

NEW I-75 DEVELOPMENT LOTS AVAILABLE



THE CROSSROADS OF NORTHWEST OHIO

Improving Life and Commerce in Northwest Ohio

Presented by

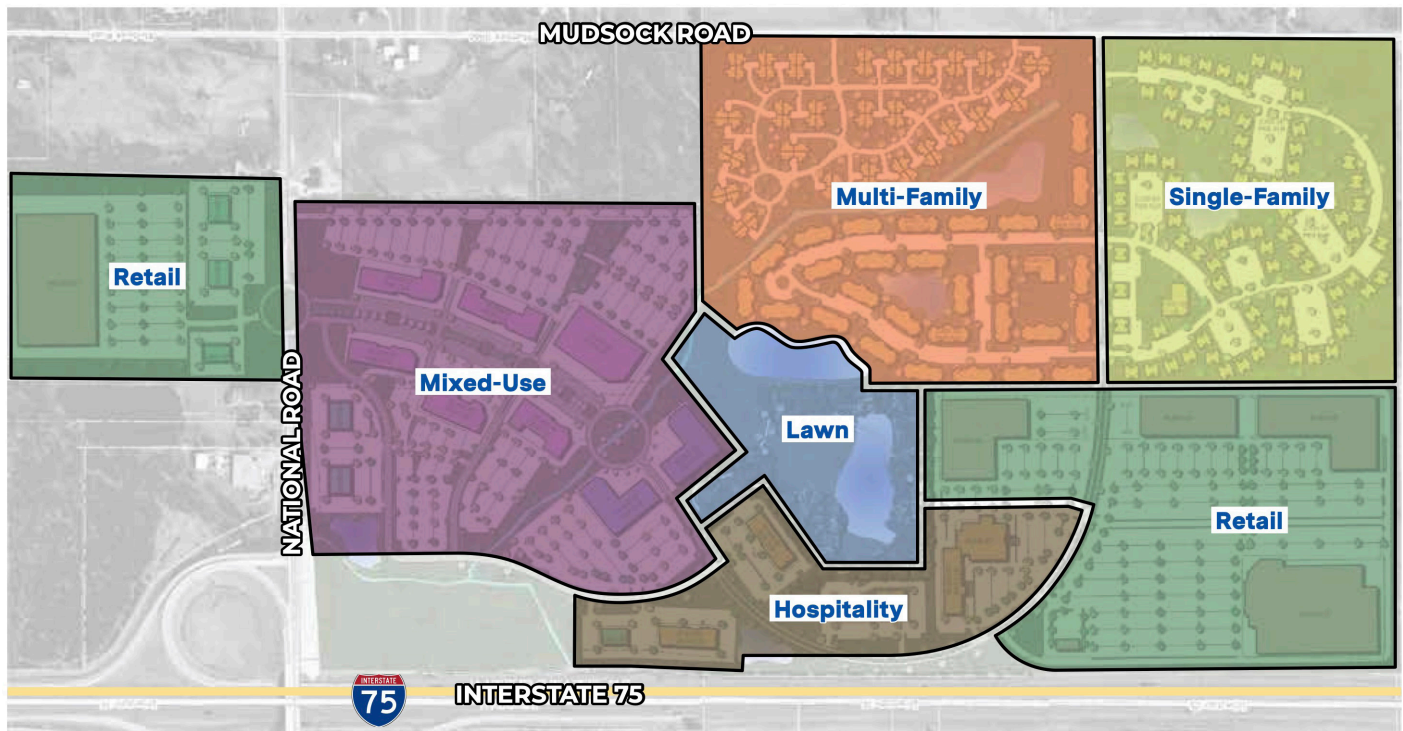
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Hartsock Realty | 209 N. Main St., Suite 2A Lima, OH 45801 | 419-222-0447

OFFERING SUMMARY / SITE PLAN



SCOPE OF DEVELOPMENT	Summary	
Residential	Property Type	Land
Office	Total Acreage	250+
Retail	Price/Acre	Varies
Hotel	Features	New Development
Restaurant - (\$294,000/ACRE)		

