

Antwerp Square

Antwerp, Ohio 45813

Property Highlights

- Announcing Antwerp Square, a Mixed-Use development
- 6-12 Acres allowing different uses
- Great location conveniently located off US-24 and State Route 49
- Allows for residential and commercial uses
- Ideal uses - Residential; Multi-Family, Senior housing
- Ideal uses - Commercial; Highway Commercial, Travel Center/ Convenience Store/ Food, Hospitality
- Zoned B-2 Gateway Commercial District
- Conceptual plan with maximum flexibility

Offering Summary

Sale Price:

Contact Broker

For More Information

Mark Baringer

O: 419 960 4410 x317

mbaringer@naiharmon.com | OH #SAL.0000272275

Dallas Paul

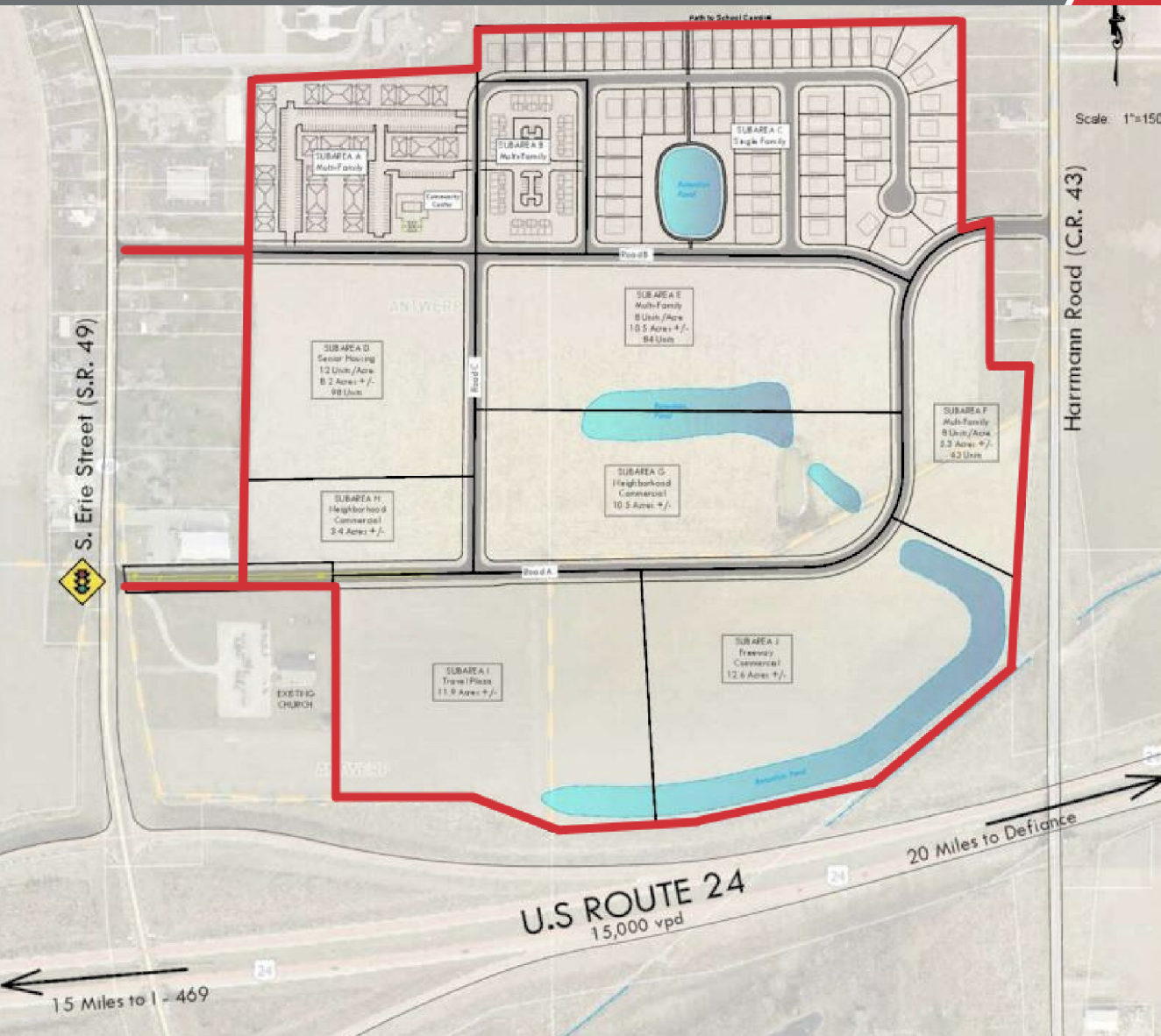
O: 419 960 4410 x320

dpaul@naiharmon.com | OH #BRK.2014004805

Becky Beck

O: 419 960 4410 x321

bbeck@naiharmon.com | OH #SAL.2023004979



Vicinity Map
(No Scale)

