

THE ENCLAVE



PROPERTY DESCRIPTION

The City of Northwood is reimagining over 100 acres into a thriving mixed-use community that caters to everyone. With a focus on age-in-place living, The Enclave will be the perfect place for your home or business.

The development is well underway, with the Main Street running East and West in the Enclave already completed. Main Street will be the hub of activity, offering a range of office spaces, retail and commercial opportunities, as well as entertainment and dining. Whether you are looking to open a dental office, clinic, or attorney office, or want a space to run your business, The Enclave has it all.

In addition to office and commercial spaces, The Enclave will also be home townhomes, apartments, single family, and senior living, as well as small businesses, ensuring a well-rounded community with something for everyone. The City of Northwood is committed to creating a downtown that will be the pride of the community and the cornerstone of this new mixed-use development.

Join us in shaping the future of Northwood, Ohio. Invest in The Enclave and be a part of this exciting new community. Contact us today to learn more about the opportunities available at The Enclave.

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

LOCATION DESCRIPTION

Located between Woodville and Williston Road. Over 100 acres of mixed-use land. Residential construction underway. The Enclave's Main Street, which runs East and West in the Enclave development, is completed. Plans call for office and retail space along Main Street. Northwood Community Center is scheduled for construction in 2023. Minutes from Interstates 280, I-80, and I-90. Route 51 is a major arterial road.

PROPERTY HIGHLIGHTS

- 10 Commercial and Mixed Use Sites Available
- Less than ten minutes from Downtown Toledo and major employers like First Solar, Pilkington/NSG, Amazon, and key automotive suppliers like Magna, Norplas, and Adient
- Economic incentives available
- Flexible zoning and streamlined approval process
- Diverse housing types available
- Traffic count increase of 18% since 2022
- New 150 unit apartment complex set to break ground in Spring 2024
- Home to Northwood's new community center, open Spring 2024
- Office/Retail/Entertainment
- 1.5 miles of planned walking trails with connectivity to Maumee Bay State Park and Lake Erie
- Located strategically by Interstates 75, 280, and 80/90

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Sale Price	STARTING AT \$100,000.00/ACRE	PROPERTY INFORMATION	
LOCATION INFORMATION		Property Type	Land
Property Name	The Enclave	Property Subtype	Retail
Street Address	Woodville Rd. Northwood, OH 43619	Zoning	CBD - Central Business District
City, State, Zip	Northwood, OH 43619	Lot Size	120 Acres Total
County	Lucas	Number of Lots	7
Signal Intersection	Yes	Best Use	Retail, office, multi-family housing, entertainment
Road Type	Paved	Corner Property	Yes
Nearest Highway	I-280 and I-75	Utilities	Fully improved with all public utilities
Nearest Airport	Toledo Executive Airport	Traffic Count	19,095
		Traffic Count Street	Woodville Rd

OF LOTS 7 | TOTAL LOT SIZE 1.3 - 10.0 ACRES | TOTAL LOT PRICE N/A | BEST USE RETAIL, OFFICE, MULTI-FAMILY HOUSING, ENTERTAINMENT

STATUS	LOT #	ADDRESS	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	The Enclave, Northwood OH	Retail	+/- 1.3 Acres	N/A	CBD - Central Business District
Available	2	The Enclave, Northwood OH	Retail	+/- 1.5 Acres	N/A	CBD - Central Business District
Available	3	The Enclave, Northwood OH	Retail	+/- 1.5 Acres	N/A	CBD - Central Business District
Available	4	The Enclave, Northwood OH	Retail	+/- 3 Acres	N/A	CBD - Central Business District
Available	5	The Enclave, Northwood OH	Retail	+/- 3 Acres	N/A	CBD - Central Business District
Available	6 + 7	The Enclave, Northwood OH	Retail	+/- 10 Acres	N/A	CBD - Central Business District

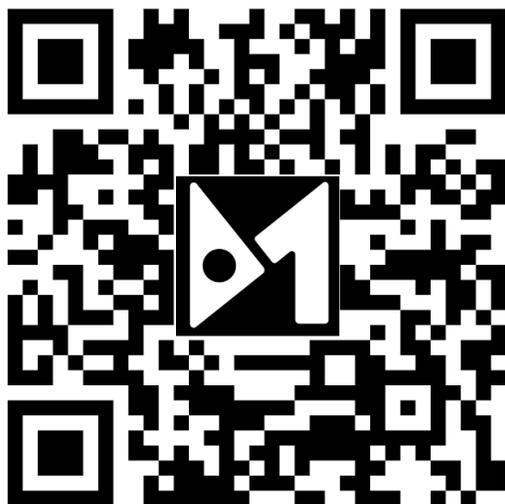
*Some lots can be combined for larger use.

