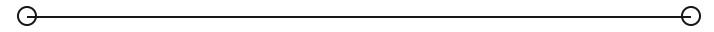


PROPOSAL

Crossroads of Northwest Ohio

SE CORNER OF NATIONAL RD. & I-75

Cridersville, OH



PRESENTED BY:

MELANIE WOLLENBERG

O: 614.778.6383

melanie.wollenberg@svn.com

OH #201501

DOUG WILSON

O: 614.206.3881

doug.wilson@svn.com

OH #0000350178

RYAN MITCHELL

O: 614.944.5140

ryan.mitchell@svn.com



NATIONAL ROAD

FUTURE ODOT RAMP

I-75



THE CROSSROADS
OF NORTHWEST OHIO



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

NATIONAL ROAD

I-75 HWY

FUTURE ODOT RAMP



EXISTING ODOT RAMP



THE CROSSROADS
OF NORTHWEST OHIO



PROPERTY SUMMARY



OFFERING SUMMARY

PRICE / ACRE:	\$175,000 *Minimum price subject to use, location, timing, and size
NNN LEASE RATE:	\$37 *Preliminary, subject to final design and pricing
LEASABLE SF:	Approx. 10,000SF
LOT SIZE:	24.5 Acres

PROPERTY OVERVIEW

SVN Wilson is excited to offer an exceptional healthcare opportunity - the Crossroads of Northwest Ohio, ideally located within a mixed-use 250 acre community in the heartland of Ohio and the Midwest. There are approximately 24.5 acres for sale in the healthcare district anchored by the Crossroads Urology Center. This approximately 70,000 sq ft building includes an ambulatory surgery center, Dr. Craig Nicholson clinical offices, and offers approximately 10,000 square feet for lease for a healthcare user.

Dr. Nicholson's mission is to create the best-planned, healthiest, and most vibrant community in the region. With the rapid rise of investment in advanced manufacturing, micro-chip processors, and battery manufacturing for EV/Electric vehicles, this community is poised for unprecedented growth and expansion.

As the automotive industry rapidly shifts towards EV/Electric, a new workforce is emerging, and they are looking for a lifestyle that meets their needs. The Crossroads of Northwest Ohio is perfectly situated to cater to this new demographic, offering top-notch medical facilities and amenities that will attract both residents and businesses alike.

Don't miss out on this incredible investment opportunity to be a part of reshaping the future of Ohio and the Midwest. Contact SVN Wilson now to learn more about this exceptional property.




THE CROSSROADS
OF NORTHWEST OHIO

Crossroads of Northwest Ohio

Improving Life and Commerce in
Northwest Ohio

*"To create the best-planned, healthiest,
mixed-use community in Ohio and the
Midwest"*

