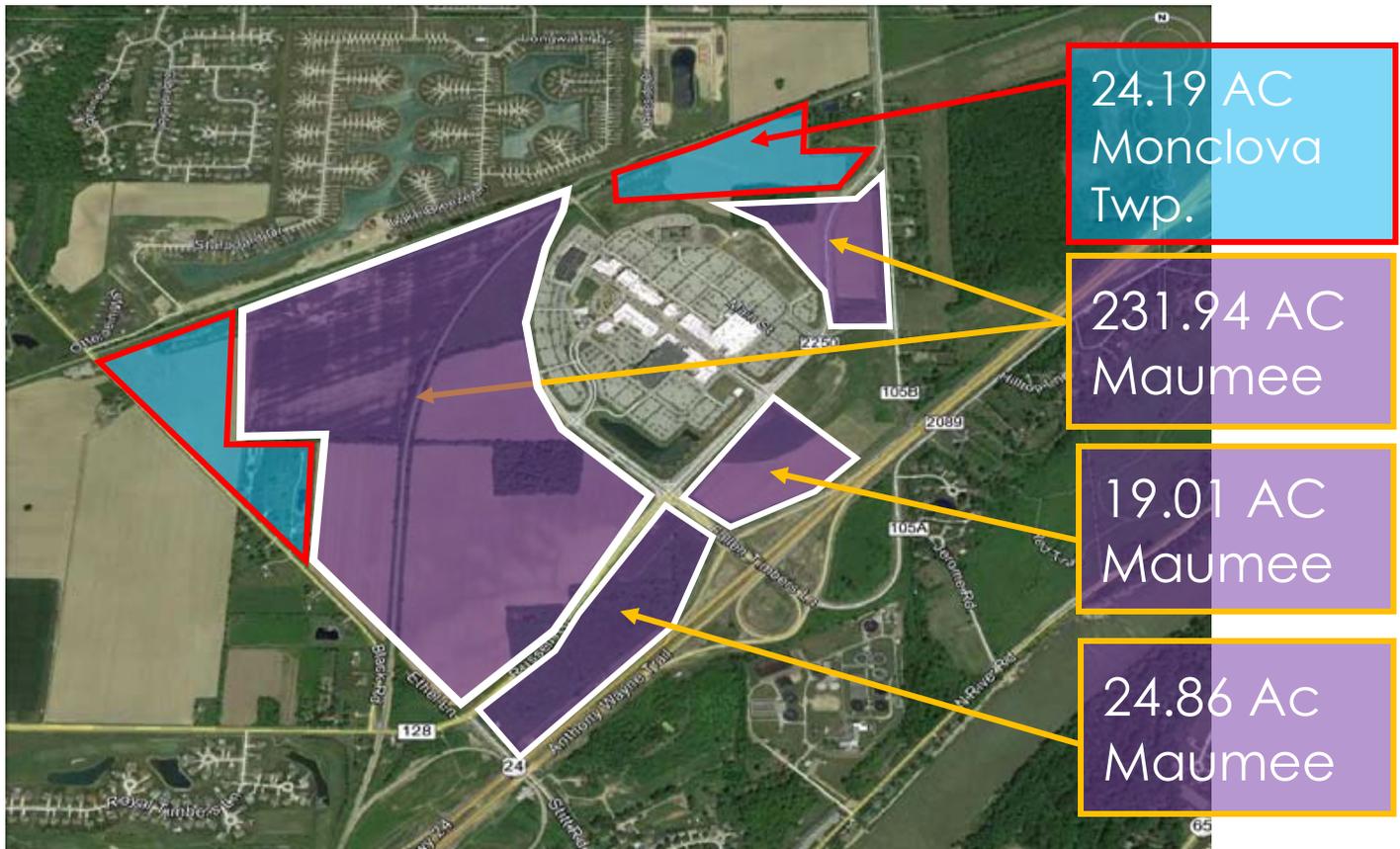
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Pricing*/Acreage/Aerial Exhibit:



*Contact Broker regarding pricing. Pricing varies depending upon use, size, location.

