

# CROSSROADS PARKWAY (AT I-75 & I-80/90)

ROSSFORD, OHIO 43460 | WOOD COUNTY

## VACANT LAND FOR SALE

The Premier Destination Development Site in Northwest Ohio

Within 1/4 mile of new Bass Pro Shops

SURVEY AVAILABLE UPON REQUEST

\*LOT PRICING AVAILABLE ON PAGE 2\*

For information, contact:

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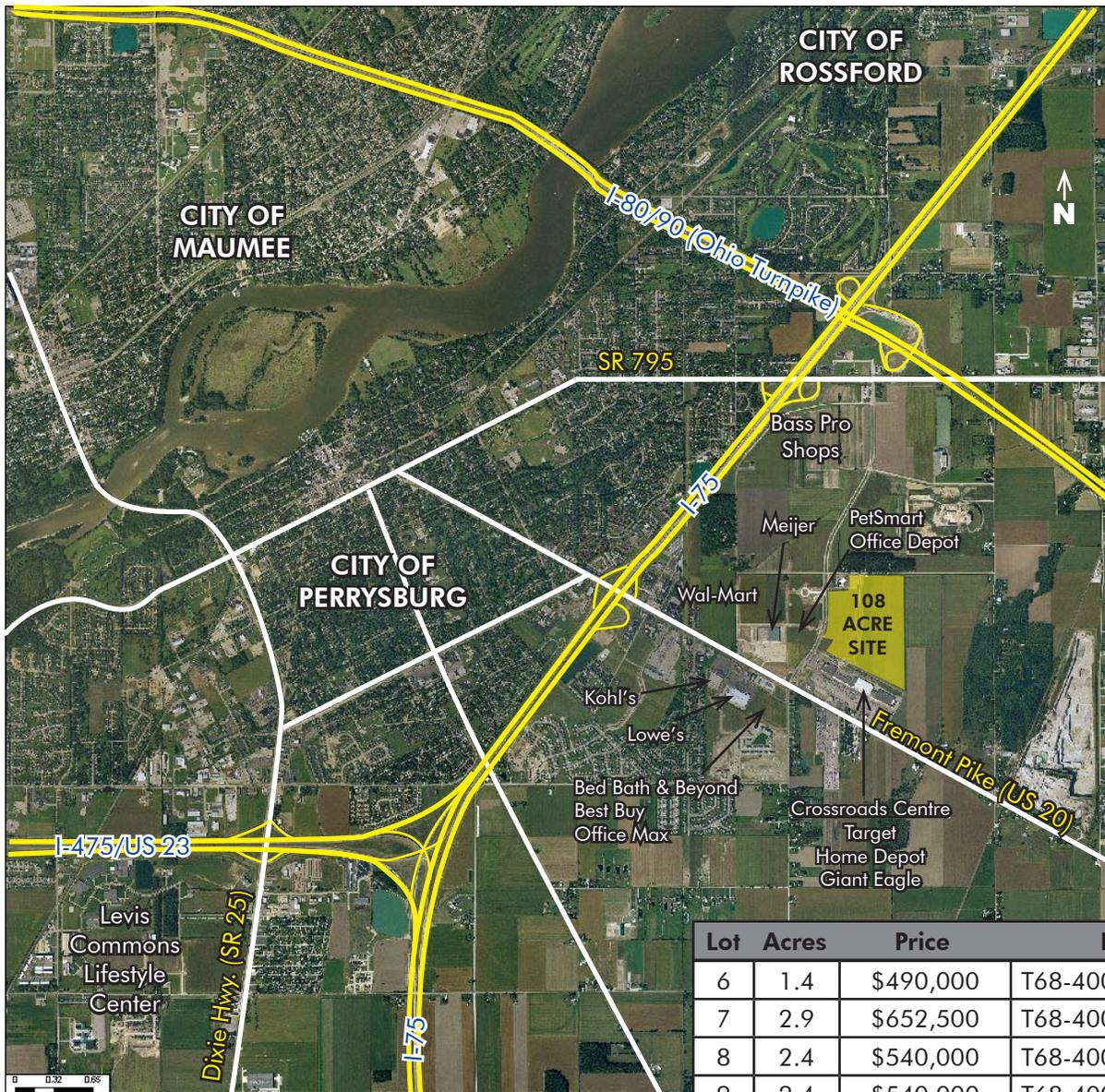
- 108-acre, large-scale development site available, owners willing to split parcel
- 1.4-acre to 3.2-acre sites also available
- All utilities are at the site
- Unmatched access to I-75 and I-80/90 (Ohio Turnpike)
- More than 1.7 million people within a 50-mile radius
- \$57,238 median HH income within three-mile radius
- Fremont Pike (US 20) - 14,300 vehicles per day; SR 795 - 20,100 vehicles per day; I-75 - 76,700 vehicles per day; I-80/90 (Ohio Turnpike) - 35,000 vehicles per day
- Area retailers include: Meijer, Lowe's, Target, Wal-Mart, Kohl's, Giant Eagle, PetSmart, Home Depot, Bed Bath & Beyond, Bass Pro Shops and many more

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**CBRE** | Reichle Klein  
CB RICHARD ELLIS  
Licensed Real Estate Broker

# CROSSROADS PARKWAY (AT I-75 & I-80/90)

ROSSFORD, OHIO 43460 | WOOD COUNTY



Lot	Acres	Price	Parcel #
6	1.4	\$490,000	T68-400-100001006000
7	2.9	\$652,500	T68-400-100001007000
8	2.4	\$540,000	T68-400-100001008000
9	2.4	\$540,000	T68-400-100001009000
10	3.2	\$1,120,000	T68-400-100001010000
	108.0	\$13,500,000	Multiple

FOR MORE PROPERTY INFORMATION, VISIT  
[www.cbre.com/duke.wheeler](http://www.cbre.com/duke.wheeler)  
[www.cbre.com/kurt.pollex](http://www.cbre.com/kurt.pollex)

## DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius	30 mile radius
2007 Estimated Population	2,972	21,984	70,479	822,891
2007 Estimated Median Household Income	\$69,525	\$75,265	\$71,357	\$46,410
2007 Estimated Median Housing Value	\$194,918	\$167,576	\$147,532	\$126,997
2007 Employees	4,280	19,008	43,951	458,410

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