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Scan the QR code to see a video tour of this property!

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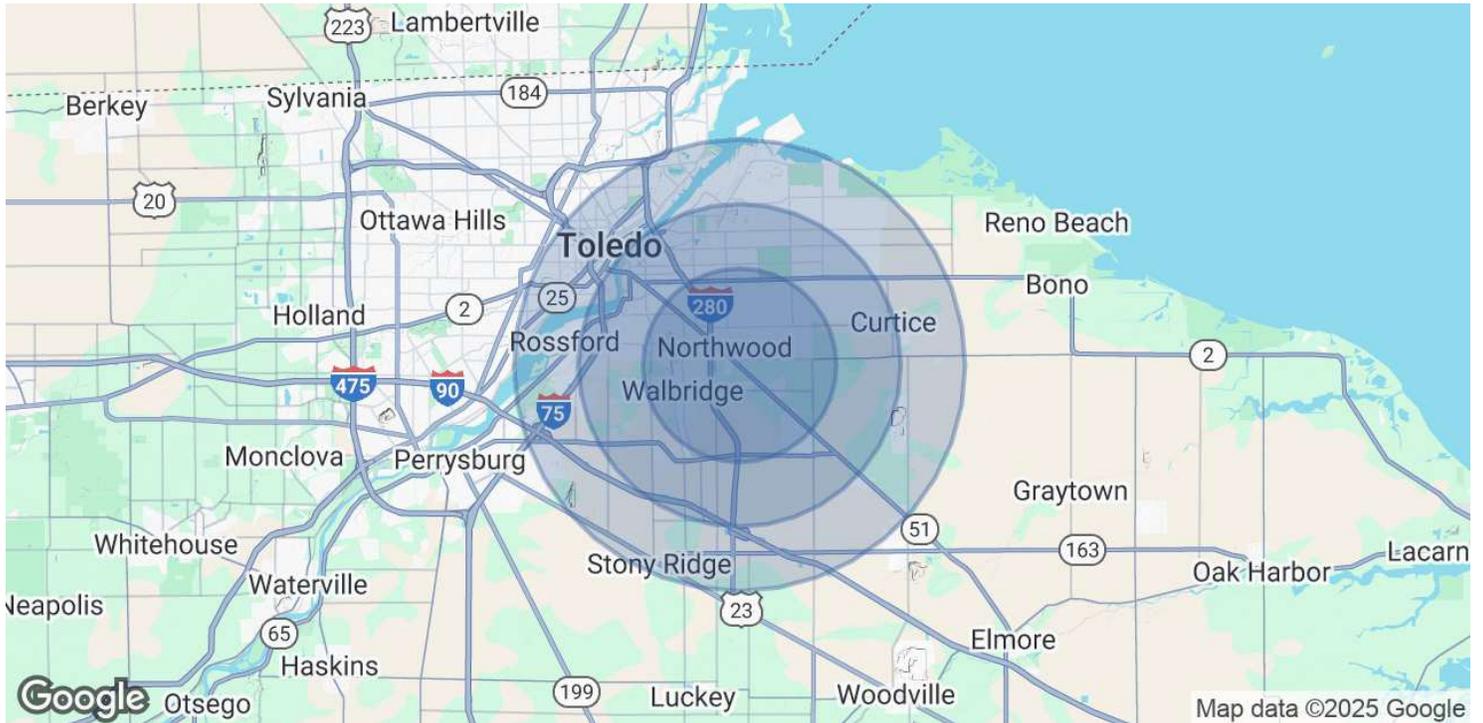


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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	18,473	64,585	127,630
Average Age	46.9	40.3	39.0
Average Age (Male)	43.3	38.0	37.3
Average Age (Female)	47.3	41.6	40.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	8,347	29,471	62,266
# of Persons per HH	2.2	2.2	2.0
Average HH Income	\$69,971	\$56,429	\$48,462
Average House Value	\$142,164	\$104,836	\$89,170

* Demographic data derived from 2020 ACS - US Census

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