300 Acres Surrounding The Shops At Fallen Timbers
Maumee, OH 43537

Highlights

- Land is surrounding the Shops at Fallen Timbers, an active lifestyle center with a lake, boardwalk and anchored by Dillard's, JC Penney, Barnes & Noble, Rave 14-Screen Theater, Staybridge Suites, Indian Motorcycle and more.

- PF Changs, Red Robin, Beer Barrel Pizza

- Traffic Counts of 46,364 ('22) on US 24

- Easily accessible to nearby Metroparks with a bridge over US 24 to the Fallen Timbers Battlefield

- Adjacent to the "Rails to Trails" Wabash Cannonball trail for cycling, walking and fitness

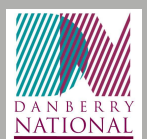- Adjacent to the Maumee River for walleye fishing, boating and kayaking

Offering Summary

Sale Price:	Contact Broker regarding price
Lot Size:	300 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,121	4,180	10,186
Total Population	2,477	10,669	27,137
Average HH Income	$104,841	$153,396	$158,199

Brian W. McMahon brian@danberrynational.com
Brittany Craig brittany@danberrynational.com

419.874.2800

DANBERRY NATIONAL

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Maumee, OH 43537

Sale Price

Contact Broker Regarding Price

Location Information

Building Name	Peripheral Land Surrounding the Shops at Fallen Timbers
Street Address	Jerome Road
City, State, Zip	Maumee, OH 43537
County	Maumee
Cross-Streets	US 24 & Jerome Road
Township	Monclova TWP.
Nearest Highway	US 24
Nearest Airport	Toledo Express Airport

Building Information

Number of Lots	14

Utilities

Water	City of Maumee
Sewer	City of Maumee
Power	Toledo Edison/First Energy
Gas	Available

Property Information

Property Type	Land
Property Subtype	Other
Zoning	CM/C-1/C-2/M-1
Lot Size	300 Acres
Price Per Acre	Contact broker regarding pricing

Taxes & Valuation

Foreclosure / Distressed	No
Water Provider	City of Maumee
Electricity Provider	Toledo Edison/First Energy

Diligence

Survey	Yes
Phase 1	Yes
Wetlands Study	Yes
Archeology Study	Yes
Endangered Species Study	Yes

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WATERSIDE
650 SENIOR / ACTIVE ADULT VILLAS

SENIOR COMMUNITY/ APARTMENTS

EXISTING FALLEN TIMBERS MALL

200 NEW SINGLE FAMILY HOMES

APARTMENTS

BIG BOX RETAIL

GAS STATION/ C-STORE

RETAIL CENTERS

PROPOSED 15 ACRE SENIOR CARE FACILITIES

150 VILLAS

EX. SIGNALS

HOTELS, FAST FOOD & GAS STATION

MEDICAL PARK

U.S. ROUTE 24

CONCEPTUAL SITE MASTER PLAN

ISAAC

DANBERRY NATIONAL

BRIAN W. MCMAHON brian@danberrynational.com
BRITTANY CRAIG brittany@danberrynational.com

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Arrowhead Bus. Park

The Andersons HQ

Dana Incorporated World HQ

Spartan Chemical HQ

Crown Lift Trucks

Rolled Alloys Inc.

