



DANBERRY NATIONAL, LTD.

THE VILLAGES AT WATERVILLE LANDING

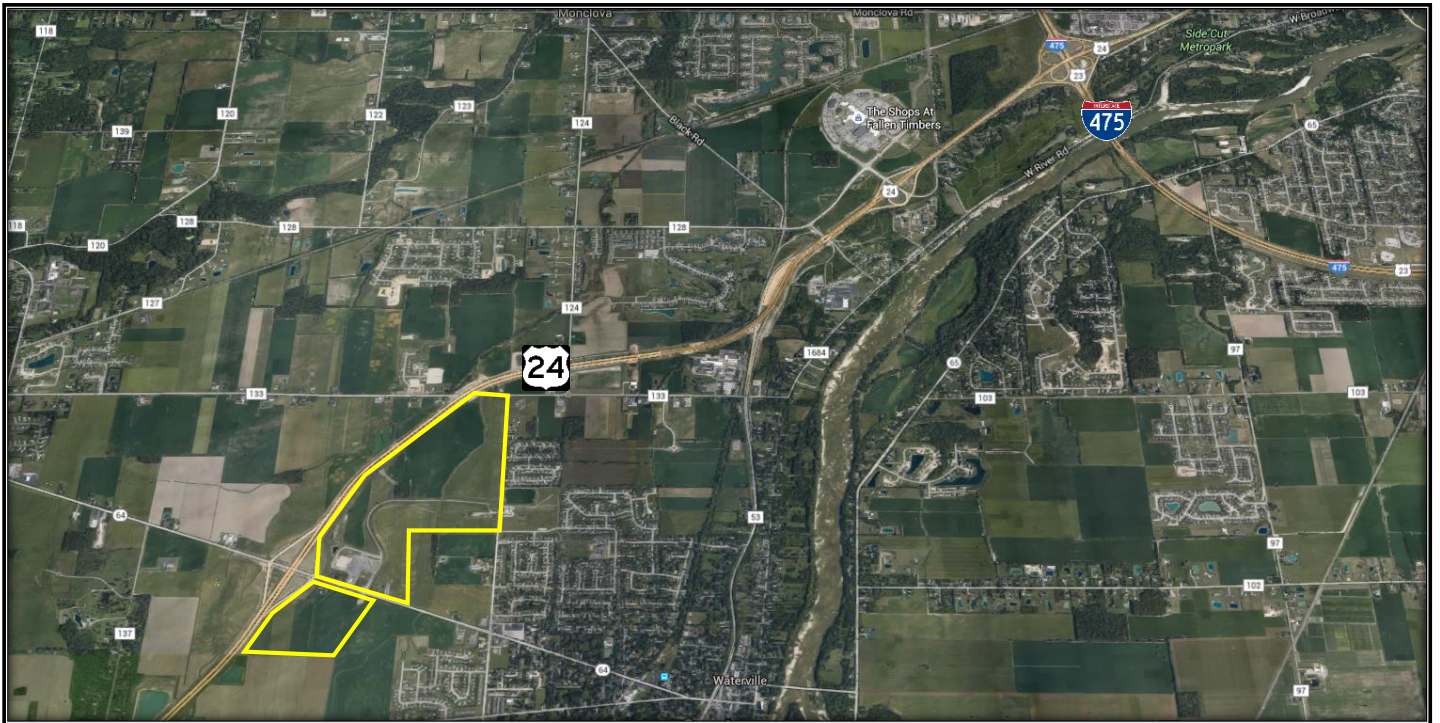
MARKETED EXCLUSIVELY FOR DEVONSHIRE REIT™

GENERAL INFORMATION:

LOCATION: THE VILLAGES AT WATERVILLE LANDING
INTERSECTION: US 24 & STATE ROUTE 64
COUNTY: LUCAS
CITY/TOWNSHIP: WATERVILLE
STATE/ZIP: OHIO, 43566
ZONING: C

PRICING DETAILS:

SEE ATTACHED



PROPERTY HIGHLIGHTS:

- 400 ACRE MIXED-USE DEVELOPMENT THAT INCLUDES KROGER, MEIJER, SPEEDWAY AND FARMERS & MERCHANTS STATE BANK
- 5 MINUTES FROM ST. LUKE'S HOSPITAL
- ***WEST OF I-475, THERE ARE 40,000-55,000 CARS PER DAY ON ROUTE 24***
- GOING HOME AND GOING TO WORK SIDES
- STRONG SIGNAGE
- HIGH VISIBILITY

CONTACT:

BRIAN W. MCMAHON BRIAN@DANBERRYNATIONAL.COM
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551
OFFICE: (419) 874-2800 FAX: (419) 874-2899

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 tappability of all public utilities are subject to purchaser's confirmation of same.



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LOCATION:

THE VILLAGES AT WATERVILLE LANDING IS CONVENIENTLY LOCATED SOUTHWEST OF TOLEDO IN ONE OF THE MARKET'S FASTEST-GROWING AREAS AND IS EASILY ACCESSIBLE FROM I-475, I-75 AND I-80/90. THE CITY OF WATERVILLE IS THE #1 SAFEST SMALL TOWN IN OHIO. THIS DEVELOPMENT FRONTS ON U.S. ROUTE 24, A NEWLY RELOCATED, IMPROVED 4-LANE DIVIDED HIGHWAY WHICH IS THE PREFERRED ROUTE TO INDIANAPOLIS. IT'S 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 SUBURBIA DEVELOPMENTS, THE VILLAGES AT WATERVILLE LANDING INCLUDES THE TOP-PRODUCING KROGER STORE IN NW OHIO AND A NEW MEIJER STORE SITE. PARCELS ARE ZONED WITH FULL UTILITIES.

