



**SOLD**

**SALE**

**0 Roachton Rd**

**PERRYSBURG, OH 43551**

**PRESENTED BY:**

**RAMI SEBAI**

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OH #SAL.2021006201

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000 / acre
<b>TOTAL LOT SIZE:</b>	3.59 Acres
<b>CORNER LOT FRONTAGE</b>	740 Feet
<b>ZONING:</b>	PBP - Planned Business Park with Urban Village overlay
<b>APN:</b>	Q61-400-180007018500
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

3.59 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 just sold will include 8,000 SF retail center with Chipotle and Tropical Smoothie Cafe
- 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](http://ci.perrysburg.oh.us/businesses/development_incentives.php) to learn more about Perrysburg development

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# PROPERTY DETAILS

## LOCATION INFORMATION

<b>STREET ADDRESS</b>	O Roachton Rd
<b>CITY, STATE, ZIP</b>	Perrysburg, OH 43551
<b>COUNTY</b>	Wood

## UTILITY INFORMATION

<b>ELECTRIC</b>	Toledo Edison
<b>GAS</b>	Columbia Gas
<b>WATER</b>	City of Perrysburg



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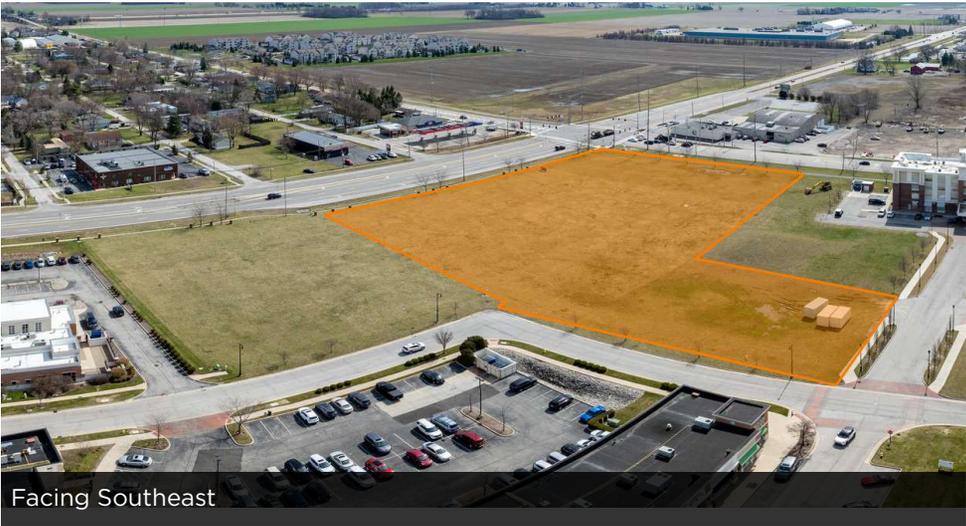
## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Land
<b>ZONING</b>	PBP - Planned Business Park with Urban Village overlay
<b>LOT SIZE</b>	3.59 Acres
<b>APN #</b>	Q61-400-180007018500
<b>CORNER LOT FRONTAGE</b>	740 ft
<b>TAXES</b>	\$8,850.76
<b>BUSINESS DEVELOPMENT WEBSITE</b>	<a href="http://ci.perrysburg.oh.us/businesses/development_incentives.php">ci.perrysburg.oh.us/businesses/development_incentives.php</a>
<b>LOCATED WITHIN CRA</b>	Eligible owners can receive tax incentives to renovate or construct
<b>LOCATED WITHIN DORA</b>	Levis Commons DORA (Designated Outdoor Refreshment Area)
<b>ADJACENT/NEIGHBORING PROPERTIES</b>	<ul style="list-style-type: none"> <li>-Holiday Inn Express &amp; Suites</li> <li>-Marriott TownePlace Suites</li> <li>-Just Sold: Chipotle &amp; Tropical Smoothie Cafe</li> </ul>
<b>BUSINESSES IN CLOSE PROXIMITY</b>	<ul style="list-style-type: none"> <li>-OI world headquarters</li> <li>-ProMedica Cancer Center</li> <li>-Mercy Perrysburg Hospital (expanding soon)</li> <li>-Perrysburg High School</li> <li>-Hilton Garden Inn</li> <li>-Home2 Suites by Hilton</li> <li>-Costco</li> <li>-Coming Soon: Top Golf Style Venue (adjacent to Costco)</li> <li>-Coming Soon: Taylor Automotive (SE corner of Roachton/Rt 25)</li> </ul>