PLANNED USES

Travel Plaza
Freeway Commercial Uses
Hotel / Conference Center
Neighborhood Commercial / Retail / Office
Multi-family Housing
Single-Family Housing
Senior Housing

PROJECT STATISTICS

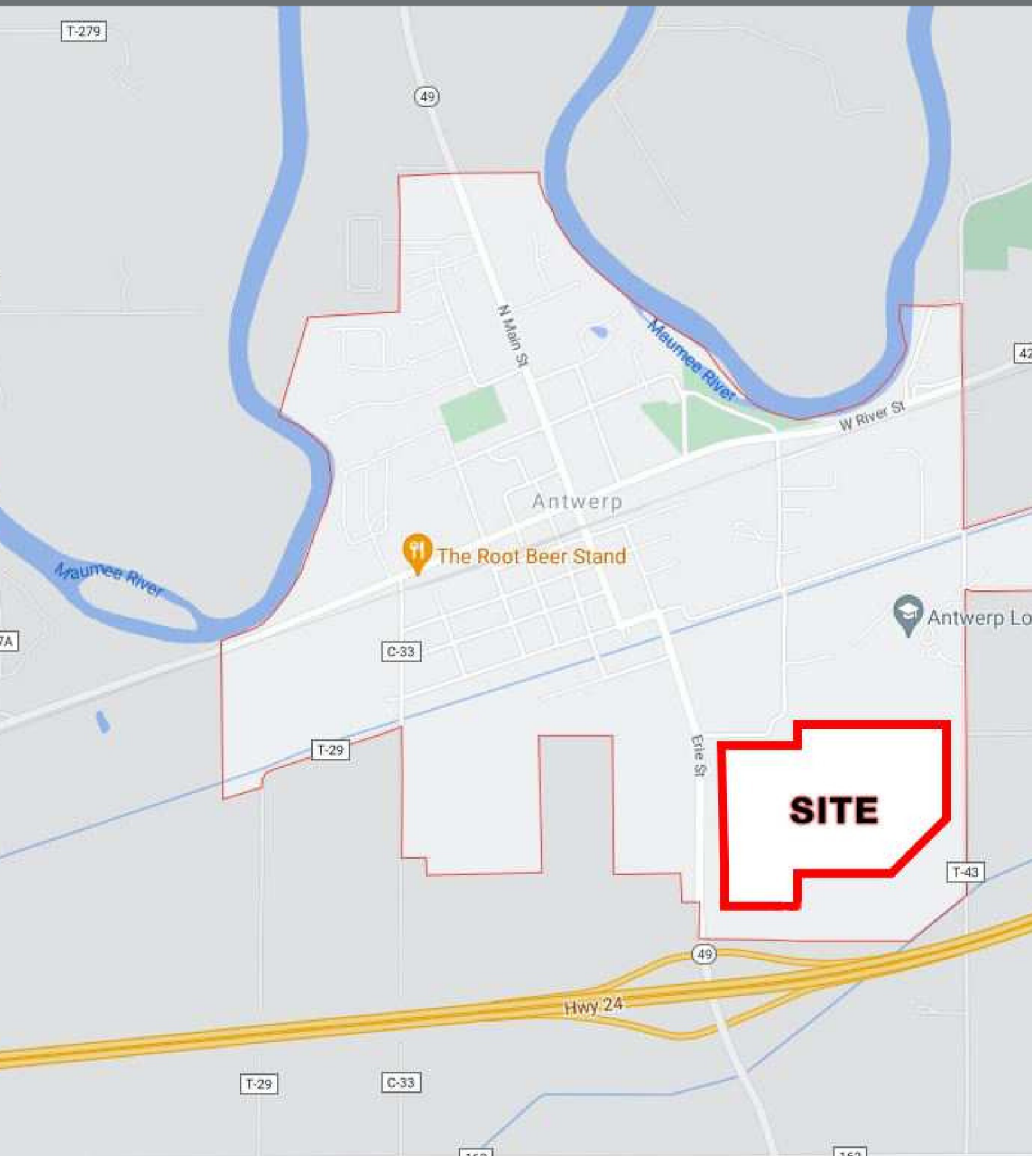
TOTAL SITE AREA: 86.8 Acres
TOTAL COMMERCIAL AREA: 38.4 Acres
TOTAL RESIDENTIAL AREA: 48.4 Acres

