



DANBERRY NATIONAL, LTD.

4.2 AC Commercial Land For Sale

General Information

Location: 9633 Fremont Pike
Closest Intersection: Lime City & Thomson
Township: Perrysburg
County: Wood
State, Zip: Ohio 43551
Zoning: Commercial Overlay District

Pricing Details

Commercial Frontage: \$450,000/AC
Balance of Property: \$250,000/AC
Terms: Cash at Closing

Property Information

Dimensions: 205' front x 900' depth
Acres: 4.2 AC +/-

NOTE: In Perrysburg Township Overlay District/Commercial Use Conditionally Permitted

Comments/ Features

- 28,000 cars/day at Route 20 & Simmons
- Within 2-mile radius from site: total daily traffic volume for combined I-75/I-80/90/SR 795 & Route 20 = 133,400 cars per day
- Signalized Access



All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappable of all public utilities are subject to purchaser's confirmation of same.

Utilities

Gas: Available – Columbia Gas
Water: Available – 16" Northwestern Water & Sewer District
Electric: Available – Toledo Edison/First Energy
Storm Sewer: Available – 24" State of Ohio; Open Drainage – Wood County
Sanitary Sewer: Available – 15" Northwestern Water & Sewer District

Tax Information

Parcel 1 – (1 AC)	P57-400-066000009000
Parcel 2 – (3.2 AC)	P57-400-066000008000

Contact

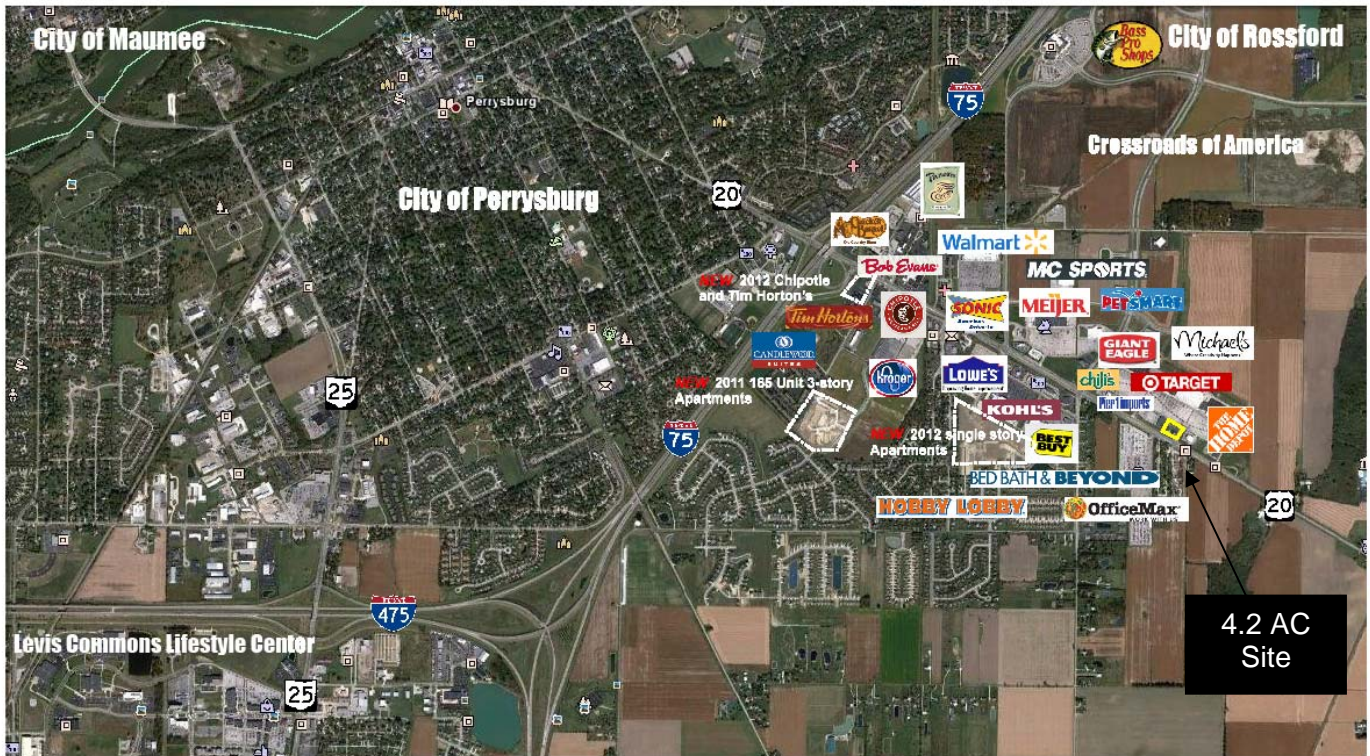
Brian W. McMahon brian@danberrynational.com

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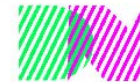


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US Route 20 Retail Corridor



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