**PROPERTY PHOTOS**



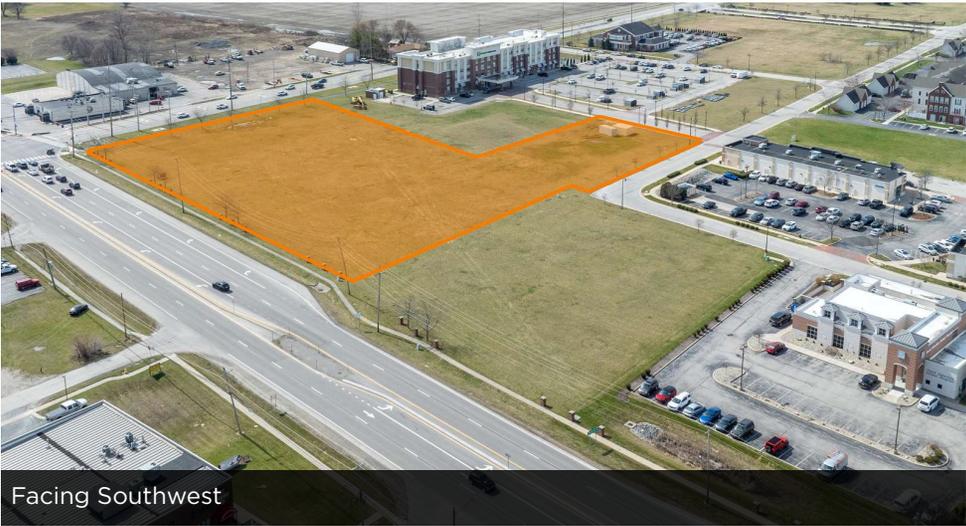
Facing Northwest



Facing Southeast



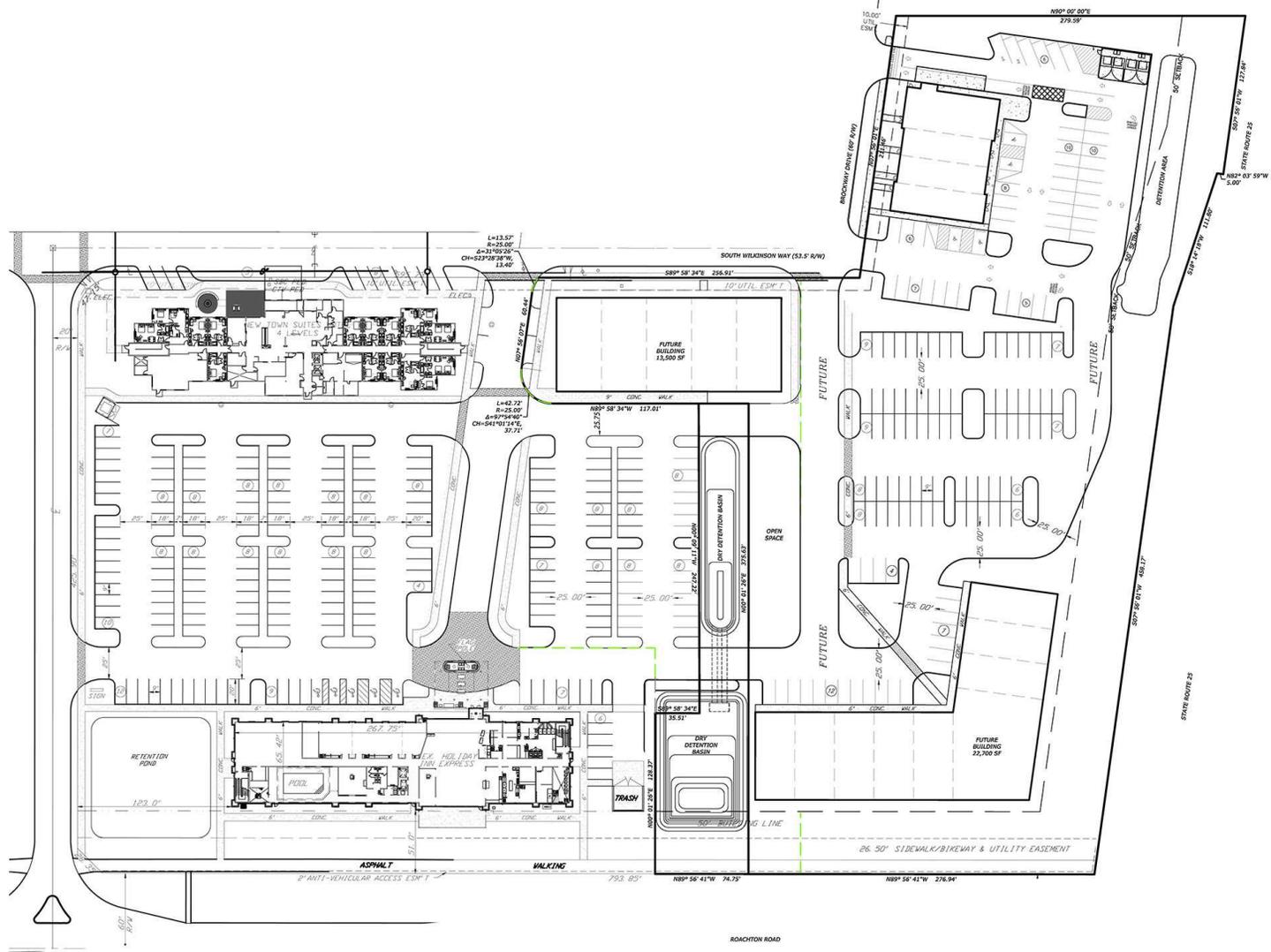
Facing South



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

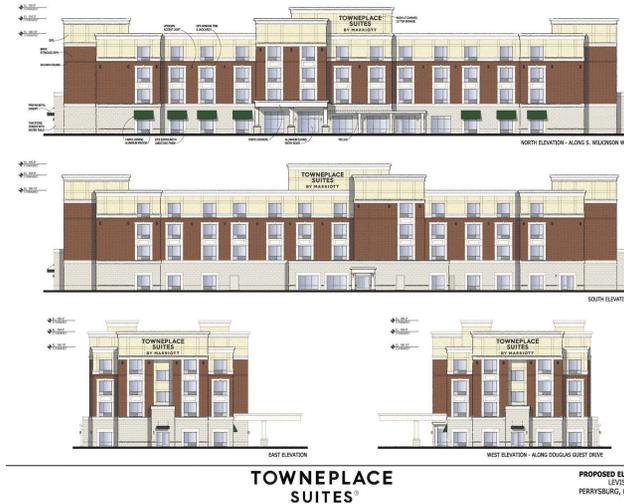
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## TOWNEPLACE SUITES BY MARRIOTT (EXTENDED STAY)