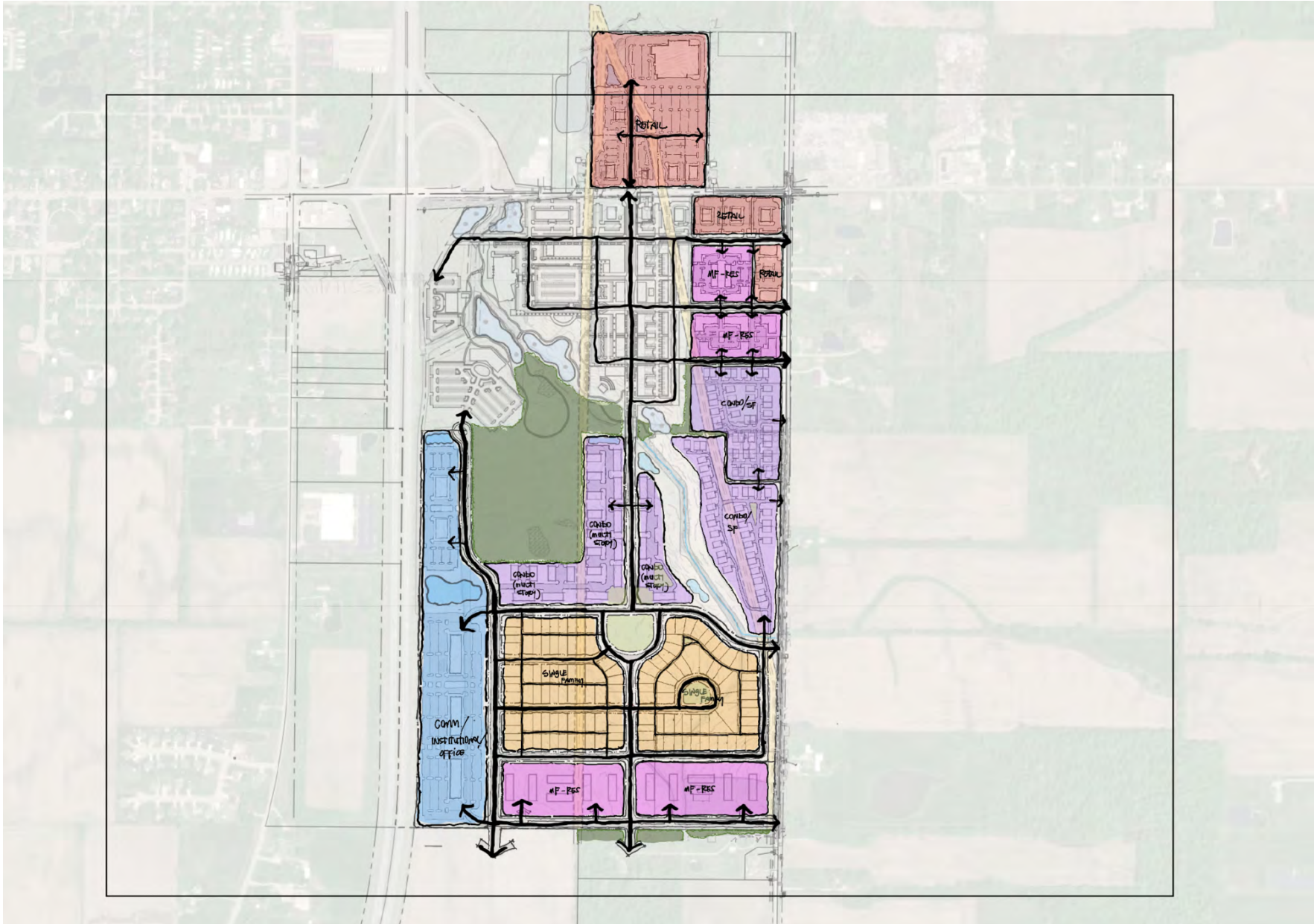




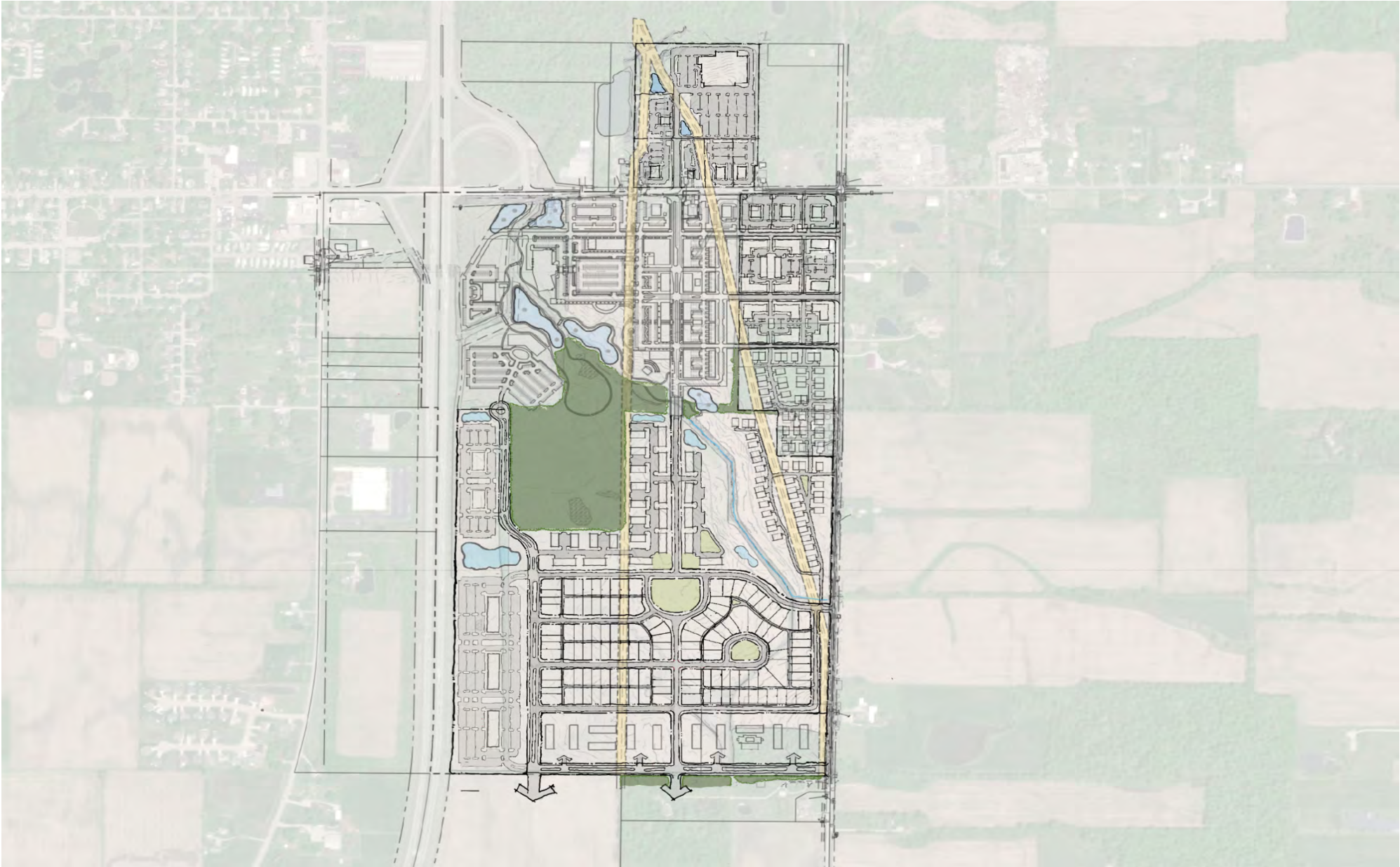
The rural Midwest, including Ohio is exhibiting “Once-in-a-Generation” investment in reshaping the automotive industry from combustion engines to EV/Electric by the end of this decade. This includes investment in advanced manufacturing, micro-chip processors, and battery manufacturing that will literally create a whole new workforce that will be flocking to a new kind of community located within the heartland, and a lifestyle that meets their needs, like Crossroads of Northwest Ohio