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PRELIMINARY DRAWING:



PARCEL PRICE LIST:

PARCEL 1	26.7 AC	\$140,000/AC
PARCEL 2	24.8 AC	SOLD TO MEIJER
PARCEL 3	9.4 AC	\$175,000/AC
PARCEL 4	3.7 AC	\$200,000/AC
PARCEL 5	13.9 AC	\$250,000/AC
PARCEL 6	7.6 AC	\$175,000/AC
PARCEL 7	25.5 AC	\$150,000/AC
PARCEL 8	11.5 AC	\$150,000/AC

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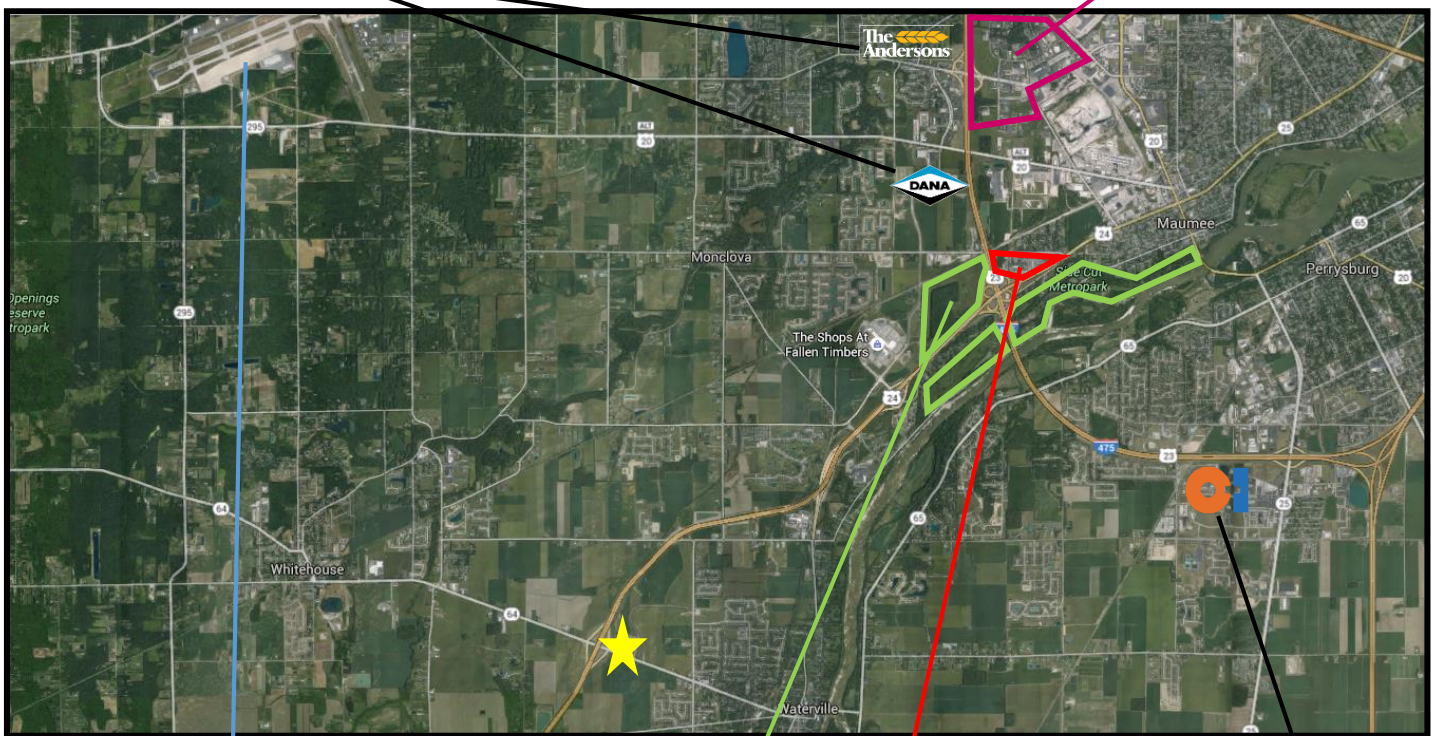
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SPLIT PARCELS SUBJECT TO PRICE ADJUSTMENT

TRADE AREA DEMOGRAPHICS:

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

ARROWHEAD BUS. PARK
250 BUSINESSES/14,000 EMPLOYEES



TOLEDO EXPRESS AIRPORT
180TH FIGHTER WING NATIONAL GUARD
1,363 FULL/PART TIME PERSONNEL
2018 ADDING 40 ACTIVE DUTY MAINTENANCE
AND 4 ACTIVE DUTY PILOTS

METROPARKS

ST. LUKE'S HOSPITAL
& MEDICAL CAMPUS
1,500 EMPLOYEES/175,000 PATIENTS PER YEAR

OWENS-ILLINOIS WORLD HQ.
FORTUNE 500 COMPANY
900 EMPLOYEES

PLEASE CONTACT OUR OFFICE FOR ADDITIONAL SURVEYS AND UTILITIES

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