



# DANBERRY NATIONAL, LTD. THE VILLAGES AT WATERVILLE LANDING

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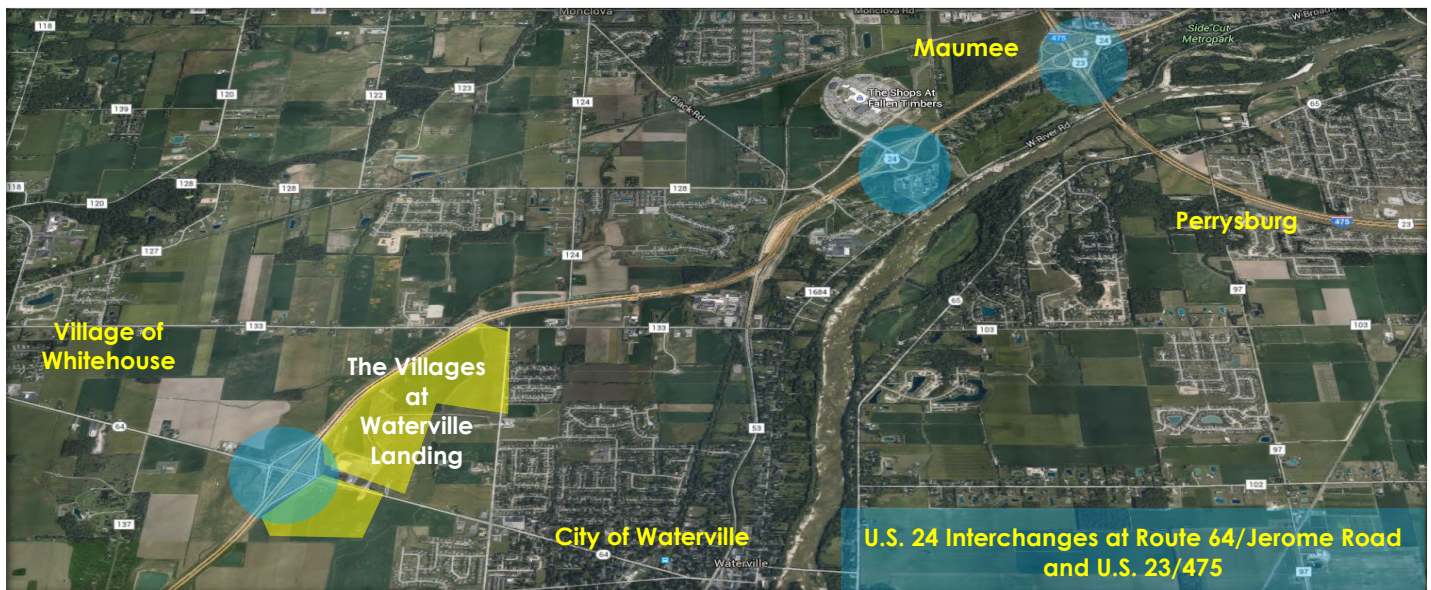
## GENERAL INFORMATION:

LOCATION: THE VILLAGES AT WATERVILLE LANDING  
INTERSECTION: U.S. 24 & STATE ROUTE 64  
COUNTY: LUCAS  
ZONING: COMMERCIAL

## PRICING DETAILS: SEE

ATTACHED PAGES 3, 4 AND 5

CITY/TOWNSHIP: WATERVILLE  
STATE/ZIP: OHIO/43566



## PROPERTY HIGHLIGHTS:

- 400 ACRE MIXED-USE DEVELOPMENT THAT INCLUDES KROGER (BEING EXPANDED TO 125,000 SF), MEIJER (PURCHASED SITE/PROPOSED BUILD 2018-19), SPEEDWAY AND FARMERS & MERCHANTS STATE BANK
- 5 MINUTES FROM ST. LUKE'S HOSPITAL
- *ON U.S. 24 AT THE U.S. 24 & ROUTE 64 INTERCHANGE - THERE ARE 22,919+ CARS PER DAY (2016)*
- *ON THE ON/OFF RAMPS TO THE U.S. 24 & ROUTE 64 INTERCHANGE - THERE ARE 8,525+ CARS PER DAY (2016)*
- *HIGH VISIBILITY WITH EASE OF ACCESS TO INTERSTATE VIA NEW U.S. 24/ROUTE 64 INTERCHANGE*