Seizing on an Opportunity

UPDATED SITE PROGRESS



UPDATED SITE PROGRESS



HEALTH DISTRICT MASTER PLAN



HEALTH DISTRICT MASTER PLAN

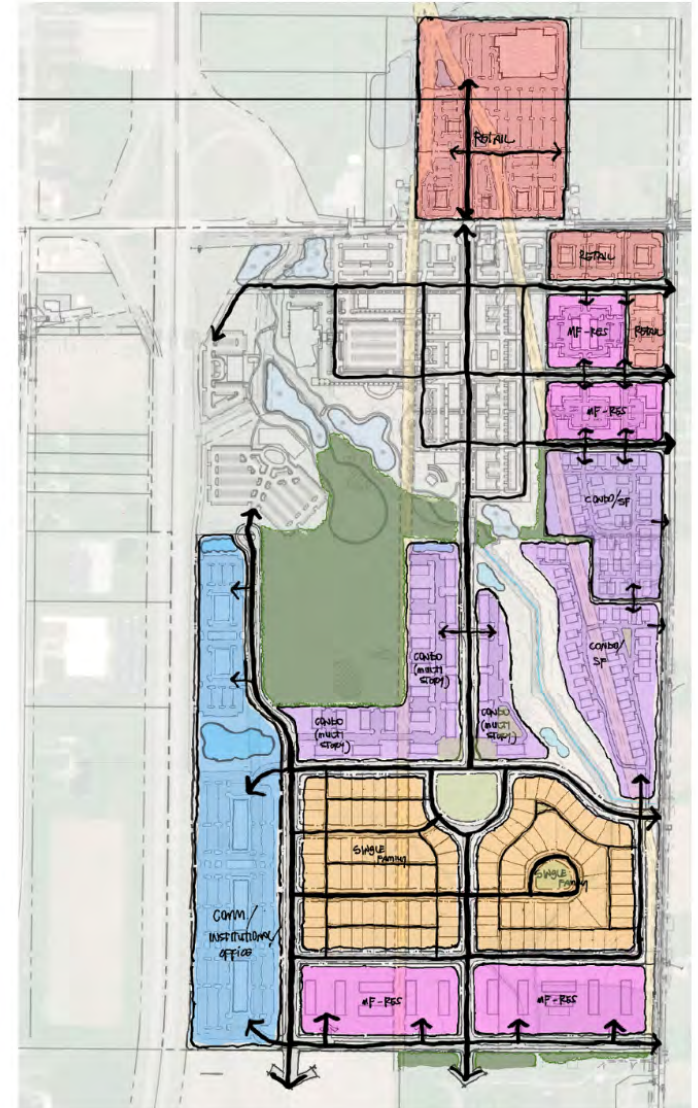
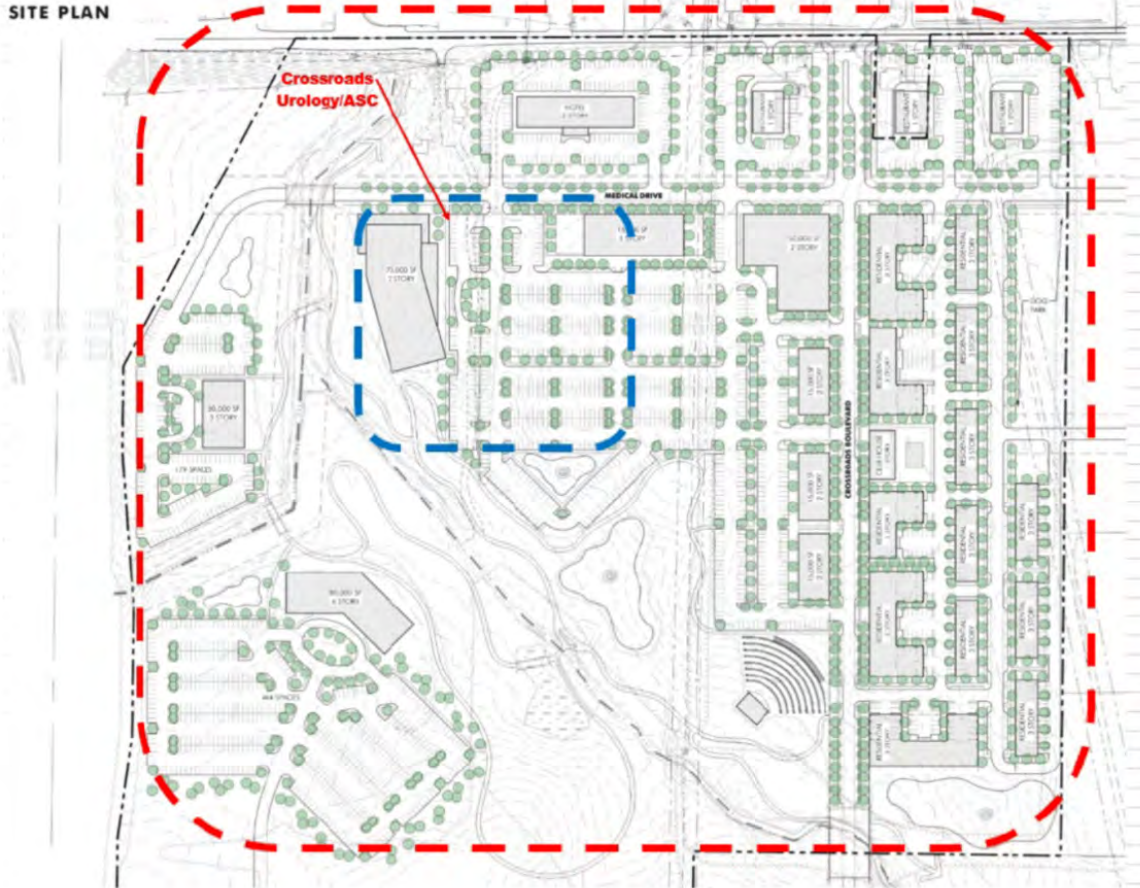