RESIDENTIAL SUBAREAS				
Subarea	Use	Acreage	Density Units/Acre	No. of Units
A	Multi-Family	6.5	20	128
B	Multi-Family	3.0	12	36
C	Single Family	14.9	4	58
D	Senior Housing	8.2	12	98
E	Multi-Family	18.5	8	84
F	Multi-Family	5.3	8	42
TOTALS		48.4	9.2	447
COMMERCIAL SUBAREAS				
Subarea	Use	Acreage	Density Units/Acre	Building Area (sq ft)
G	Neighborhood Commercial	10.5		105,000
H	Neighborhood Commercial	12.4		124,000
I	Freeway Commercial	11.8		118,000
J	Freeway Commercial	12.6		126,000
TOTALS		38.4		384,000

ANTWERP SQUARE

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Defiance, OH
419 960 4410 tel
naiharmon.com



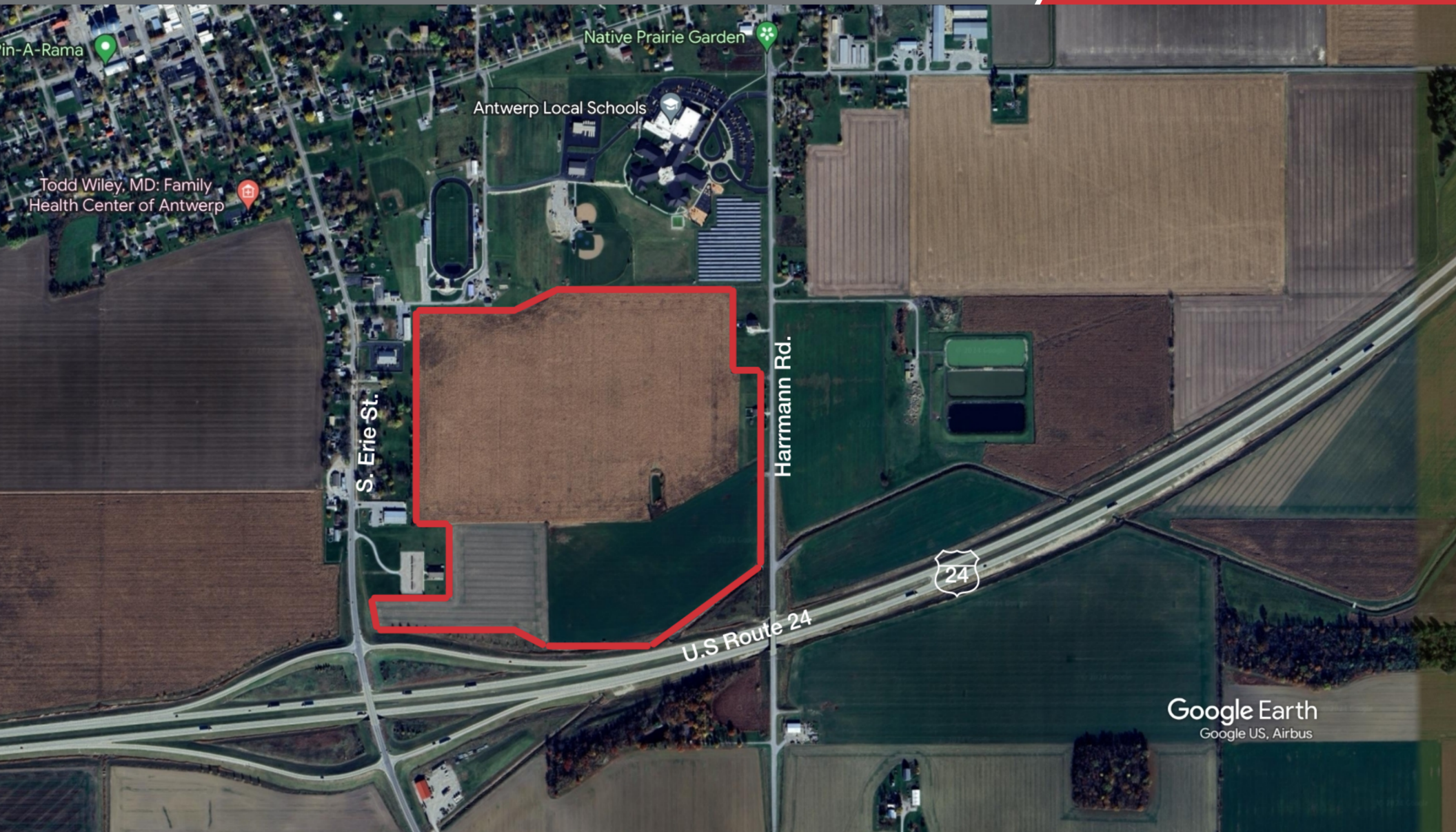
Location Description

