



**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>	\$550,000 / acre
<b>LOT SIZE:</b>	4.29 Acres
<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

4.29 acre development site, zoned Planned Business Park with an Urban Village overlay. Prime corner lot, at a signalized intersection, and 700ft of frontage along highly trafficked Dixie Hwy. Within The Towne Center of Levis Commons and close proximity to OI world headquarters, ProMedica Cancer Center, Mercy Perrysburg Hospital, Perrysburg High School, Hilton Garden Inn, Home2 Suites by Hilton, and next to Holiday Inn Express & Suites and approved, TownePlace Suites by Marriott (Fall 2025). Situated just 1/2 mile south of the I-475 / I-75 Interchange and Costco, and under 5 miles from US 80/90.

## PROPERTY HIGHLIGHTS

- PBP zoning permits a variety of commercial, industrial, office, and institutional land uses with restrictions on hotels and medical
- Site is within the Community Reinvestment Area where eligible property owners can receive direct tax incentives to renovate or construct a building
- Located within the Levis Commons DORA (Designated Outdoor Refreshment Area)
- 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

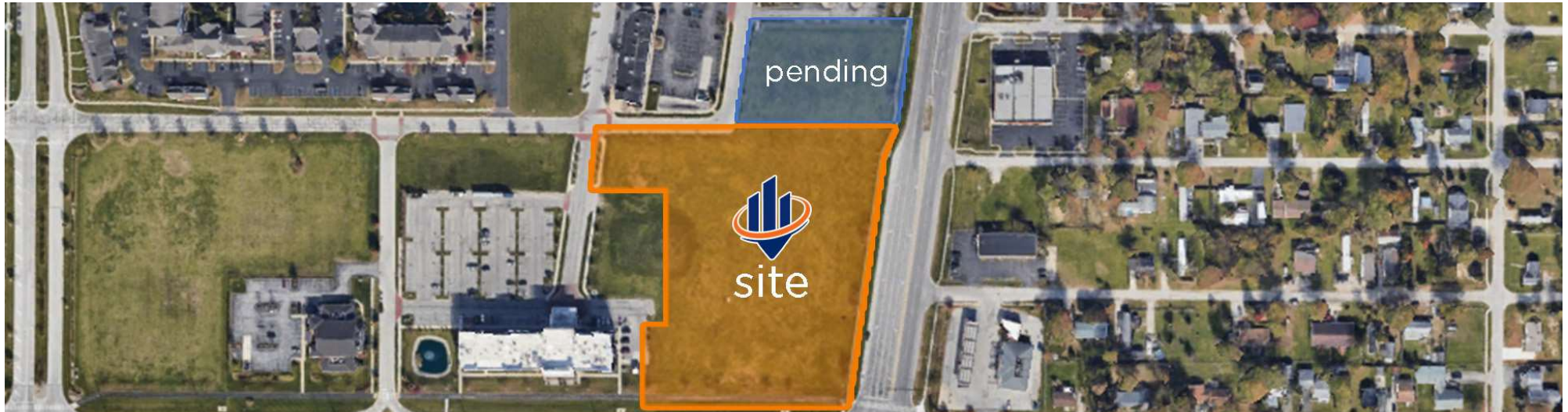
<b>ELECTRIC</b>	Toledo Edison
<b>GAS</b>	Columbia Gas
<b>WATER</b>	City of Perrysburg

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Land
<b>ZONING</b>	PBP - Planned Business Park with Urban Village overlay
<b>LOT SIZE</b>	4.29 Acres
<b>APN #</b>	Q61-400-180007018500
<b>LOT FRONTAGE</b>	700ft
<b>TAXES</b>	\$10,255.76

## MORE CRA INFO

[https://www.ci.perrysburg.oh.us/businesses/development\\_incentives.php](https://www.ci.perrysburg.oh.us/businesses/development_incentives.php)



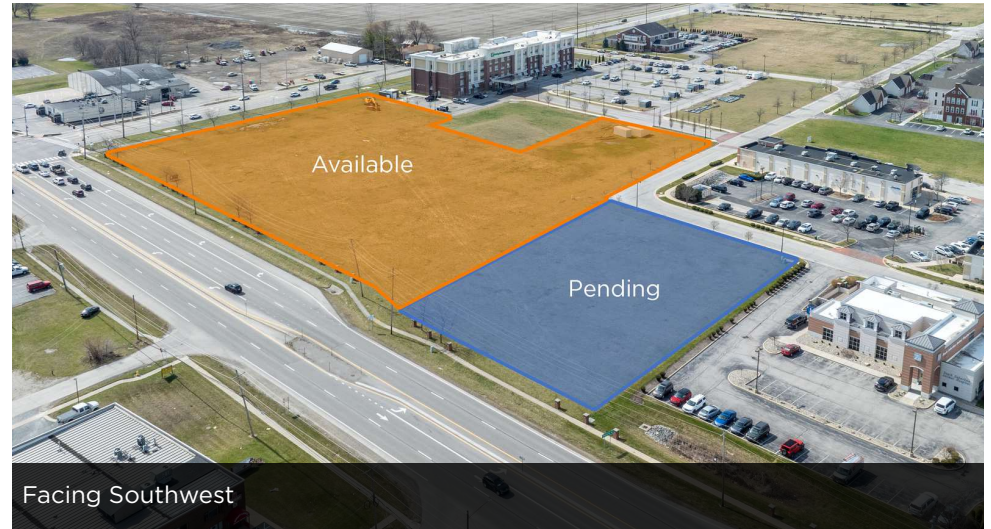
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# PROPERTY PHOTOS