### \*OPENING FALL 2025\*

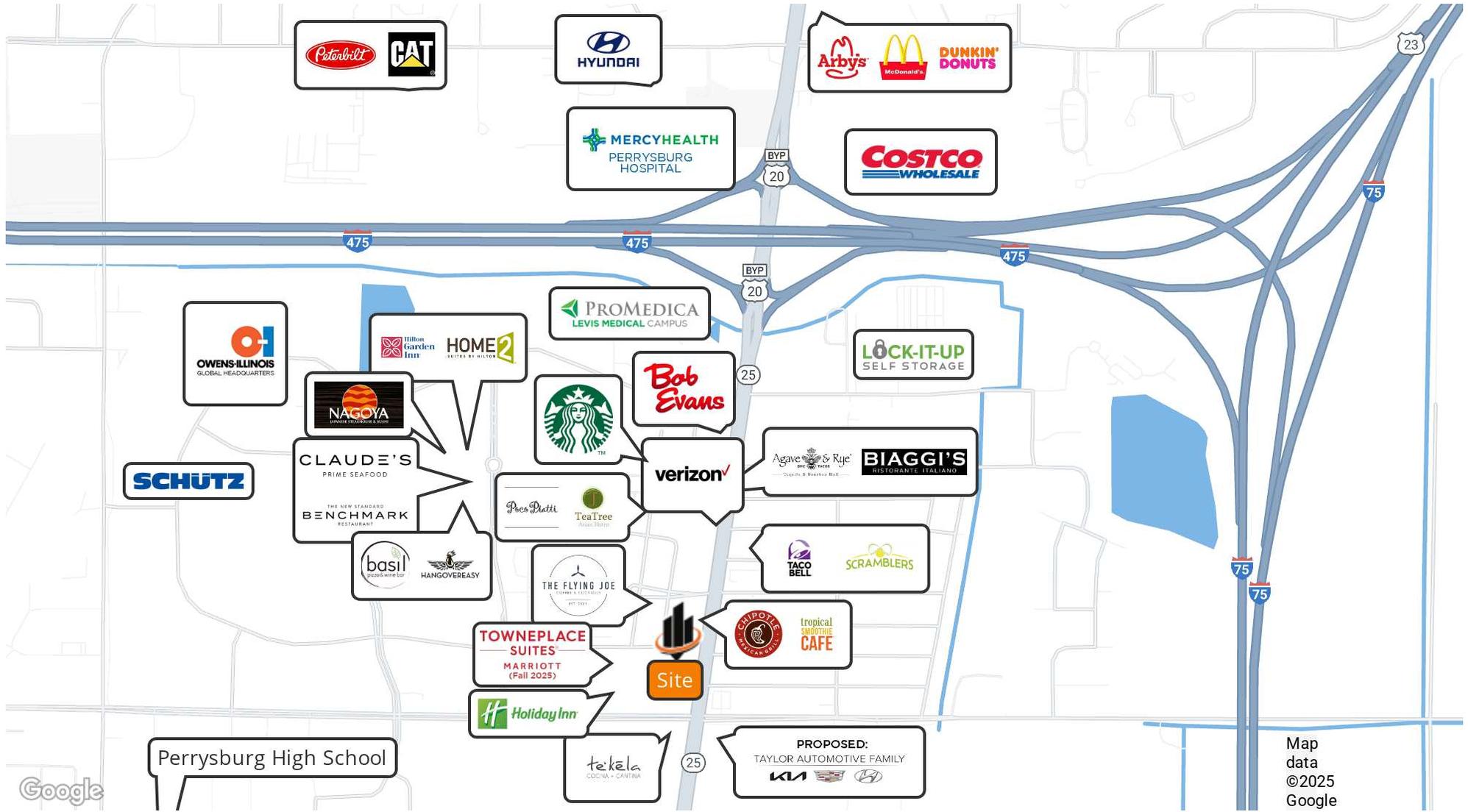
- 70,000 SF building
- 101 guest suites
- Apartment-style suites with full kitchen, suitable for short or long-term stays
- Indoor pool
- Meeting/Conference center