Antwerp Square is located at the south edge of Antwerp, along SR 49/S Erie and US 24. Antwerp is located between Fort Wayne, IN and Defiance, OH, close to the Ohio-Indiana state line. This area of Northwest Ohio close to Northeast Indiana offers strong bases of both agriculture and manufacturing.

Antwerp manufacturers include Paragon Tempered Glass, with a recent \$10 million expansion, and New American Reel. BF Goodrich has a 1.9 million square feet manufacturing facility ten miles away.

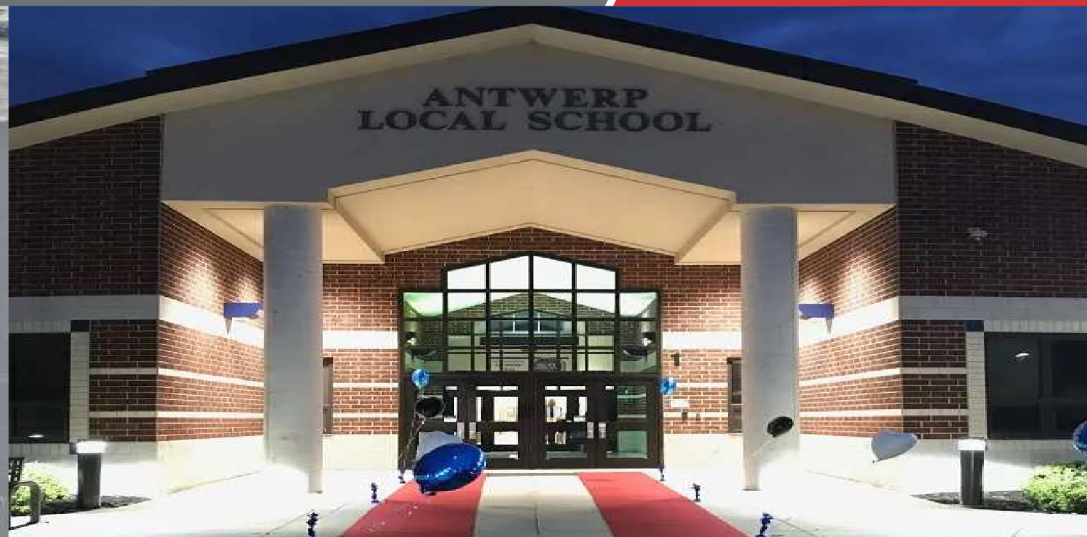
The Antwerp area also has a strong renewables energy industry, with both wind turbine farms and large solar fields nearby.

The proximity to Fort Wayne and the regional hub of Defiance, combined with the strength of surrounding communities, make Antwerp an excellent choice for investment and development.