## CONTACT:

BRIAN W. MCMAHON [BRIAN@DANBERRYNATIONAL.COM](mailto:BRIAN@DANBERRYNATIONAL.COM)  
BRITTANY CRAIG [BRITTANY@DANBERRYNATIONAL.COM](mailto:BRITTANY@DANBERRYNATIONAL.COM)  
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551  
OFFICE: (419) 874-2800



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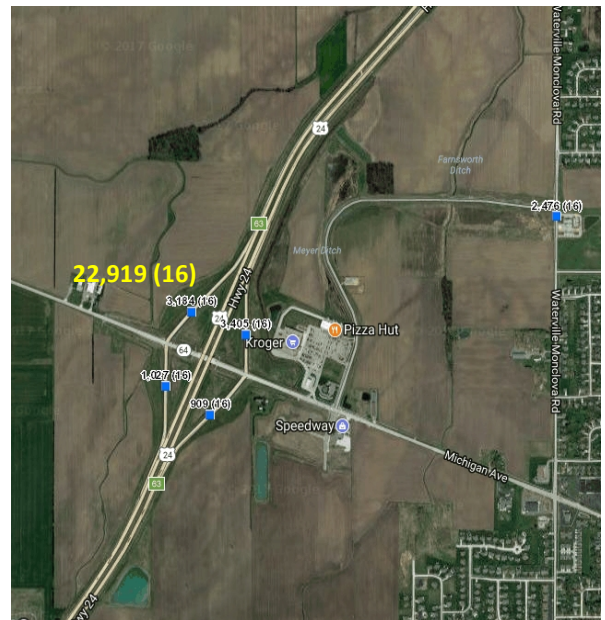
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## LOCATION:

THE VILLAGES AT WATERVILLE LANDING IS CONVENIENTLY LOCATED SW OF TOLEDO IN ONE OF THE MARKET'S *FASTEST-GROWING AREAS* - EASILY ACCESSIBLE FROM I-475, I-75/I-80/90. THE CITY OF WATERVILLE - #1 SAFEST SMALL TOWN IN OHIO. THIS FRONTS ON U.S. ROUTE 24, PREFERRED ROUTE TO INDIANAPOLIS. NEARBY TO THE SHOPS AT FALLEN TIMBERS LIFESTYLE CENTER WITH A RAVE CINEMA, AND WITHIN A 15-MILE RADIUS OF 4 FORTUNE 500 COMPANIES, ADJACENT TO THE FASTEST-GROWING TOLEDO SUBURBAN DEVELOPMENTS. INCLUDES THE TOP-PRODUCING KROGER STORE IN NW OHIO AND A NEW MEIJER STORE SITE (PROPOSED BUILD 2019).

