



Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

Retail Shopping Center For Lease : Promenade South

Crossroads Parkway, Rossford, Ohio 43460

General Information

Location : 27250 Crossroads Parkway
Closest Intersection : St. Rt. 20
 (Fremont Pike)
City : Rossford
County : Wood
State : Ohio
Zoned : Planned Commercial
Traffic Count: 28,250 vehicles/day
 (Crossroads & Rt. 20)

Price Details

Price : \$16.95/sq.ft./year
NNN : \$3.55/ sq.ft. (2011)
Minimum Term : Five (5) Years
Real Estate Tax : Lessee, pro rata
Insurance, CAM : Lessee, pro rata
Improvement Allowance : \$30.00/s.f.

Utilities

Natural Gas : Lessee
Electric : Lessee
Water : Lessee

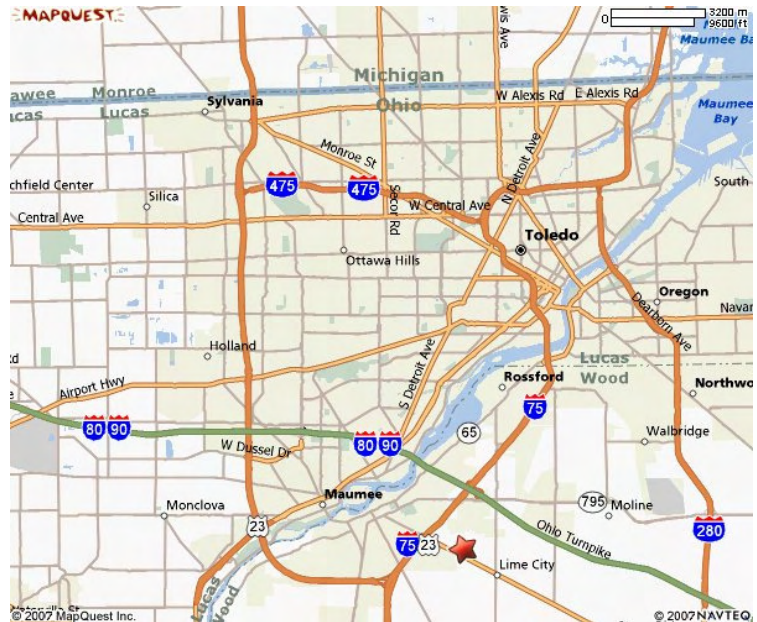
Building Information

Total Square Footage : 47,000 +/- (when all phases completed)
Available : 1775 – 3,600 s.f. (Phase 1)
 1775 – 15,000 s.f. (Phase 2)
Site Dimensions : irregular 6.02 Ac.
Construction : Block & bar joist with brick & Dryvit veneer
Parking : 199
Air Conditioning : Yes
Heat Type : Gas forced air
Fire Suppression : None
Number of Floors : One
Floor Plans Available : Yes, CAD or print

Comments

- Strong retail growth area.
- Within 1 mile of newly built Wal-Mart, Home Depot, Giant Eagle, Lowe's, Target, Best Buy, Kohl's, Bass Pro Shops and many others!
- Area Statistics (5 mile)

| | |
|--------------------------|----------|
| Daytime population | 70,801 |
| Households | 30,502 |
| Ave. HH Income | \$76,591 |



For More Information, Contact:
Jerry Miller, CCIM or Kurt Miller
 P. 419.867.9119 C. 419.392.6835



Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924





Miller Diversified Realty Corporation

3410 Briarfield Blvd., Suite A Maumee, Ohio 43537 P. 419.867.9119 F. 419.867.7924