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# CONCEPTUAL 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

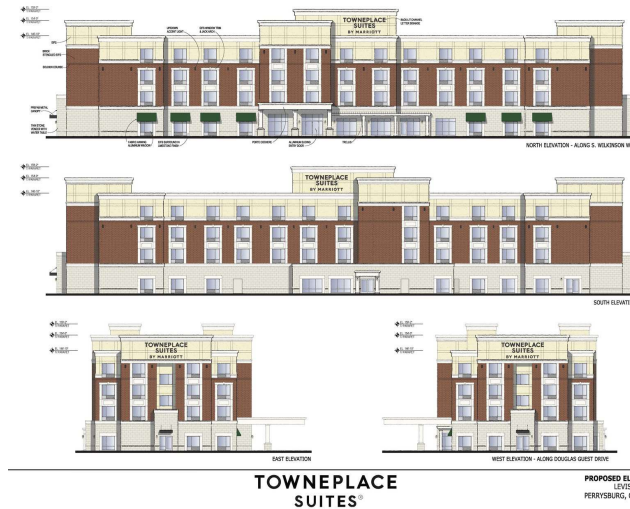
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### TOWNEPLACE SUITES BY MARRIOTT (EXTENDED STAY)

#### \*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

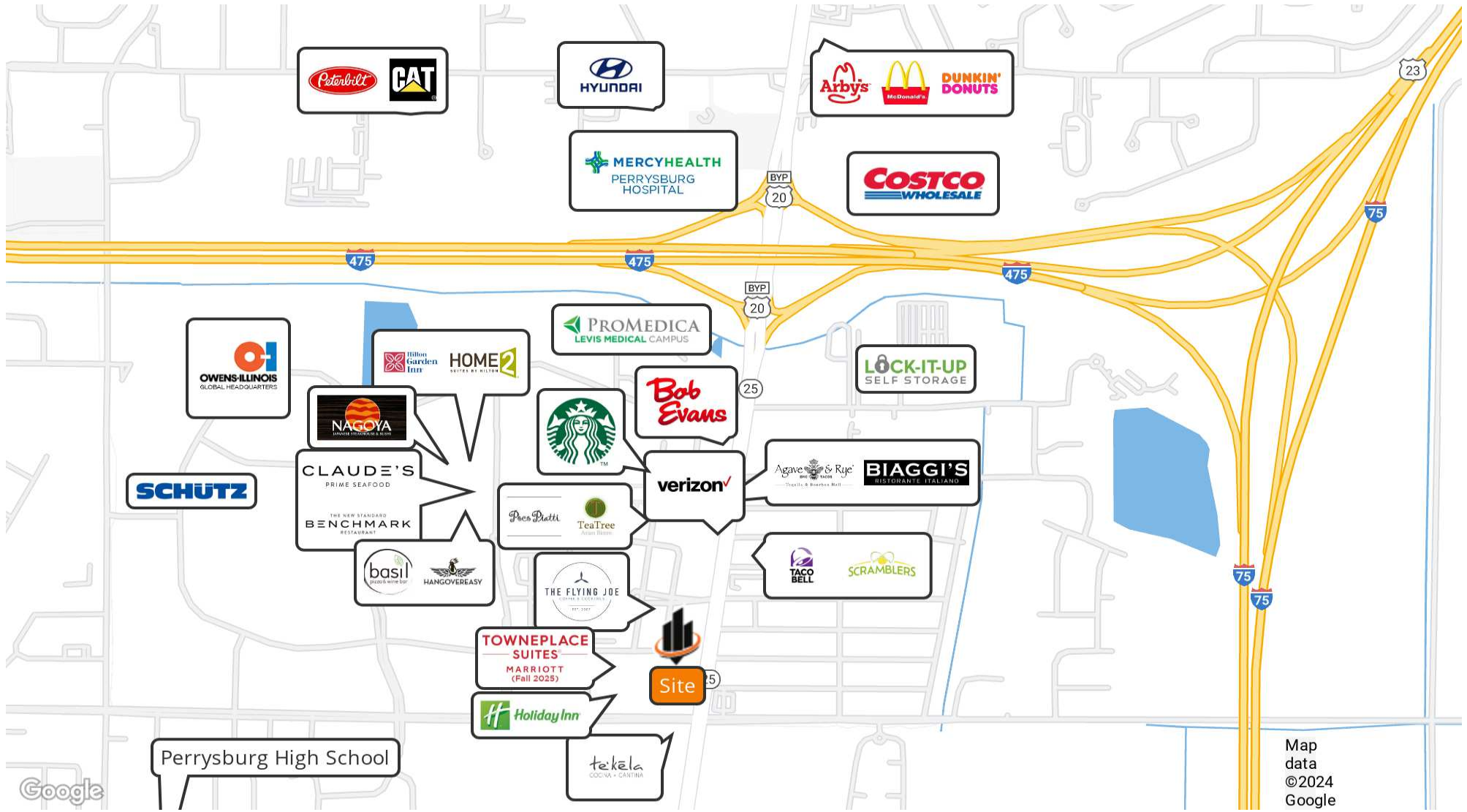


### HOLIDAY INN EXPRESS & SUITES

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

SVN | ASCENSION COMMERCIAL REALTY

# RETAILER MAP



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# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT

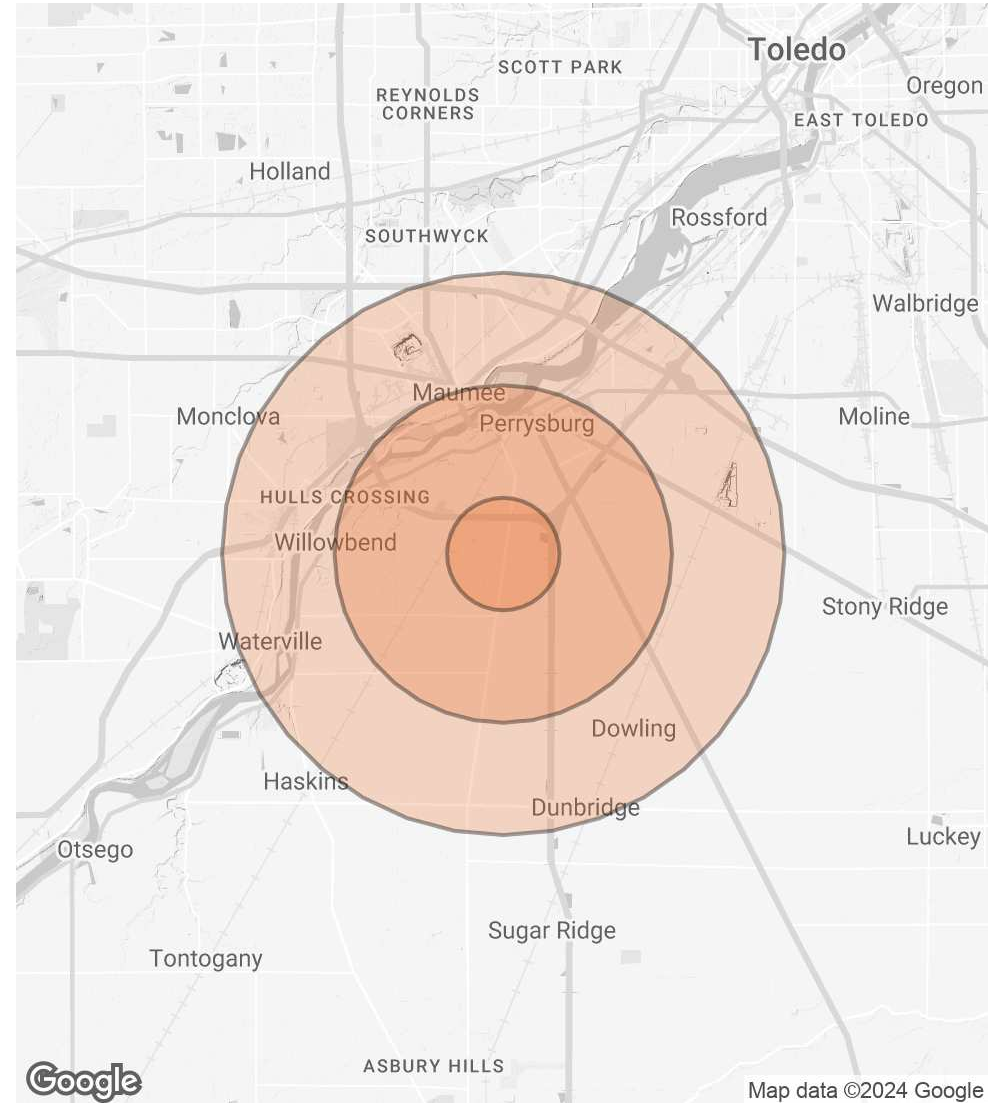
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,611	24,567	58,166
<b>AVERAGE AGE</b>	40.0	39.3	41.6
<b>AVERAGE AGE (MALE)</b>	37.9	39.8	40.3
<b>AVERAGE AGE (FEMALE)</b>	41.0	39.5	42.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,139	10,381	25,818
<b># OF PERSONS PER HH</b>	2.3	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$110,709	\$110,224	\$95,502
<b>AVERAGE HOUSE VALUE</b>	\$224,822	\$256,150	\$212,849

2020 American Community Survey (ACS)



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