Fallen Timbers Battlefield Metropark

Dillard's: Shops At Fallen Timbers

The Shops At Fallen Timbers
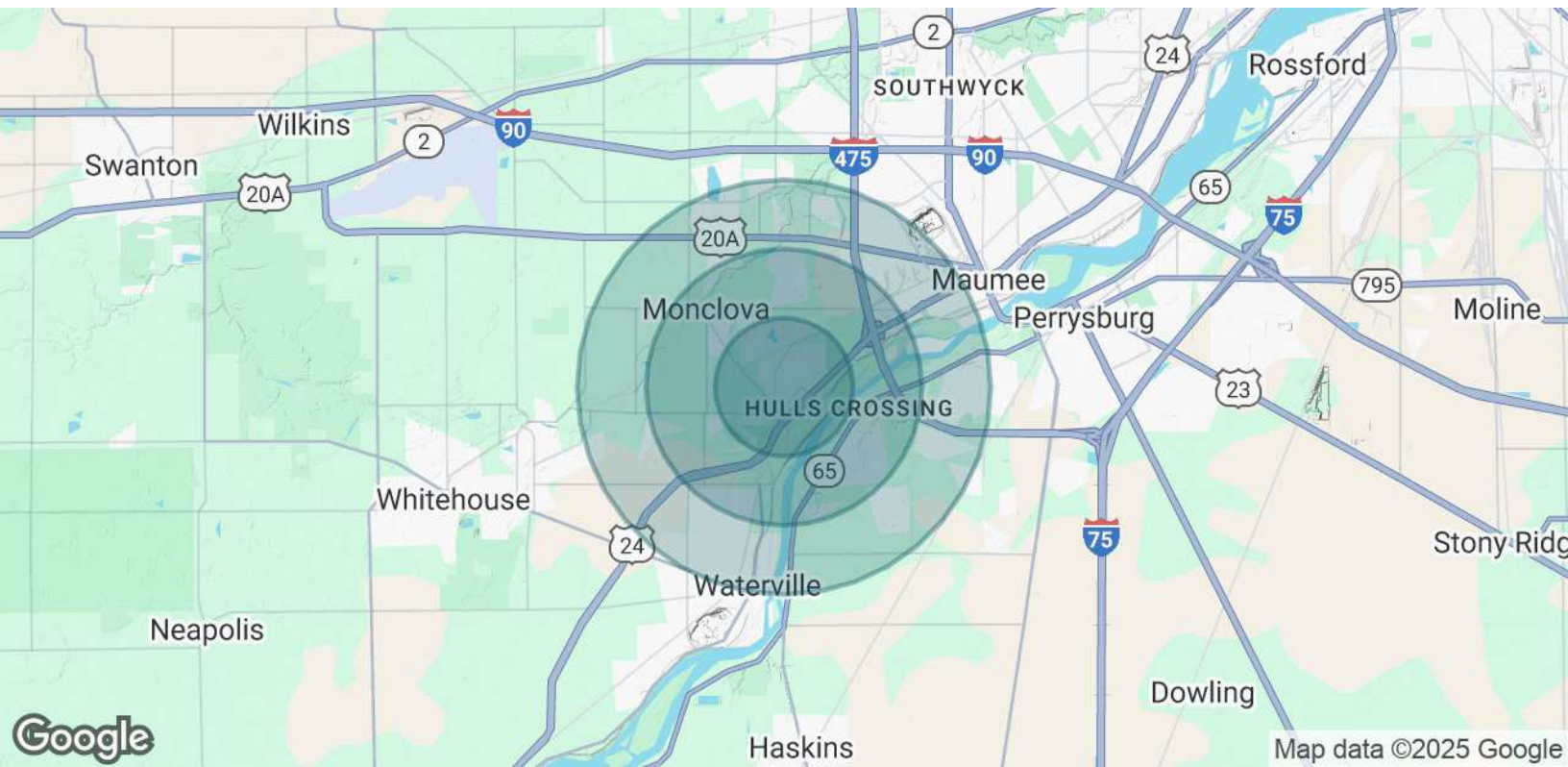
Side Cut Metropark

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Population	1 Mile	2 Miles	3 Miles
Total Population	2,477	10,669	27,137
Average Age	53	46	43
Average Age (Male)	51	45	42
Average Age (Female)	54	47	43

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,121	4,180	10,186
# of Persons per HH	2.2	2.6	2.7
Average HH Income	$104,841	$153,396	$158,199
Average House Value	$344,645	$387,621	$373,039

Demographics data derived from AlphaMap

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