 **THE CROSSROADS**
OF NORTHWEST OHIO

HEALTHCARE DISTRICT MAP



SITE PLAN



FIRST FLOOR PLAN



BUILDING AREA LEGEND

- AVAILABLE 1
- COMMON BLDG AREA
- MAJOR VERTICAL PENETRATION
- TI - ASC
- TI - UROLOGY PH 1
- TI - UROLOGY PH. 02

BOMA - OVERALL RENTABLE SQUARE FOOTAGE

Name	Area
LEVEL 1	
AVAILABLE 1	6,581 SF
COMMON BLDG AREA	N/A
MAJOR VERTICAL PENETRATION	N/A
TI - ASC PH 1	703 SF
TI - UROLOGY PH 1	14,123 SF
TI - UROLOGY PH 2	8,215 SF
LEVEL 2	
COMMON BLDG AREA	N/A
MAJOR VERTICAL PENETRATION	N/A
TI - ASC PH 2	232 SF
TI - UROLOGY PH 2	6,581 SF

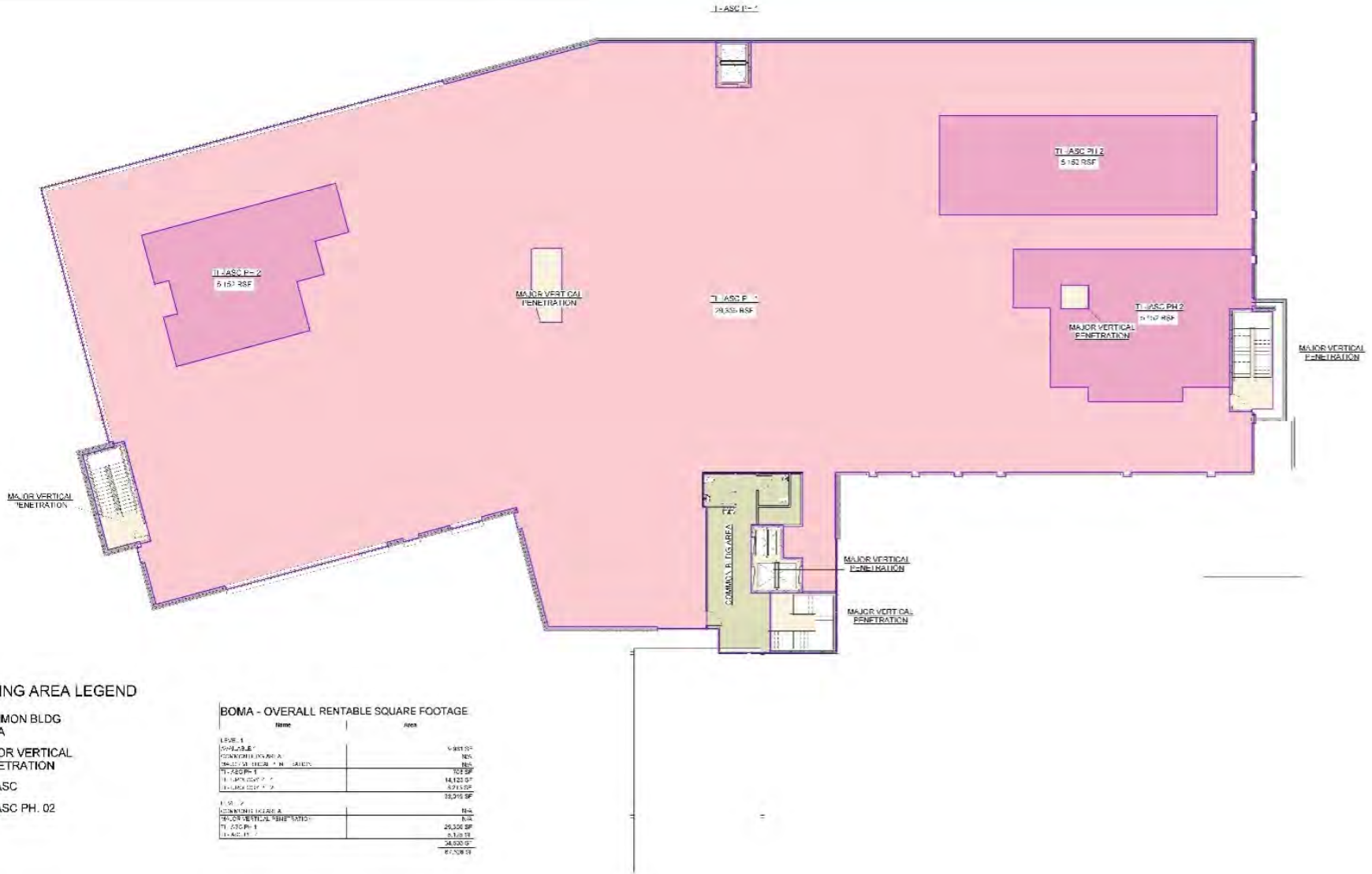


MARKETING - 1ST FLOOR
6196199

CROSSROADS - NICHOLSON UROLOGY
THE CROSSROADS OF NORTHWEST OHIO



SECOND FLOOR PLAN



MARKETING - 2ND FLOOR
4/10/23

CROSSROADS - NICHOLSON UROLOGY
THE CROSSROADS OF NORTHWEST OHIO

0006



SECTION 2
Location Information

NATIONAL ROAD

I-75 HWY

FUTURE ODOT RAMP

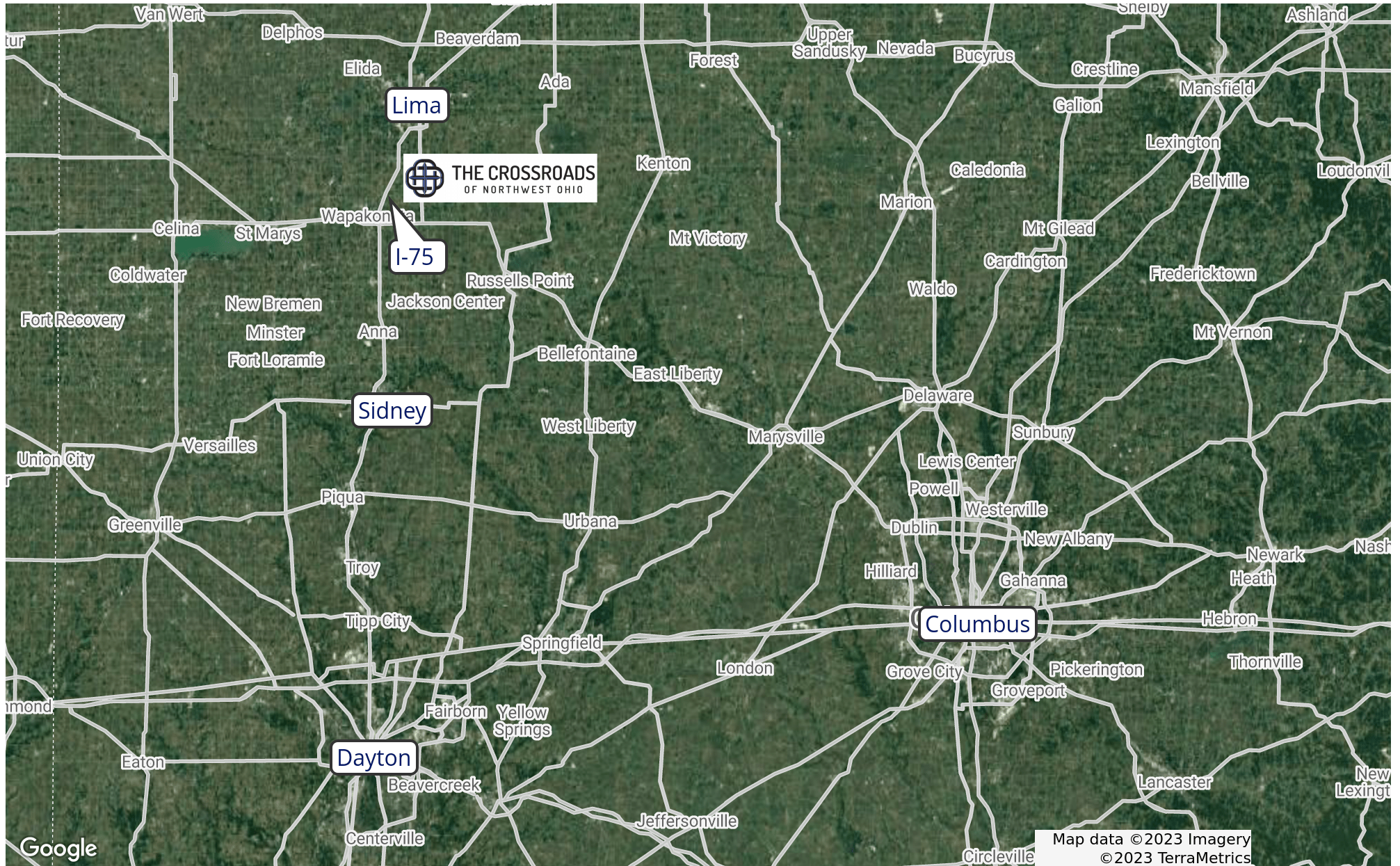
EXISTING ODOT RAMP



 **THE CROSSROADS**
OF NORTHWEST OHIO

 **SVN**
WILSON COMMERCIAL
GROUP, LLC

REGIONAL MAP



RETAILER MAP



LOCATION AND MARKET