Highlights:

- NEW development
- Easy ingress/egress to Interstate-75
- Prominent highway visibility
- Traffic count of 40,000+ cars/day

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DEVELOPMENT CONCEPTS



CROSSROADS
TOWER/
AMPHITHEATER

BOULEVARD



NEIGHBORHOOD

STREET LEVEL VIEW



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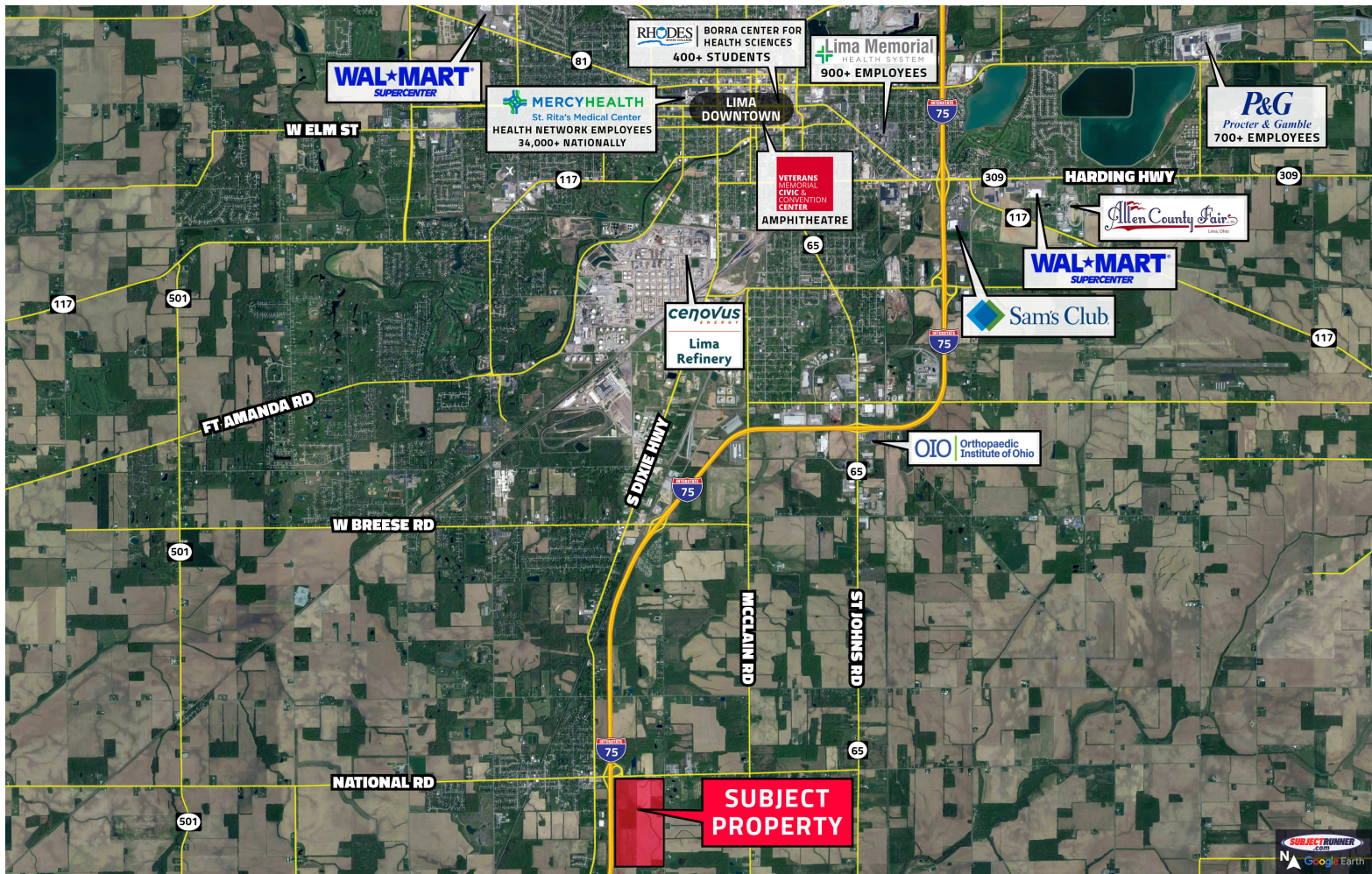
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LIMA PROPER