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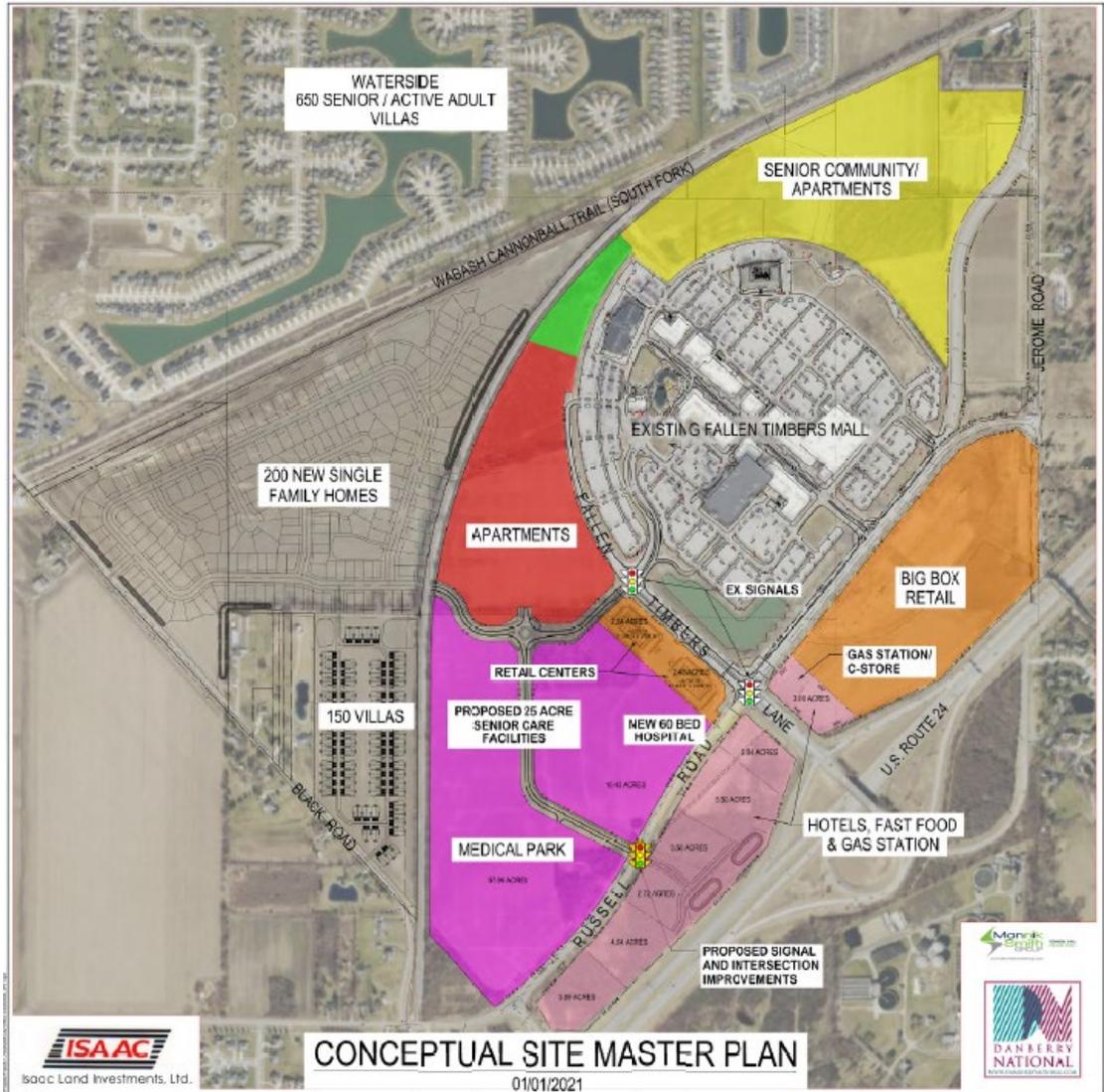
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Conceptual Plan



