



SOLD

SALE

0 Roachton Rd

PERRYSBURG, OH 43551

Perrysburg, OH 43551

PRESENTED BY:

RAMI SEBAI

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OH #SAL.2021006201

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$575,000 / acre
TOTAL LOT SIZE:	4.03 Acres
CORNER LOT FRONTAGE	740 Feet
ZONING:	PBP - Planned Business Park with Urban Village overlay
APN:	Q61-400-180007018500
VIDEO:	View Here

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PROPERTY OVERVIEW

4.03 acre development site remaining, zoned Planned Business Park with an Urban Village overlay. Prime corner lot, at a signalized intersection, and 415 ft of frontage along highly trafficked Dixie Hwy. Within The Towne Center of Levis Commons, situated just 1/2 mile south of the I-475 / I-75 Interchange and under 5 miles from US 80/90.

PROPERTY HIGHLIGHTS

- Adjacent property sold to include 8,000 SF retail center with Chipotle, Tropical Smoothie & Jersey Mike's
- Proposed Taylor Automotive Dealership on the southeast corner of Roachton Rd & Route 25
- PBP zoning permits a variety of uses with restrictions on hotels and medical
- All utilities located on site with flat topography on an irregularly shaped lot
- Perrysburg, OH is known as the "Crossroads of America" where I-80/I-90 intersects I-75
- Visit: ci.perrysburg.oh.us/businesses/development_incentives.php to learn more about Perrysburg development

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	O Roachton Rd
CITY, STATE, ZIP	Perrysburg, OH 43551
COUNTY	Wood

UTILITY INFORMATION

ELECTRIC	Toledo Edison
GAS	Columbia Gas
WATER	City of Perrysburg



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PROPERTY TYPE	Land
ZONING	PBP - Planned Business Park with Urban Village overlay
LOT SIZE	4.03 Acres
APN #	Q61-400-180007018500
CORNER LOT FRONTAGE	740 ft
TAXES	\$8,850.76
BUSINESS DEVELOPMENT WEBSITE	ci.perrysburg.oh.us/businesses/development_incentives.php
LOCATED WITHIN CRA	Eligible owners can receive tax incentives to renovate or construct
LOCATED WITHIN DORA	Levis Commons DORA (Designated Outdoor Refreshment Area)
ADJACENT/NEIGHBORING PROPERTIES	<ul style="list-style-type: none"> -Holiday Inn Express & Suites -Marriott TownePlace Suites -Just Sold: Chipotle & Tropical Smoothie Cafe
BUSINESSES IN CLOSE PROXIMITY	<ul style="list-style-type: none"> -OI world headquarters -ProMedica Cancer Center -Mercy Perrysburg Hospital (expanding soon) -Perrysburg High School -Hilton Garden Inn -Home2 Suites by Hilton -Costco -Coming Soon: Top Golf Style Venue (adjacent to Costco) -Coming Soon: Taylor Automotive (SE corner of Roachton/Rt 25)