## HOLIDAY INN EXPRESS & SUITES

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

# RETAILER MAP



Map  
data  
©2025  
Google

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# REGIONAL MAP



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# AREA ANALYTICS

## POPULATION

### 5 MINUTES 10 MINUTES 15 MINUTES

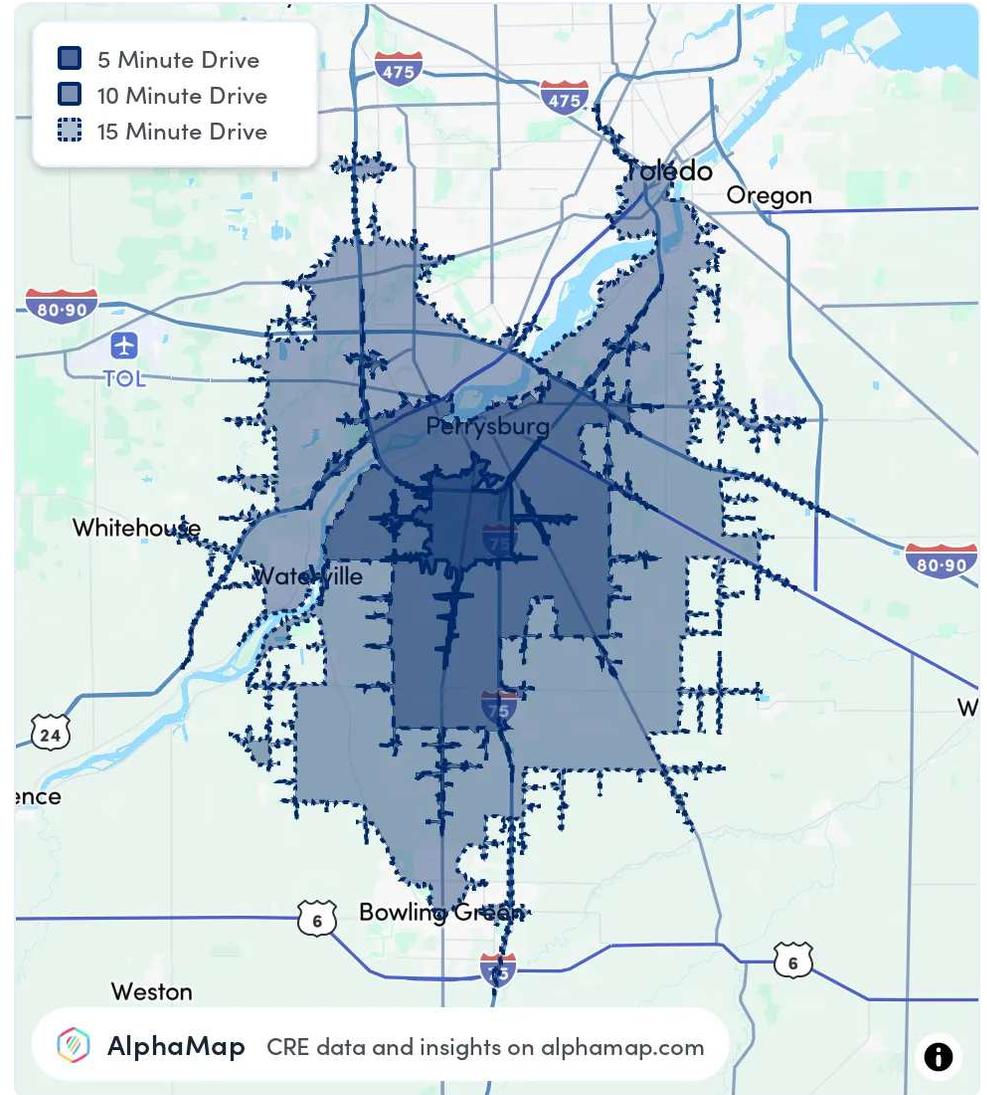
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	2,233	23,924	103,333
AVERAGE AGE	39	41	42
AVERAGE AGE (MALE)	37	39	40
AVERAGE AGE (FEMALE)	41	42	43

## HOUSEHOLD & INCOME

### 5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	942	9,756	43,270
PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$127,857	\$123,410	\$109,266
AVERAGE HOUSE VALUE	\$330,034	\$316,862	\$267,935
PER CAPITA INCOME	\$53,273	\$49,364	\$45,527

Map and demographics data derived from AlphaMap



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