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



LOCATION SUMMARY



#3

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

#2

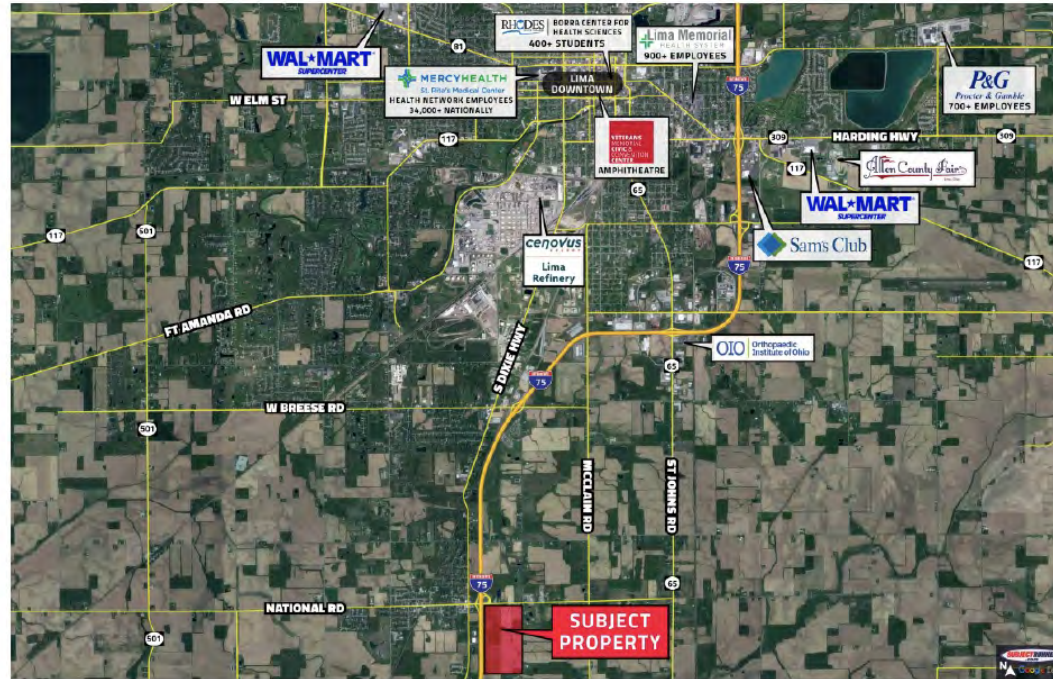
Ohio ranked 2nd nationally for capital investment activity (2021)

#10

Ohio ranked 10th nationally in business competitiveness (2021)

Location & Market

LIMA PROPER



MAJOR EMPLOYER DATA:

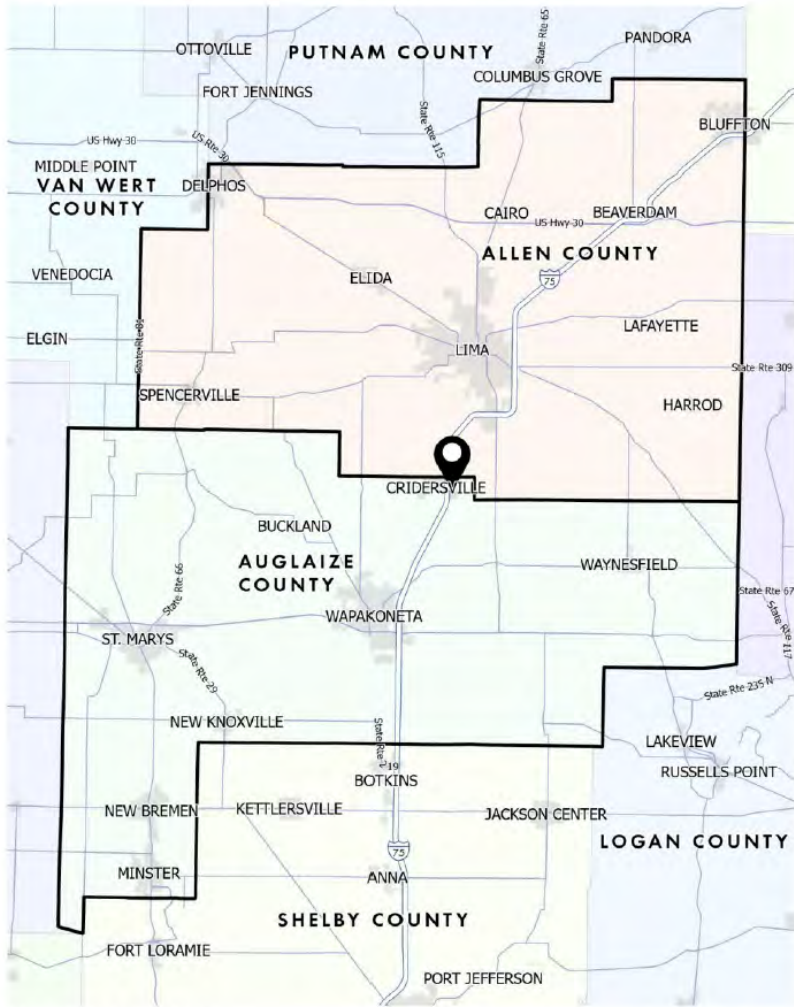
Lima Memorial - 900+ employees
 Mercy Health, St. Ritas Medical Center, - Health Network employees 34,000 nationally