## TRAFFIC COUNTS (2016):



Source: Ohio Dept. of Transportation

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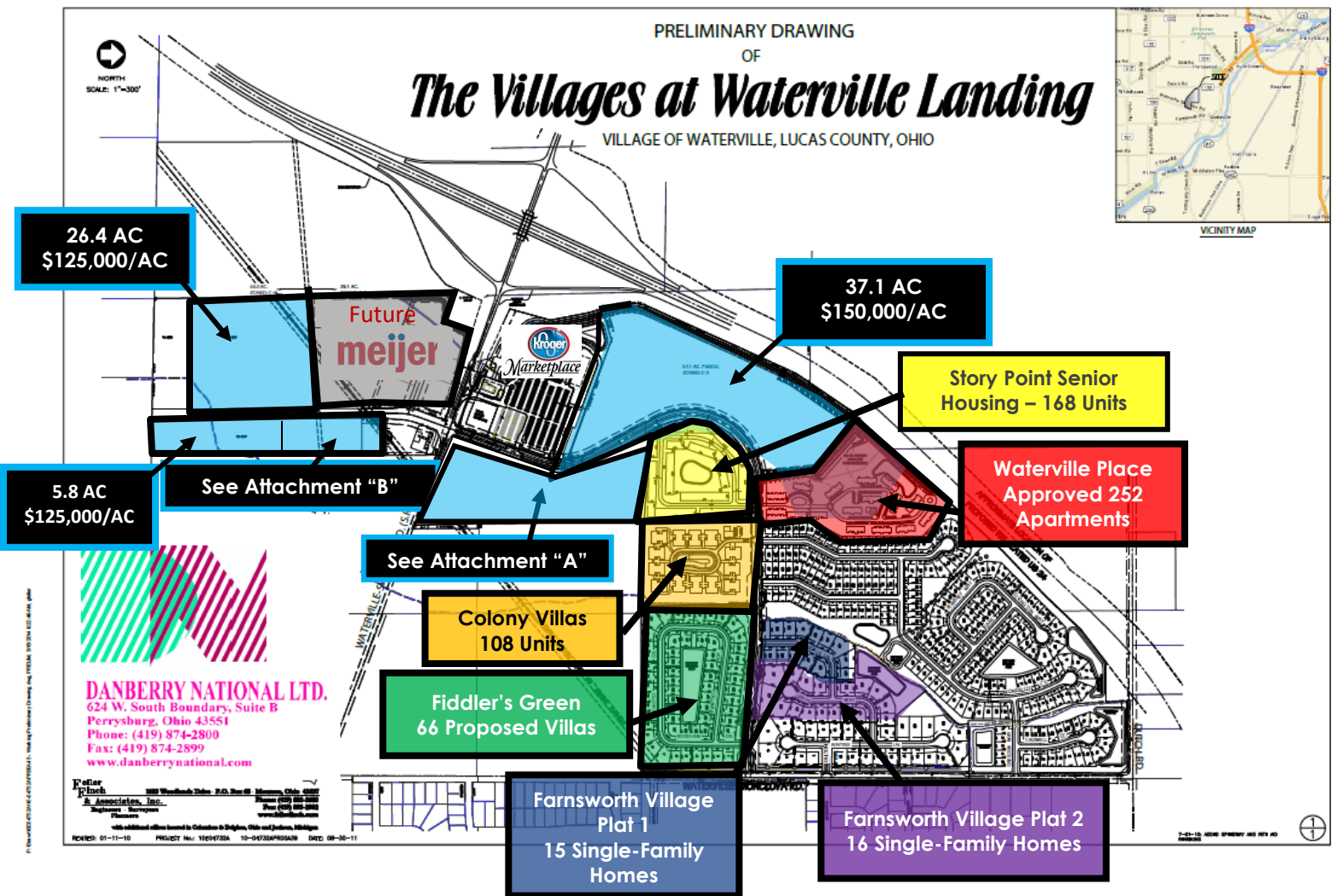




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## OVERALL OUTLOT SIZES/PRICING: NORTH/SOUTH OF ROUTE 64/ADJACENT TO U.S. 24



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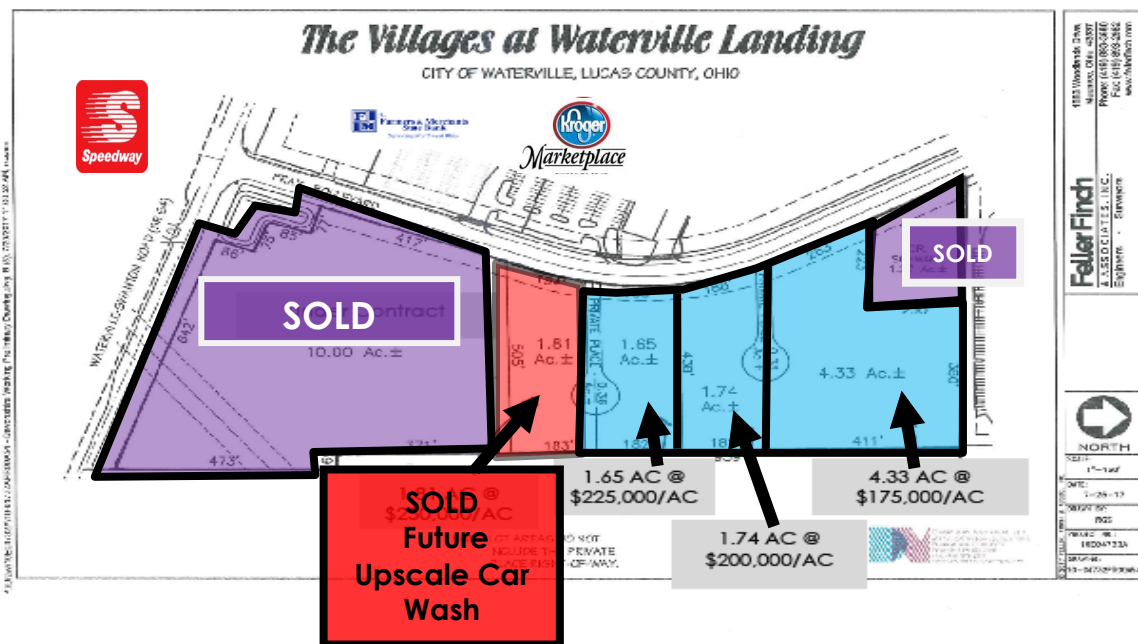


