

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.

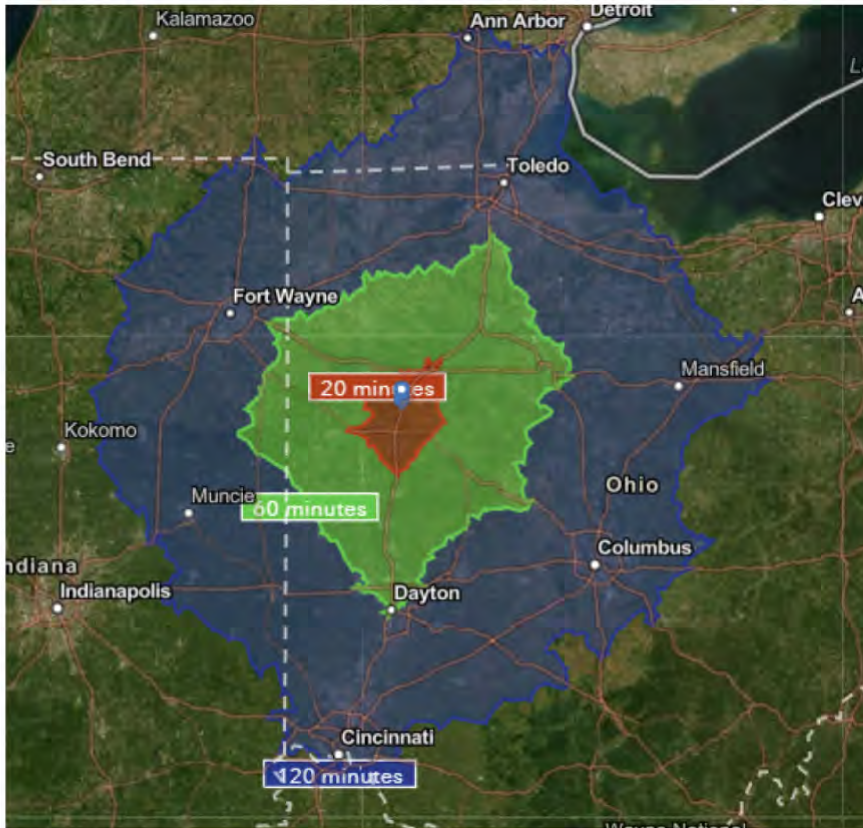
Dr. Nicholson's mission is to create the best-planned, healthiest, and most vibrant community in the region. With the rapid rise of investment in advanced manufacturing, micro-chip processors, and battery manufacturing for EV/Electric vehicles, this community is poised for unprecedented growth and expansion.

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.

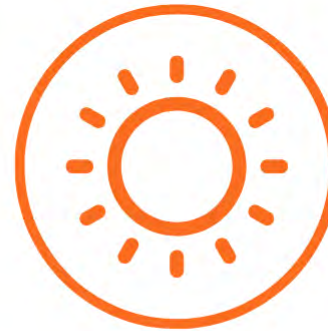
DEMOGRAPHICS MAPS & REPORT

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)