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

Rhodes 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

REGIONAL MARKET STUDY

Figure 1. Regional Location



REGIONAL LOCATION
The Crossroads of Northwest Ohio
Auglaize County, Ohio



Table 1. Development Summary

Anticipated Year of Completion	Residential Units	Commercial Sq. Ft.	Estimated Appraised Value per Unit	Estimated Appraised Value per Square Foot
Residential Development				
Phase 1 Residential				
Phase 1 Triplexes	2024	60	\$ 211,667	
Phase 1 Triplexes	2025	48	\$ 211,667	
Phase 2 Residential				
Phase 2 Multifamily	2025	336	\$ 185,714	
Phase 2 Triplexes	2026	42	\$ 211,667	
Phase 2 3-Level Walk Up	2026	36	\$ 188,833	
Phase 2 Multifamily	2027	168	\$ 185,714	
Phase 3 Residential				
Phase 3 3-Level Walk Up	2025	36	\$ 188,833	
Phase 3 Triplexes	2026	30	\$ 211,667	
Phase 4 Residential				
Phase 4 3-Level Walk Up	2025	72	\$ 188,833	
Phase 4 Triplexes	2026	27	\$ 211,667	
Phase 4 3-Level Walk Up	2027	72	\$ 188,833	
Phase 4 Triplexes	2027	30	\$ 211,667	
South Park Residential				
South Park Multifamily	2030	840	\$ 185,714	
Mixed-Use Development				
Phase 1 Mixed Use				
Phase 1 Mixed Use	2024	52	30,000	\$ 198,077 \$ 160
Phase 2 Mixed Use				
Phase 2 Mixed Use	2025	336	80,000	\$ 198,077 \$ 160
Phase 2 Mixed Use	2027	368	90,000	\$ 198,077 \$ 160
South Park Residential				
South Park Mixed Use	2030	840	200,000	\$ 198,077 \$ 160
Commercial Development				
Phase 1 Commercial				
Phase 1 Rest./Fuel	2024	7,000		\$ 225
Phase 1 Data Warehouse	2024	50,000		\$ 130
Phase 2 Commercial				
Phase 2 Medical	2024	23,500		\$ 280
Phase 2 Cold Storage	2025	100,000		\$ 130
Phase 2 Medical	2025	40,000		\$ 280
Phase 2 Warehouse	2025	100,000		\$ 130
Phase 2 Childcare	2027	15,000		\$ 200
Phase 3 Commercial				
Phase 3 Commercial	2025	18,000		\$ 160
Phase 3 Hotel	2025	66,000		\$ 160
Phase 3 Commercial	2026	150,000		\$ 190
Phase 3 Big Box	2026	303,000		\$ 160
Phase 3 Commercial	2028	61,000		\$ 130
Phase 4 Commercial				
Phase 4 Convention Center	2025	20,000		\$ 160
Phase 4 Hotel	2025	33,000		\$ 190
Phase 4 Commercial	2026	33,000		\$ 160
Total to be Developed		3,393	1,419,500	