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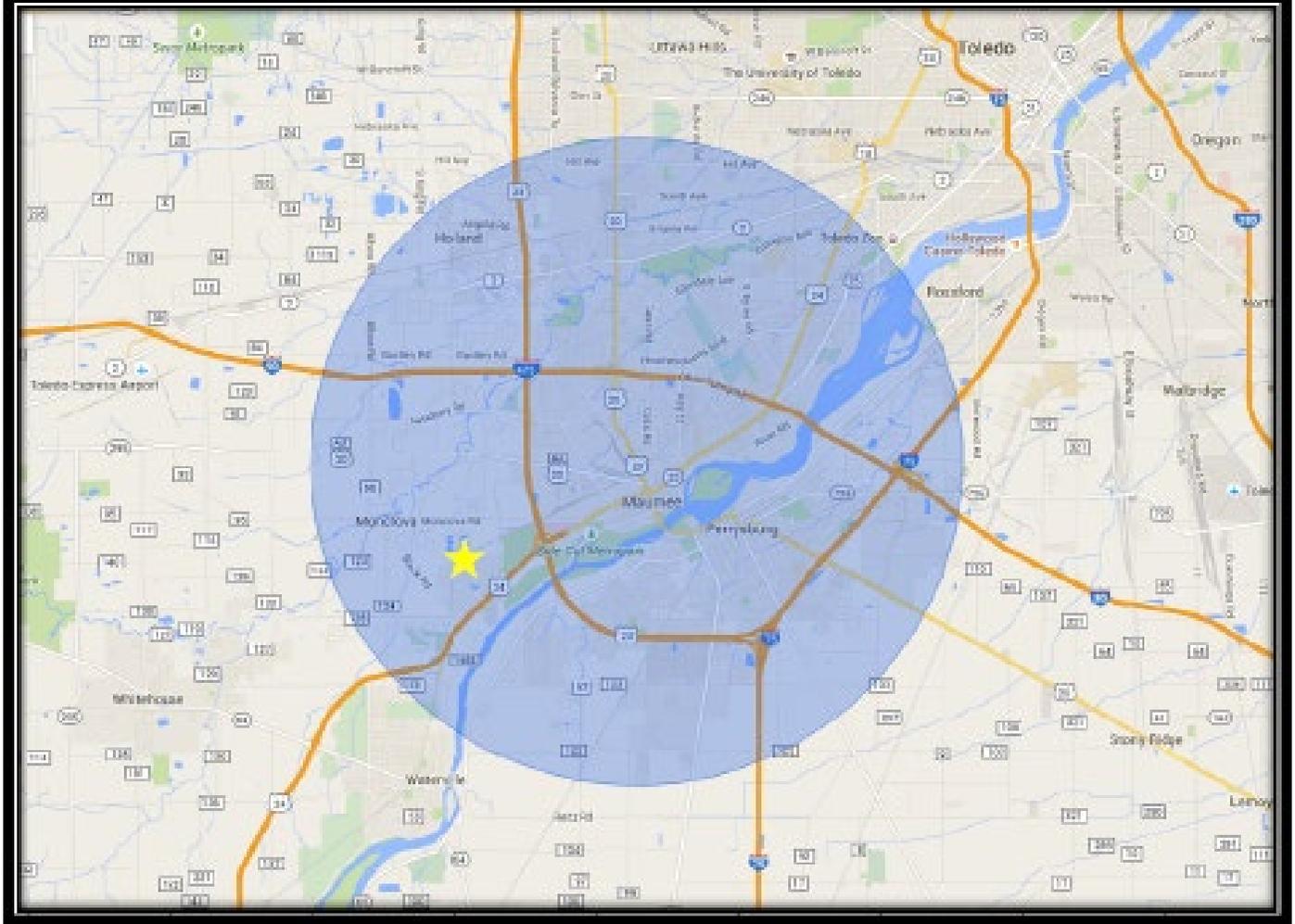
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Five-Mile Radius Map:



Within minutes to St. Luke's Hospital, Arrowhead Park, Briarfield Business Park, Triad Business Park, NW Ohio "World Headquarters Corridor", including The Andersons, Dana Corp., Spartan Chemical, O-I, etc.

