

# 23.66 AC C-4 ZONED DEVELOPMENT SITE FOR LEASE

PADS AVAILABLE FROM 1 ACRE UP TO 23.66 ACRES

12301 ECKEL JUNCTION RD, PERRYSBURG, OHIO 43551

CBRE

FOR LEASE

**SITE**  
**23.66 AC**  
**(DIVISIBLE)**



718'

1,380'

1,000'

835'

Eckel Junction Rd - 8,187 VPD

19,212 VPD



## EXCLUSIVE CONTACTS:

**Kevin Moss**  
Senior Vice President  
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**Joseph W. Khouri**  
Senior Vice President  
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# THE OPPORTUNITY

- For Lease, Ground Lease or Build to Suit, pads ranging from 1 up to 23.66 AC
- Highway development site adjacent to Costco and across from both Mercy Health and Promedica Hospitals
- The Perrysburg/Rossford retail market is a robust super regional trade area, featuring Target, Meijer, TJX, Kohls, Ulta, Shake Shack, Chick Fila, and many more
- Zoned C-4 Highway Commercial
- Over 58,300 VPD (source ODOT TIMS) along 475 drive past the site daily
- Over 830' frontage (divisible) along the primary
- The 75 corridor has seen explosive industrial growth given its proximity and strategic location to many major metros
- Perrysburg is an affluent trade area with an average household income of \$120,586 in a 5 mile radius



## Quick Stats - 5 Mile Radius



DAYTIME  
POPULATION  
**87,624**



POPULATION  
**78,299**



HOUSEHOLDS  
**34,327**



POPULATION  
25 & OVER  
**56,377**

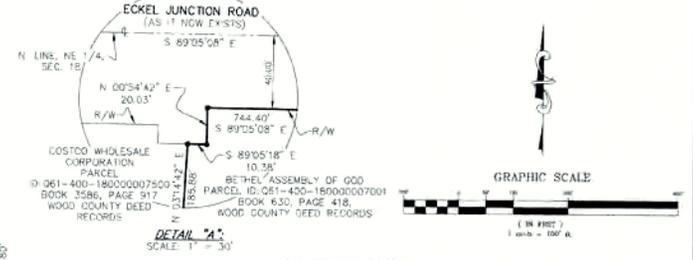
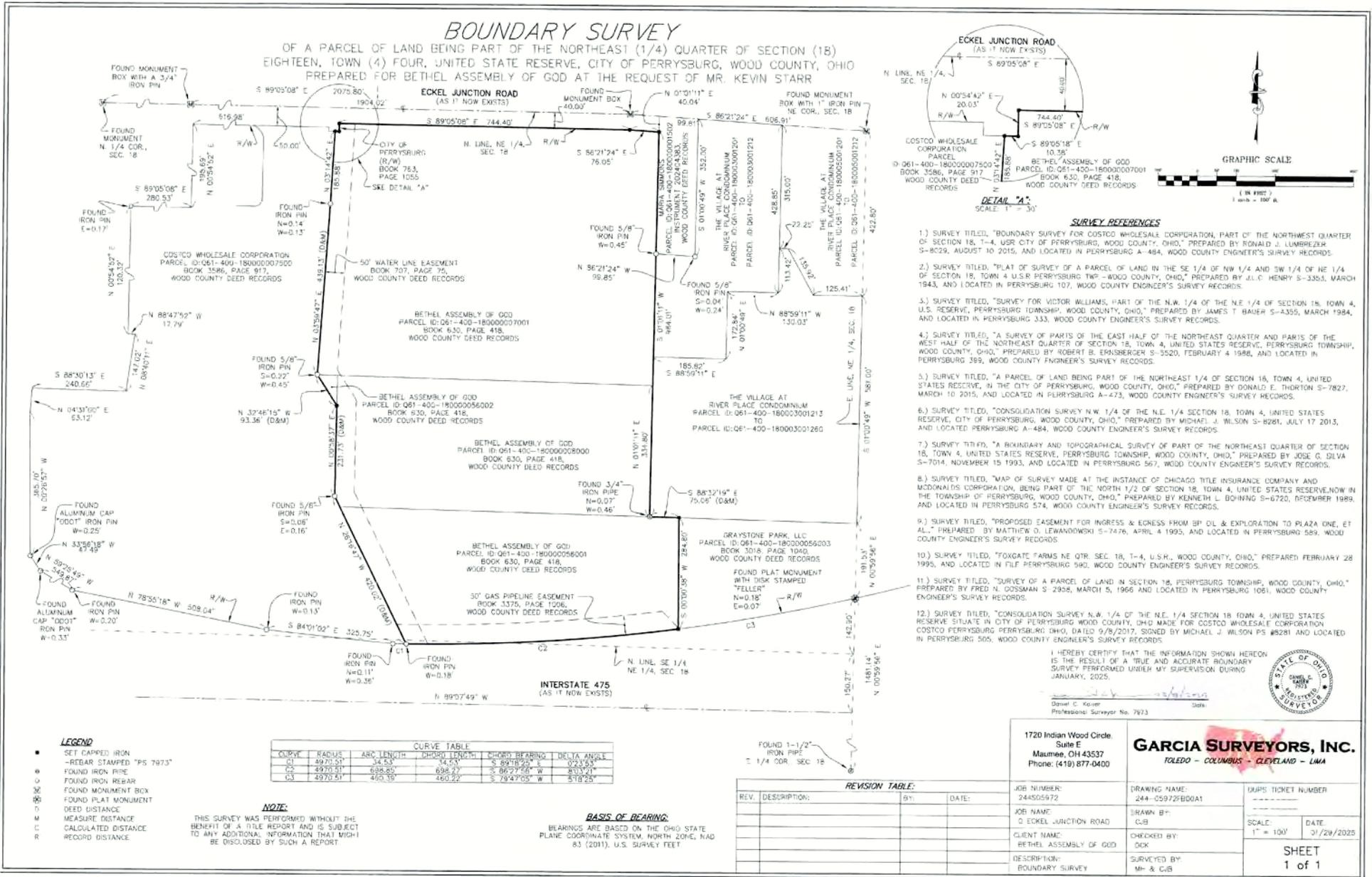