MAJOR EMPLOYER DATA:

Lima Memorial - 900+ employees
 Mercy Health, St. Ritas Medical Center, - Health Network employees 34,000 nationally

Proctor and Gamble - 700+ employees
 Cenovus Energy Lima Refinery - 450+ employees
 Orthopaedic Institute of Ohio
 Lima Downtown
 Lima Civic Center

Rhoades State Borra Center - 400+ students
 Rhodes State Community College - 3,000+ students
 University of Northwestern Ohio - 4,000+ students
 Ohio State University (Lima branch) - 1,000+ students

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REGION/NORTHWEST OHIO

MAJOR EMPLOYER DATA:

Kettering Health Network - 12,800+ employees
Blanchard Valley Hospital
Marion General Hospital

Findlay - Marathon (2,500+)
Dayton - Wright Patterson - 30,000+ employees
Anna - Honda Engine Plant - 11,000+ employees

Ada - Ohio Northern University - 2,500+ students
Toledo - Toledo University - 4,600+ students
Bowling Green- BGSU - 5,900+ students
Findlay - University of Findlay - 3,500+ students



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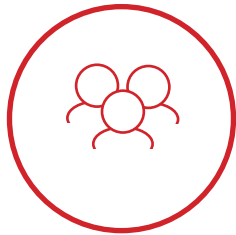
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DEMOGRAPHICS/LOCATION SUMMARY



Area Population

- 98,256
- (2022, 10 miles)



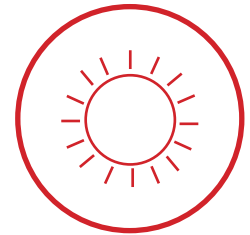
Annual Household Income

- \$62,546
- (2021, 5 miles)