PROPERTY PHOTOS



Facing Northwest



Facing Southeast



Facing South

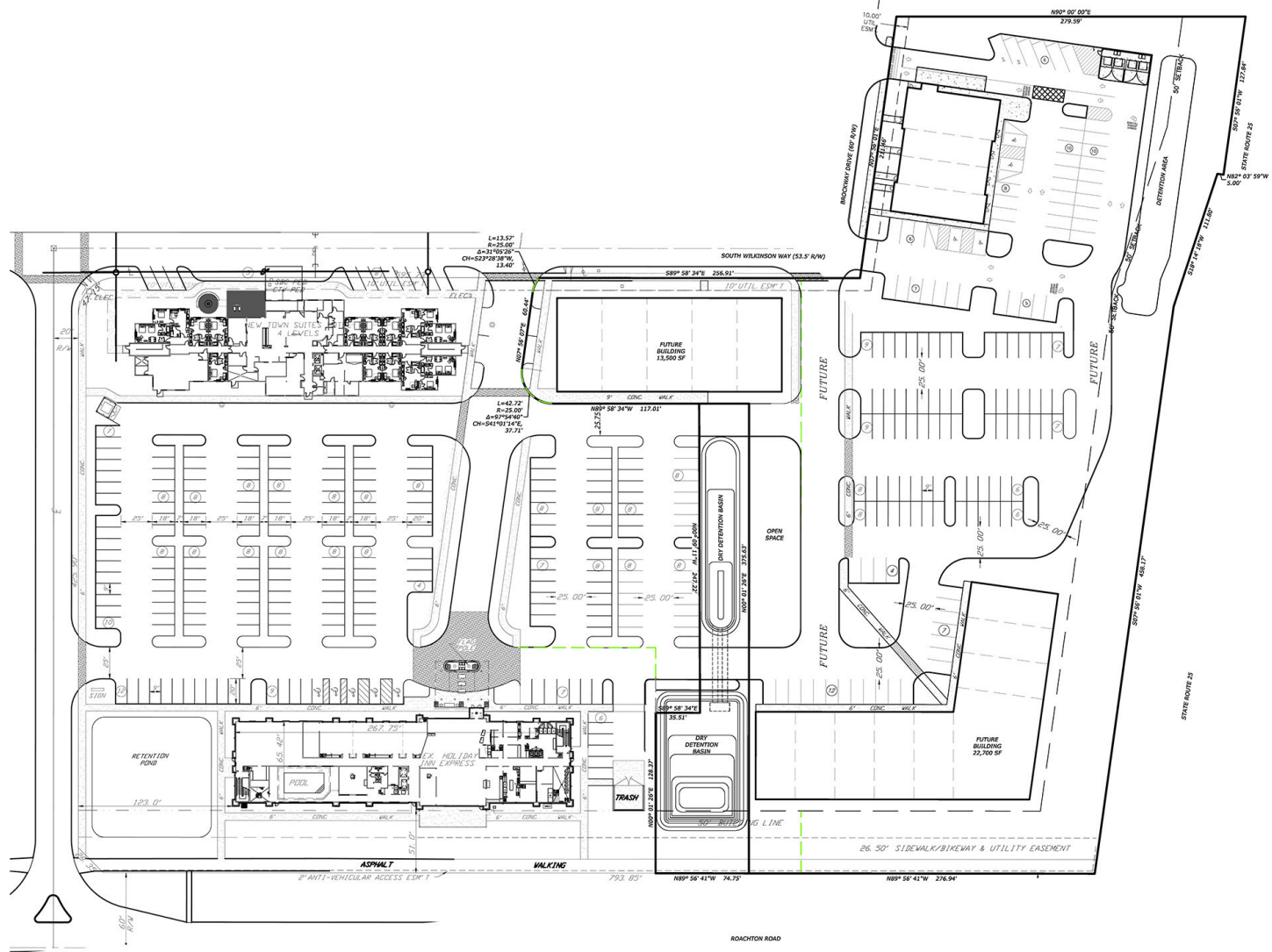


Facing Southwest

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SITE PLAN



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LEVIS COMMONS & ADJACENT HOTEL INFO



THE TOWN CENTER AT LEVIS COMMONS

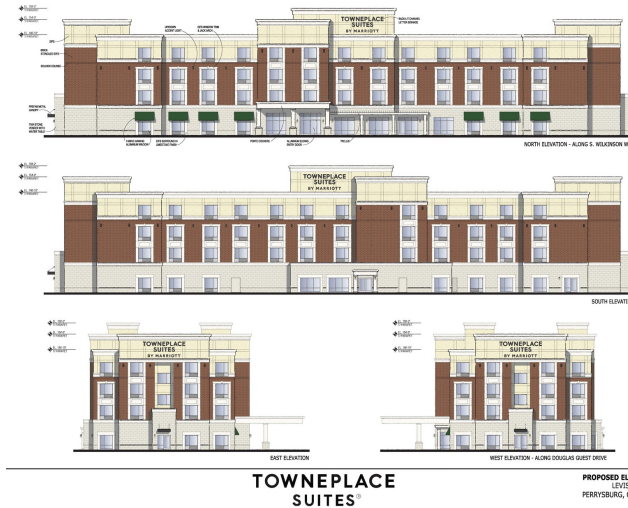
- 310,114 SF open-air mixed-use lifestyle center
- Curated collection of 60+ national, regional, and local specialty merchants
- Merchants include retailers, restaurants, medical suites, office suites, and a movie theatre
- 625+ luxury residential units
- 100,000 visits per week
- Shopper household average income: \$129,514
- Coming soon: Shake Shack, J. Crew Factory, Anthropologie

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TOWNEPLACE SUITES BY MARRIOTT (EXTENDED STAY)

OPENING FALL 2025

- 70,000 SF building
- 101 guest suites
- Apartment-style suites with full kitchen, suitable for short or long-term stays
- Indoor pool
- Meeting/Conference center



HOLIDAY INN EXPRESS & SUITES

- 60,000 SF building
- 112 guest rooms & suites
- Simple and efficient rooms
- Indoor pool
- Meeting/Conference center

RETAILER MAP



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REGIONAL MAP



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