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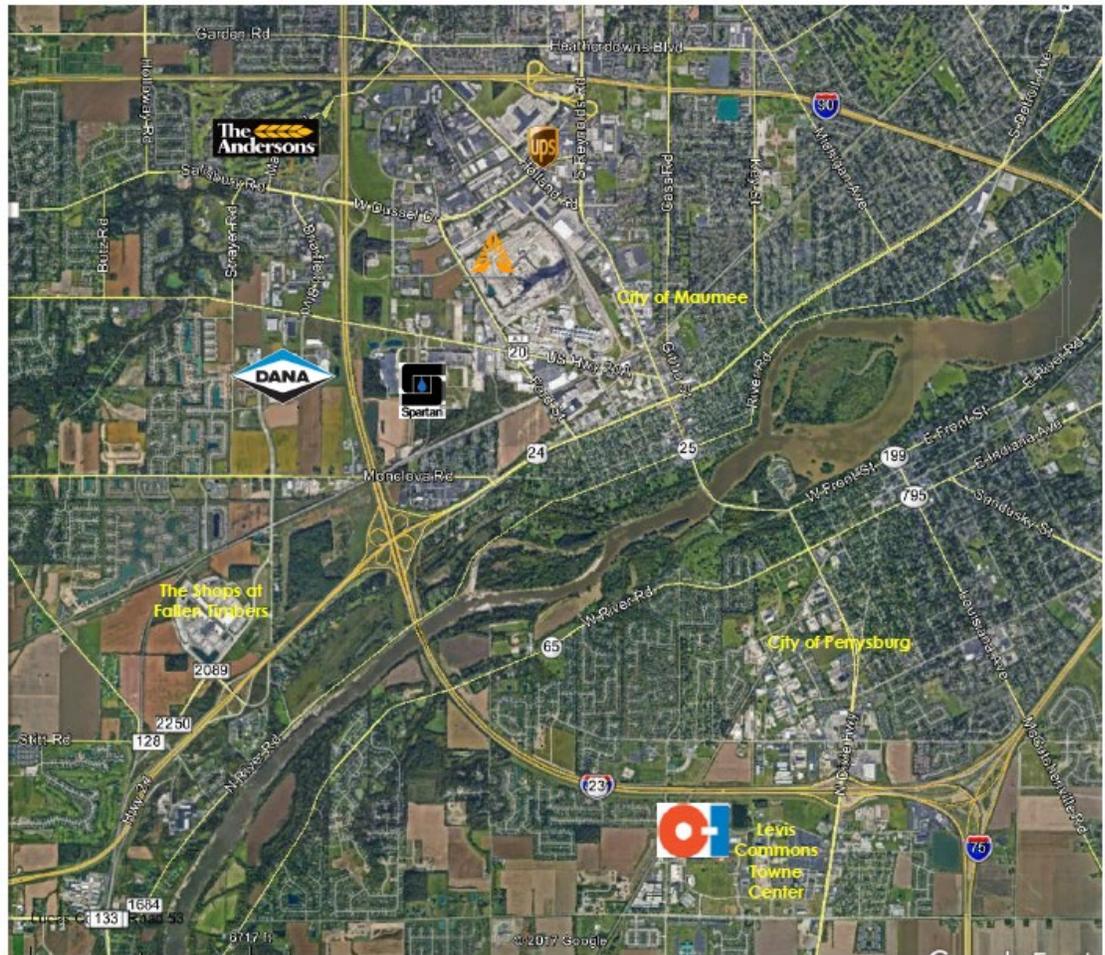


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World Headquarters Corridor:

NW Ohio World Headquarters Corridor



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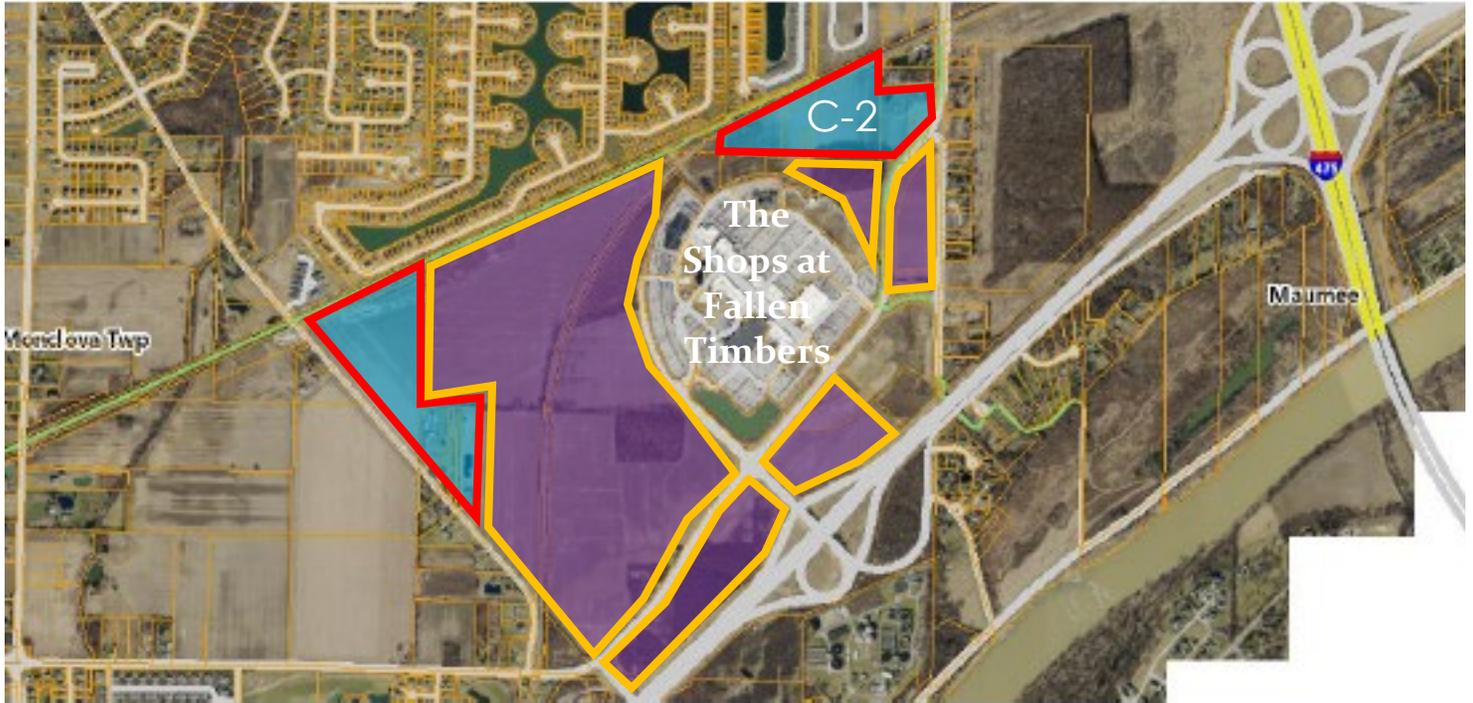
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Maumee/Monclova Township Property Exhibit:



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Adjacent to The Shops at Fallen Timbers Lifestyle Center:



The property is conveniently located southwest of Toledo in one of the market's fastest-growing areas and is easily accessible from I-475, I-75 and I-80/90. Fronting on U.S. 24, a 4-lane divided highway, which is the preferred route to Indianapolis. Adjacent to The Shops at Fallen Timbers, a 640,000 SF "lifestyle center" with a feature lake/boardwalk area.

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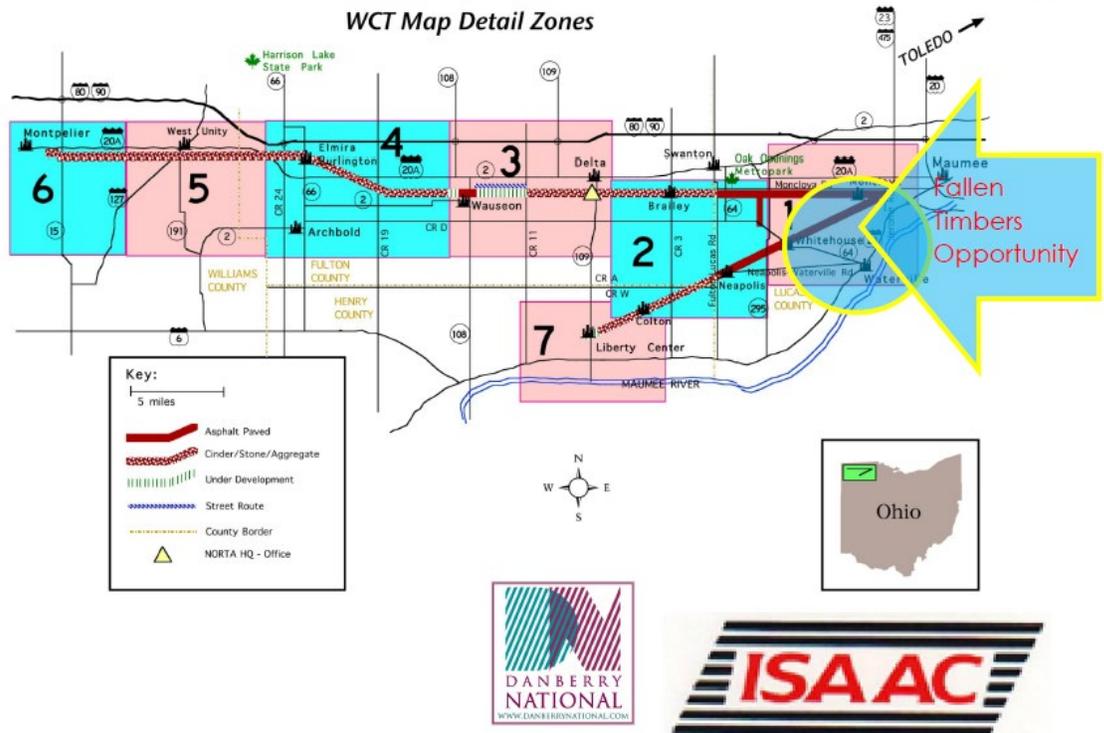
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Wabash
Cannonball Trail