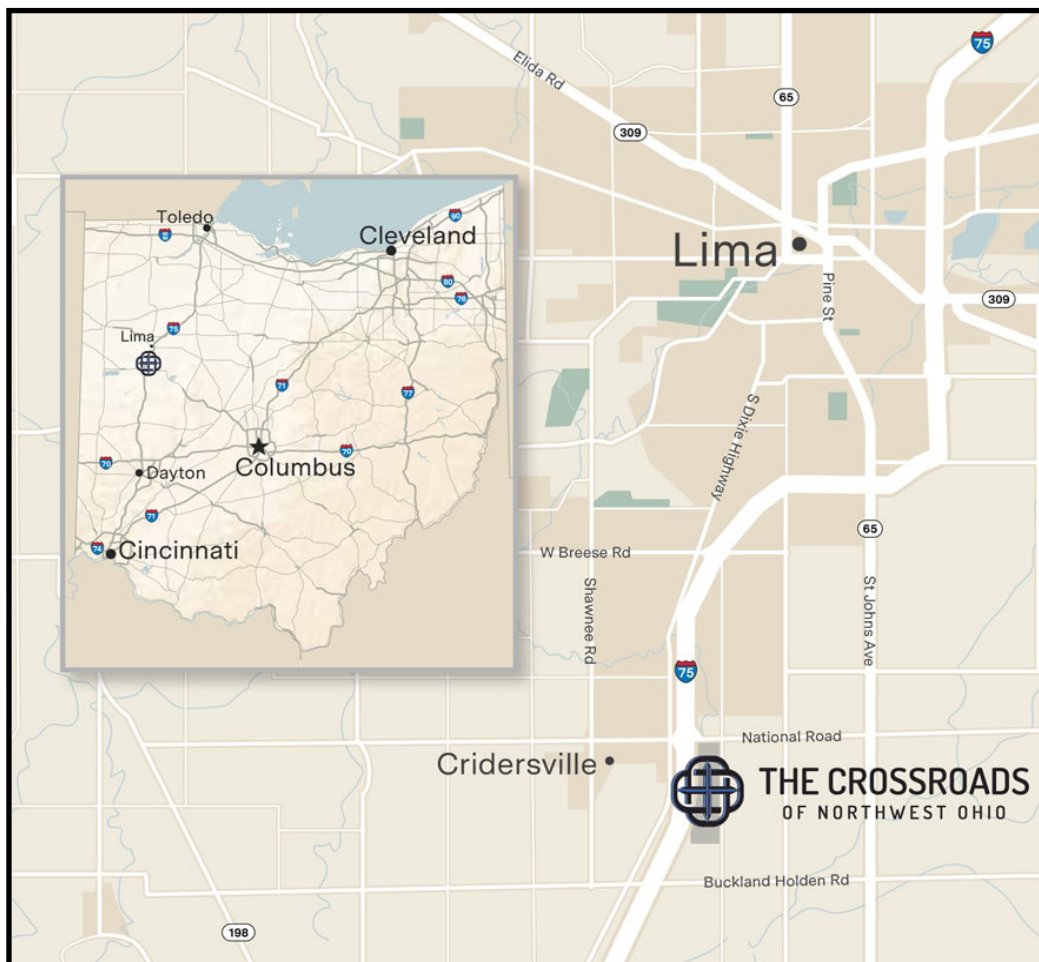
Consumer Spending

- Food, Alcohol, and Entertainment
- \$97,955,602
- (2022, 5 miles)



Daytime Employment

- 59,491
- (2022, 10 miles)



Lima ranked 3rd nationally for Top Metros for projects (2021)



Ohio ranked 2nd nationally for capital investment activity (2021)



Ohio ranked 10th nationally in business competitiveness (2021)

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ABOUT US

TOP COMMERCIAL TEAM IN THE AREA.

TOP VOLUME AND TRANSACTIONS

We are dedicated to building long-term relationships with clients and communities by providing a personal connection from the first point of contact onward. Whether you are a new or returning client, you will find yourself treated like family at Hartsock Realty. We are proud to be unique in the real estate industry by building a team that is solely focused on serving our clients by marketing and selling investment grade assets. We use cutting-edge marketing technology and an extensive network of investors to market listings that are both on and off the market.

- *FREE PROPERTY ANALYSIS BY OUR EXPERT TEAM TO HELP YOU SELL YOUR PROPERTY FOR TOP VALUE*
- *PROFESSIONAL MARKETING TEAM TO MAKE YOUR PROPERTY LOOK ITS BEST*
- *CUTTING EDGE TECHNOLOGY USED IN ALL ASPECTS OF OUR BUSINESS: VALUATION, MARKETING AND EXECUTION*

RECENT COMMERCIAL TRANSACTIONS

- ✓ 4600 SQFT. WAREHOUSE
- ✓ 14000+ SQFT. COMMERCIAL BLD.
- ✓ 21000 SQFT. OFFICE
- ✓ 2 ACRES COMMERCIAL LAND
- ✓ 5800 SQFT. OFFICE
- ✓ 9800 SQFT. COMMERCIAL BLD.
- ✓ 7 UNIT APT. COMPLEX
- ✓ 6 UNIT APT. COMPLEX
- ✓ 25+ UNIT PACKAGE
- ✓ 10 MULTI HOUSE PACKAGE

OUR SPECIALTIES

- DUPLEXES
- OFFICES/RETAIL
- MULTI-HOUSE PACKAGES
- APARTMENTS
- MOBILE HOME PARKS
- SELF STORAGE
- SINGLE FAMILY RENTALS

