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 ALLIANCE

**VACANT LAND FOR LEASE**  
**CROSSROADS PARKWAY &  
 INTERSTATE 80/90**  
**ROSSFORD, OH 43460**  
**LEASE RATE: \$200,000 PER YEAR**



***Property Description:***

**Acreage:** 5.0 – can be split  
**Dimensions:** Irregular  
**Closest Cross Street:** SR 795 & Clark Drive  
**County:** Wood  
**Zoning:** Planned Commercial  
**Easements:** Of record  
**Curb Cuts:** None  
**Topography:** Flat  
**Survey Available:** No  
**Soil Test Available:** No  
**Drainage:** Good  
**Improvements:** None  
**Restrictions:** Of record

***Adjacent Land:***

**North:** I-80/90 (Ohio Turnpike)  
**South:** Commercial  
**East:** Commercial  
**West:** I-75

***Utilities:***

**Electric:** Toledo Edison  
**Gas:** Columbia Gas  
**Water:** City of Rossford  
**Sanitary Sewer:** City of Rossford  
**Storm Sewer:** City of Rossford

**Sign on Property:** Yes

**For more information, contact: 419/249-7070**

**Steve Serchuk, CCIM**

[serchuk@signatureassociates.com](mailto:serchuk@signatureassociates.com)

**Tanya Pipatjarasgit – ext. 6321**

[tanyap@signatureassociates.com](mailto:tanyap@signatureassociates.com)

[www.signatureassociates.com](http://www.signatureassociates.com)

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***Lease Details:***

**Term:** 10 years

Tenant responsible for utilities, taxes, insurance  
 and common area maintenance.

***Traffic Counts:***

SR 795 – 20,100 vehicles per day (2003)  
 I-75 – 86,500 vehicles per day (2004)  
 I-80/90 – 31,200 vehicles per day (2005)

Less than one minute to I-75.

***Remarks:***

- The **only** large parcel of land available with exposure to Interstate 80/90.
- Adjacent to Bass Pro Store and the Crossroads of America retail development.
- Easy access to the Ohio Turnpike (I-80/90), State Route 795 and I-75.

***Demographics:*** (High income area)

1 mile radius:

Population – 1,073

Average HH Income – \$70,174

3 mile radius:

Population – 23,700

Average HH Income – \$79,149

5 mile radius:

Population – 97,701

Average HH Income – \$60,359

***Real Estate Taxes as of 2007:***

**Parcel:** T68-300-340304003000

**Total Annual Taxes:** \$24,732.30

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## VACANT LAND FOR LEASE CROSSROADS PARKWAY & INTERSTATE 80/90 ROSSFORD, OH 43460

**LEASE RATE: \$200,000 PER YEAR**



- Unmatchable highway exposure.
- Traffic light access.
- Zoned with all utilities ready to develop.

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