Wabash Cannonball Trail



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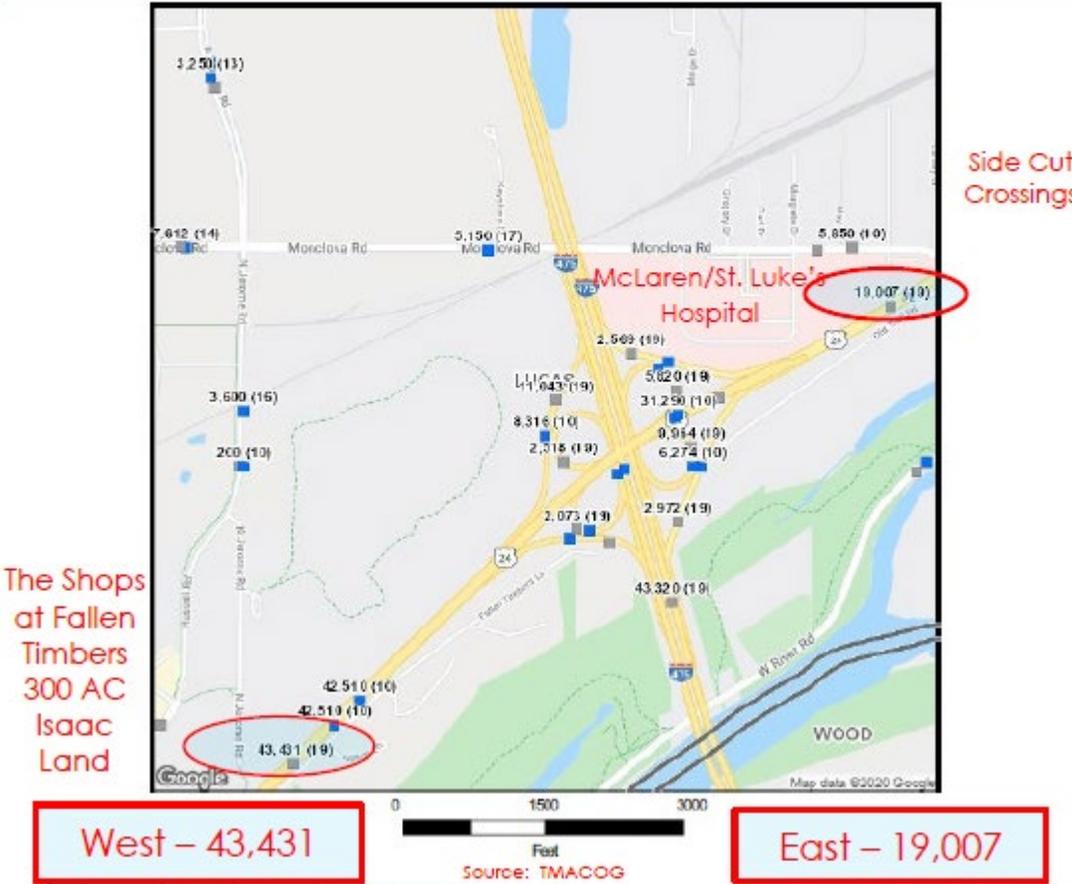
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Traffic Counts - 2019

2019 Traffic Counts on U.S. 24 on
 East/West Side of U.S. 23/I-475



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