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## PRAY BLVD. OUTLOT SIZES/PRICING: NORTH OF ROUTE 64 (NOTE: OUTLOT SIZES/PRICING SUBJECT TO CHANGE.)

### Attachment "A" – Price List – Waterville Landing 7/20/17



### CONTACT:

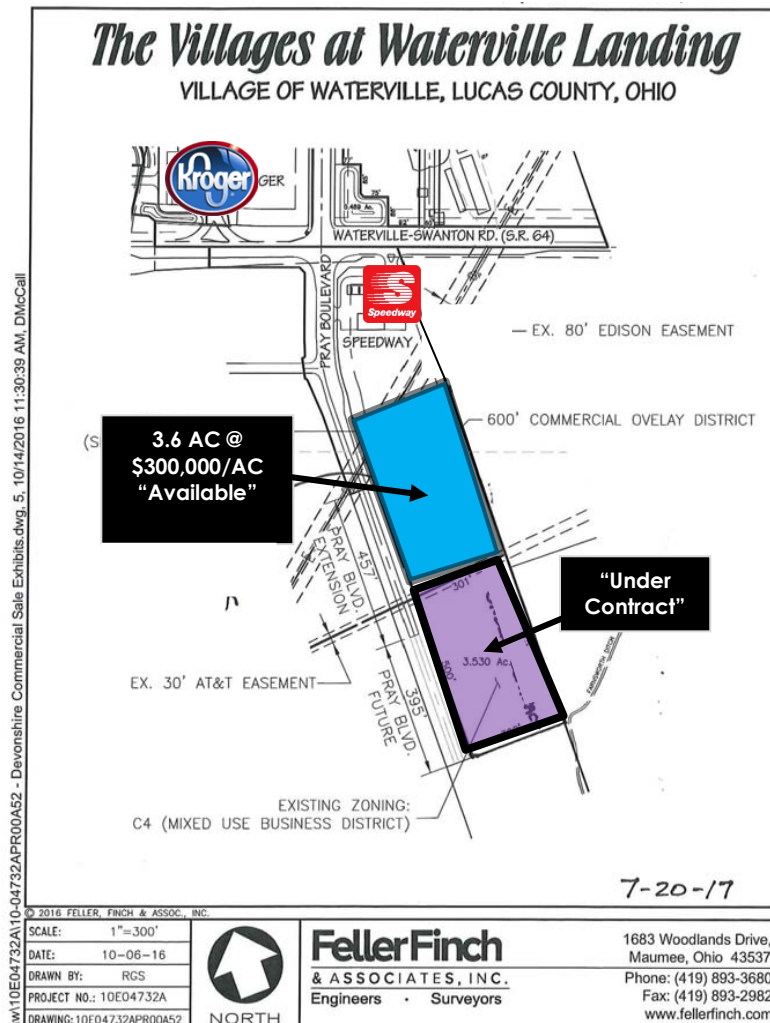
BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM  
BRITTANY CRAIG BRITTANY@DANBERRYNATIONAL.COM  
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PRAY BLVD. OUTLOT SIZES/PRICING: SOUTH OF ROUTE 64  
Attachment "B" – Price List – Waterville Landing 2017



NOTE: OUTLOT SIZES/PRICING SUBJECT TO CHANGE.

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## HIGH ALTITUDE AERIAL SHOWING PROXIMITY TO AREA AMENITIES AND U.S. 24 INTERCHANGES



All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made to accuracy thereof. All dimensions and acreage are subject to survey. Availability and tappable of all public utilities are subject to purchaser's confirmation of same.