AVG. HOUSEHOLD  
INCOME  
**\$120,586**

# SURVEY

## BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE NORTHEAST (1/4) QUARTER OF SECTION (18) EIGHTEEN, TOWN (4) FOUR, UNITED STATE RESERVE, CITY OF PERRYSBURG, WOOD COUNTY, OHIO PREPARED FOR BETHEL ASSEMBLY OF GOD AT THE REQUEST OF MR. KEVIN STARR



### SURVEY REFERENCES

- 1.) SURVEY TITLED, "BOUNDARY SURVEY FOR COSTCO WHOLESALE CORPORATION, PART OF THE NORTHWEST QUARTER OF SECTION 18, T-4, U.S.R. CITY OF PERRYSBURG, WOOD COUNTY, OHIO," PREPARED BY RONALD E. THORNTON S-8029, AUGUST 10 2015, AND LOCATED IN PERRYSBURG A-484, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 2.) SURVEY TITLED, "PLAT OF SURVEY OF A PARCEL OF LAND IN THE SE 1/4 OF NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWN 4 U.S.R. PERRYSBURG TWP - WOOD COUNTY, OHIO," PREPARED BY J.L.C. HENRY S-3355, MARCH 1943, AND LOCATED IN PERRYSBURG 107, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 3.) SURVEY TITLED, "SURVEY FOR VICTOR WILLIAMS, PART OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 18, TOWN 4, U.S. RESERVE, PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO," PREPARED BY JAMES T. BAUER S-A355, MARCH 1984, AND LOCATED IN PERRYSBURG 333, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 4.) SURVEY TITLED, "A SURVEY OF PARTS OF THE EAST HALF OF THE NORTHWEST QUARTER AND PARTS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWN 4, UNITED STATES RESERVE, PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO," PREPARED BY ROBERT B. EISENBERGER S-3520, FEBRUARY 4 1988, AND LOCATED IN PERRYSBURG 389, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 5.) SURVEY TITLED, "A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 4, UNITED STATES RESERVE, IN THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO," PREPARED BY DONALD E. THORNTON S-7827, MARCH 10 2015, AND LOCATED IN PERRYSBURG A-473, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 6.) SURVEY TITLED, "CONSOLIDATION SURVEY N.W. 1/4 OF THE N.E. 1/4 SECTION 18, TOWN 4, UNITED STATES RESERVE, CITY OF PERRYSBURG, WOOD COUNTY, OHIO," PREPARED BY MICHAEL J. WILSON S-8261, JULY 17 2013, AND LOCATED IN PERRYSBURG A-484, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 7.) SURVEY TITLED, "A BOUNDARY AND TOPOGRAPHICAL SURVEY OF PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWN 4, UNITED STATES RESERVE, PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO," PREPARED BY KENNETH L. BOHNING S-0720, DECEMBER 1989, AND LOCATED IN PERRYSBURG 574, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 8.) SURVEY TITLED, "MAP OF SURVEY MADE AT THE INSTANCE OF CHICAGO TITLE INSURANCE COMPANY AND MODANIDS CORPORATION, BEING PART OF THE NORTH 1/2 OF SECTION 18, TOWN 4, UNITED STATES RESERVE, NOW IN THE TOWNSHIP OF PERRYSBURG, WOOD COUNTY, OHIO," PREPARED BY KENNETH L. BOHNING S-0720, DECEMBER 1989, AND LOCATED IN PERRYSBURG 574, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 9.) SURVEY TITLED, "PROPOSED EASEMENT FOR INGRESS & EGRESS FROM SP DL & EXPLORATION TO PLAZA ONE, ET AL." PREPARED BY MATTHEW D. LEWANDOWSKI S-7476, APRIL 4 1995, AND LOCATED IN PERRYSBURG 589, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 10.) SURVEY TITLED, "FOXGATE FARMS NE QTR. SEC. 18, T-4, U.S.R., WOOD COUNTY, OHIO," PREPARED FEBRUARY 28 1995, AND LOCATED IN FILE PERRYSBURG 500, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 11.) SURVEY TITLED, "SURVEY OF A PARCEL OF LAND IN SECTION 18, PERRYSBURG TOWNSHIP, WOOD COUNTY, OHIO," PREPARED BY FRED N. GOSSMAN S-2958, MARCH 5, 1966 AND LOCATED IN PERRYSBURG 1061, WOOD COUNTY ENGINEER'S SURVEY RECORDS.
- 12.) SURVEY TITLED, "CONSOLIDATION SURVEY N.W. 1/4 OF THE N.E. 1/4 SECTION 18 TOWN 4, UNITED STATES RESERVE SITUATE IN CITY OF PERRYSBURG WOOD COUNTY, OHIO MADE FOR COSTCO WHOLESALE CORPORATION COSTCO PERRYSBURG PERRYSBURG OHIO, DATED 9/8/2017, SIGNED BY MICHAEL J. WILSON PS #8261 AND LOCATED IN PERRYSBURG 505, WOOD COUNTY ENGINEER'S SURVEY RECORDS.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING JANUARY, 2025.

David C. Koser  
Professional Surveyor No. 7923



1720 Indian Wood Circle  
Suite E  
Maumee, OH 43537  
Phone: (419) 877-0400

### GARCIA SURVEYORS, INC.

TOLEDO - COLUMBUS - CLEVELAND - LIMA

JOB NUMBER:  
244505972

JOB NAME:  
ECKEL JUNCTION ROAD

CLIENT NAME:  
BETHEL ASSEMBLY OF GOD

DESCRIPTION:  
BOUNDARY SURVEY

DRAWING NAME:  
244-05972FB00A1

DRAWN BY:  
C/B

CHECKED BY:  
DCK

SURVEYED BY:  
M & C/B

DUPS TICKET NUMBER:  
-----

SCALE:  
1" = 100'