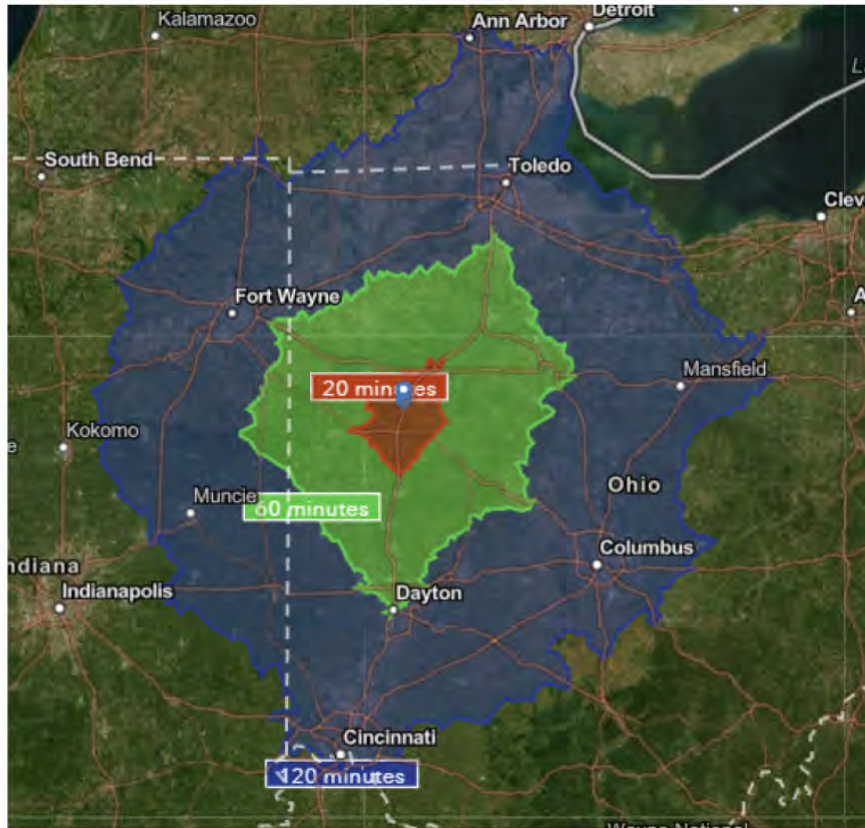
SECTION 3
Demographics



THE CROSSROADS
OF NORTHWEST OHIO

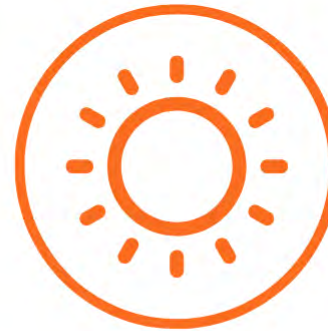


POPULATION	20 MINS	60 MINS	120 MINS	I-75 TRAFFIC COUNTS
AVERAGE HOUSEHOLD INCOME	\$59,788	\$62,423	\$65,874	41,800/ DAY
AVERAGE AGE	40.3	40.3	38.9	NATIONAL RD. COUNTS
TOTAL POPULATION	114,302	760,475	7,527,438	6,677/ DAY



CONSUMER SPENDING

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



DAYTIME EMPLOYMENT

- 59,491
- (2022, 10 miles)



SECTION 4
Advisor Bios



NATIONAL ROAD

I-75 HWY



FUTURE ODOT RAMP

FUTURE ODOT RAMP



ADVISOR BIO 1



MELANIE WOLLENBERG

Senior Advisor

melanie.wollenberg@svn.com

Direct: **614.778.6383** | Cell: **614.778.6383**

OH #201501

PROFESSIONAL BACKGROUND

With over 40 years of experience in the commercial real estate industry, Melanie has developed an impressive expertise in land, healthcare and senior housing brokerage and development. She has a proven track record in managing all aspects of complex real estate projects, from feasibility studies through post-stabilization operations. She is highly sought-after for her ability work with land and building owners, tenants and buyers, as well as physicians and other investors based on her depth and breadth of knowledge in the field.

What separates Melanie from other brokers/developers is her unwavering dedication to always doing the 'right thing' – regardless of the situation. Her moral compass guides her business decisions, and this has helped her build long-lasting relationships with investors, health systems, physicians, operators, and landowners alike. She is also known for her expertise in complex transactions—closing deals that others have deemed impossible.

What's more, she possesses strong leadership and team-building skills, which have enabled her to successfully manage cross-functional teams and build long-lasting relationships with clients and partners alike. Her operational acumen is evident in her ability to plan and execute complex public / private partnerships. Melanie is truly a go-to resource for anyone looking to do business in the real estate industry.

She has held a variety of positions in both the private and public sectors, including current membership on the OCREE (Ohio Commercial Real Estate Exchange) past president of Central Ohio NAIOP, past president of Columbus CREW, CCIIR, ULI Advisory Board Member, Hannah Neil Center for Children past chairwoman, and PDHC past board. Melanie is also an active member of Grace Polaris Church.

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200

Columbus , OH 43219

614.944.5140

ADVISOR BIO 2



DOUG WILSON

Managing Director

doug.wilson@svn.com

Direct: **614.206.3881** | Cell: **614.206.3881**

OH #0000350178

PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

Email: doug.wilson@svn.com

Phone: 614-206-3881

EDUCATION

Bachelor's of Arts (Economics), The Ohio State University

MBA, Global Management, Arizona State Graduate School of International Management.

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200

Columbus, OH 43219

614.944.5140

ADVISOR BIO 3



RYAN MITCHELL

Associate Advisor

ryan.mitchell@svn.com

Direct: **614.944.5140** | Cell: **614.745.6754**

PROFESSIONAL BACKGROUND

Ryan serves as an Associate Advisor for SVN Wilson Commercial Group, LLC, after joining the company in 2023. He began his career as a research intern for Colliers, assisting brokers with market reports and writing blog posts on trends within the commercial real estate industry. Prior to joining SVN Wilson, he served as an Asset Management Analyst at Coastal Ridge Real Estate, a Columbus based multifamily real estate firm with 4 billion assets under management. In his previous role, Ryan assisted with analysis of market trends, property performance, and the disposition process.

EDUCATION

Bachelor's of Science (Marketing), Otterbein University

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Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140