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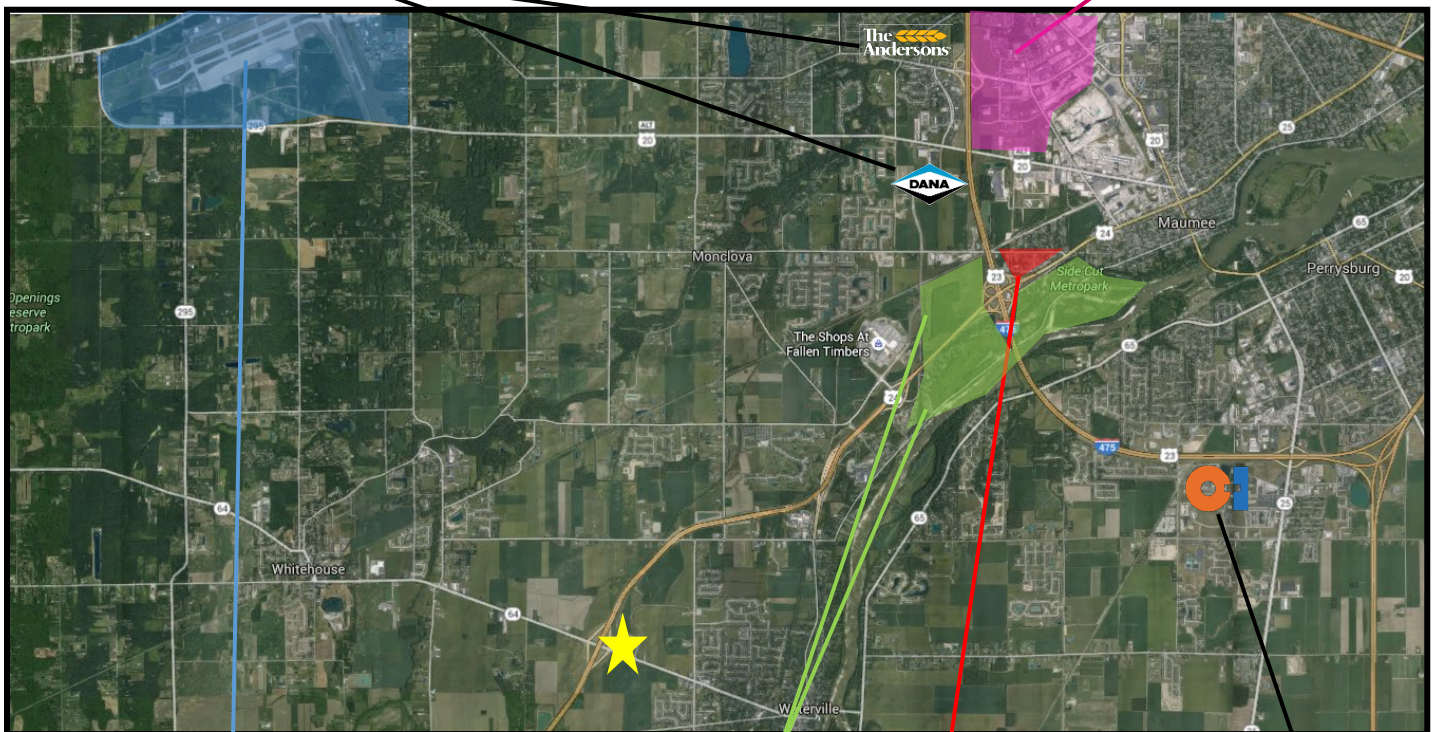
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## TRADE AREA DEMOGRAPHICS:

THE ANDERSONS AND DANA CORP. HEADQUARTERS  
FORTUNE 500 COMPANIES 1,100+ EMPLOYEES

ARROWHEAD BUS. PARK  
250 BUSINESSES/14,000+ EMPLOYEES



Toledo Express Airport  
180<sup>th</sup> Fighter Wing National Guard  
1,363+ full/part-time personnel  
2018 adding 40 active duty  
maintenance and 4 active duty  
pilots

Metroparks – Fallen Timbers  
Battlefield and Side Cut

St. Luke's Hospital & Medical Campus  
1,500 employees/175,000 patients per year

Owens-Illinois World  
Headquarters  
Fortune 500 Company  
900 + employees

PLEASE CONTACT OUR OFFICE FOR ADDITIONAL SURVEYS AND UTILITIES

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