DATE:  
3/26/2025

SHEET  
1 of 1

### REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:

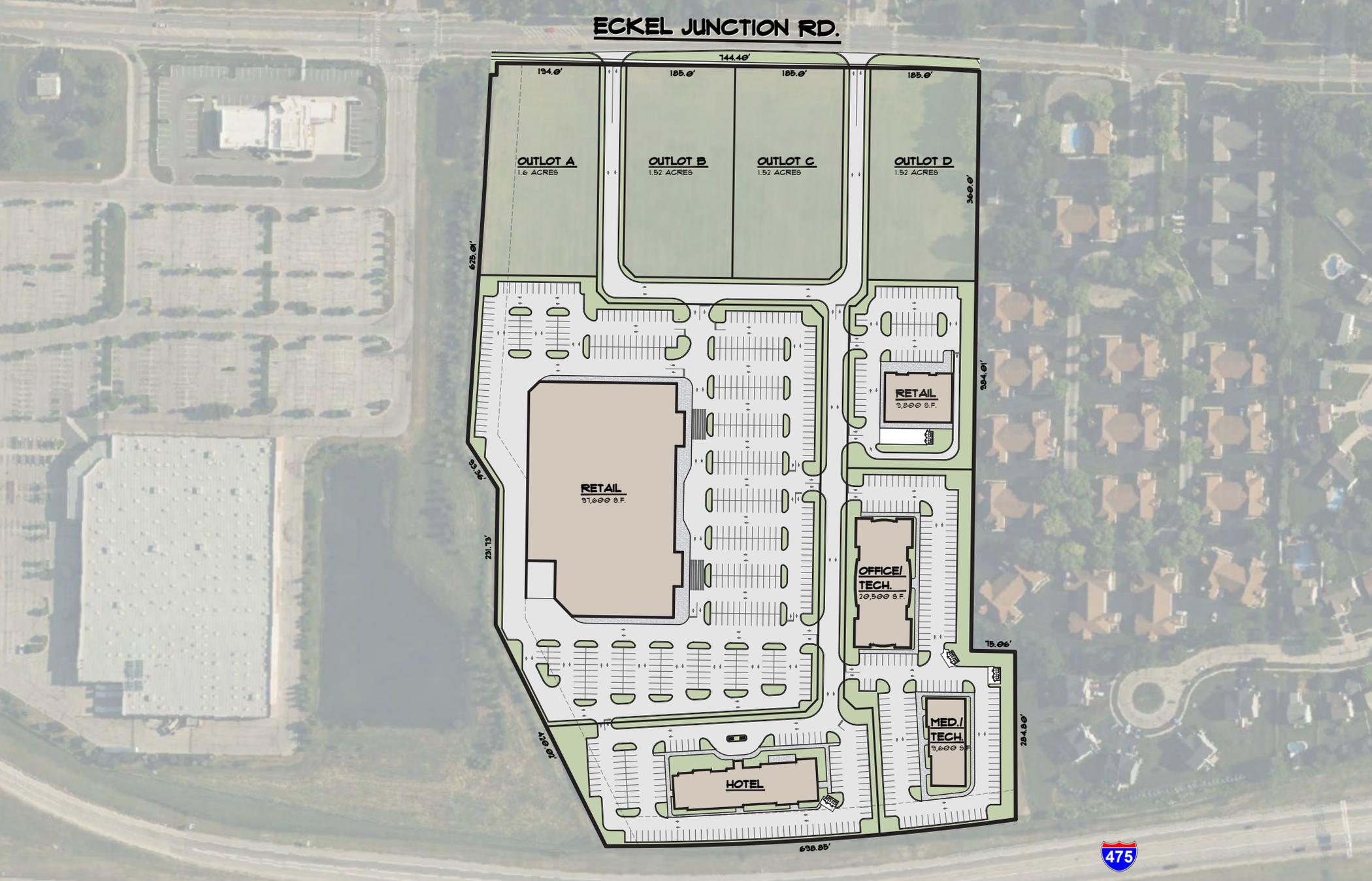
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4970.51	34.53	34.53	S 89°18'20" E	0°23'53"
C2	4970.51	488.65	696.23	S 66°37'48" W	83°33'21"
C3	4970.51	460.39	460.22	S 78°47'05" W	51°02'25"

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), U.S. SURVEY FEET

- LEGEND**
- SET CAPPED IRON
  - REBAR STAMPED "PS 7973"
  - FOUND IRON PIPE
  - FOUND IRON REBAR
  - FOUND MONUMENT BOX
  - FOUND PLAT MONUMENT
  - D DEED DISTANCE
  - M MEASURED DISTANCE
  - C CALCULATED DISTANCE
  - R RECORD DISTANCE

**NOTES:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

# CONCEPTUAL SITE PLAN



# AERIAL VIEW



**SITE**  
**23.66 AC**  
**(DIVISIBLE)**

# AERIAL VIEW



**SITE**  
**23.66 AC**  
**(DIVISIBLE)**

**75**  
69,843  
VPD

*Belamere*  
SUITES

**475**  
69,843  
VPD

**Eckel Junction Rd - 8,187 VPD**

**COSTCO**  
WHOLESALE

**HAND & STONE**  
FINE JEWELRY & ACCESSORIES

**CBRE**

# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Population - Current Year Estimate	5,798	37,798	78,299
2025 Daytime Population	5,842	38,034	77,976
2025 Households - Current Year Estimate	2,561	15,672	34,327
2025 Average Household Income	\$128,502	\$138,621	\$120,586
2030 Average Household Income Projection	\$141,373	\$155,899	\$135,429
2025 Median Household Income	\$105,088	\$100,569	\$86,083
2025 Per Capita Income	\$51,548	\$57,565	\$53,205
2025 Population Over 25	3,876	26,285	56,377

## EXCLUSIVE CONTACTS:

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Senior Vice President

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### **Joseph W. Khouri**

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