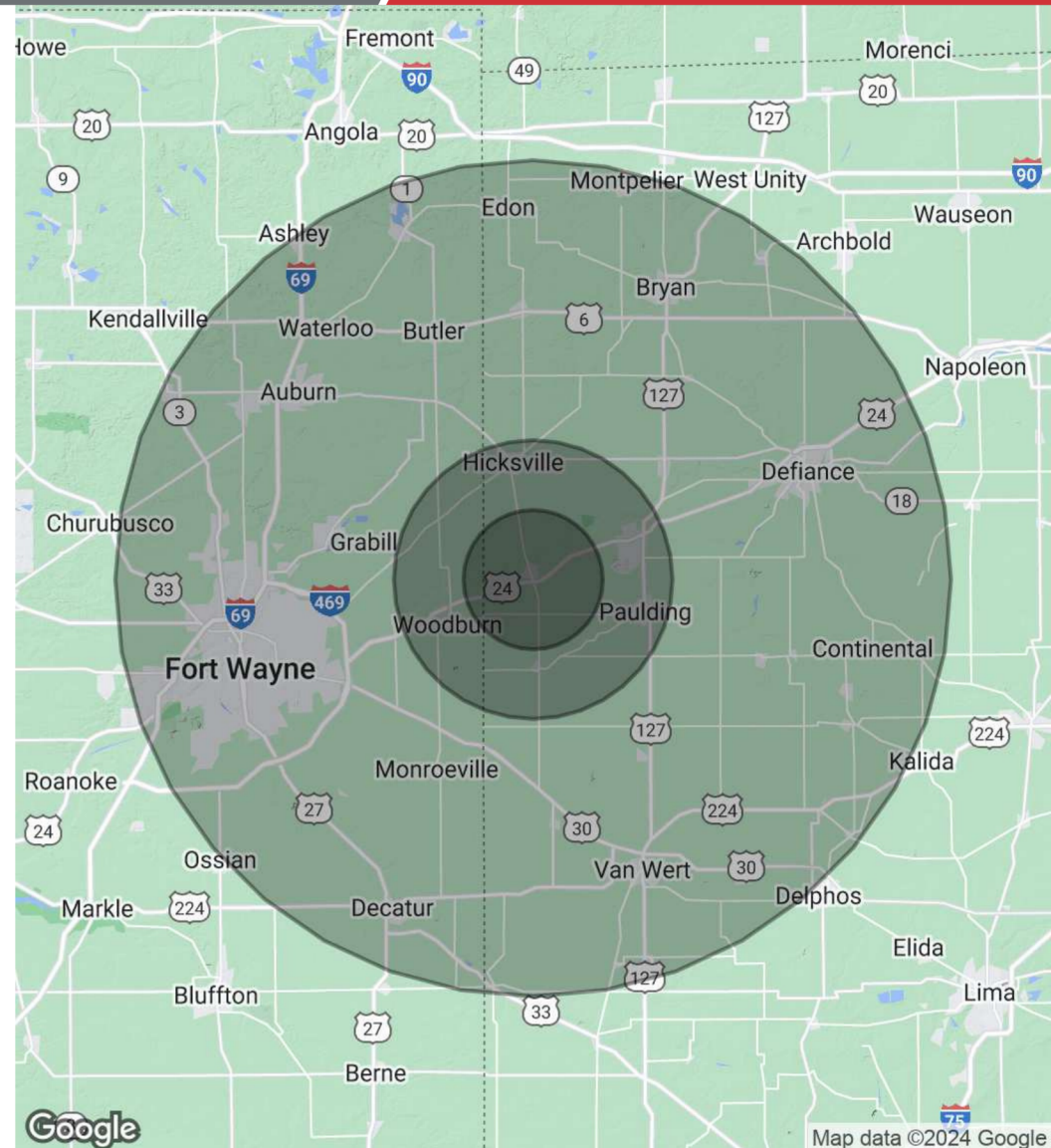




Population	5 Miles	10 Miles	30 Miles
Total Population	3,788	21,388	545,457
Average Age	42.5	39.3	38.3
Average Age (Male)	41.3	37.5	37.0
Average Age (Female)	43.0	39.6	39.5

Households & Income	5 Miles	10 Miles	30 Miles
Total Households	1,692	9,026	236,424
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$75,713	\$67,876	\$66,102
Average House Value	\$166,344	\$162,671	\$136,022

2020 American Community Survey (ACS)



4427 Talmadge Rd, Suite A
Defiance, OH
419 960 4410 tel
naiharmon.com



Mark Baringer

Senior Investment Advisor

mbaringer@naiharmon.com

Direct: 419.960.4410 x317 | Cell: 419.438.5839

OH #SAL.0000272275

Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark Baringer specializes in the sale and leasing of properties including land, industrial, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sale/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high net-worth individuals, as well as regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked for nine years in banking and appraisal. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional, and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owned and operated his own appraisal firm.

Mark was recently recognized by CoStar with a 2021 “Best of the Best” Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was an original board member of Children’s Lantern, a faith-based 501c foundation helping homeless children. Mark is currently on the leadership team of Lifewise Academy in Defiance.

Education

The University of Toledo, majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy, Defiance – Leadership Council Member
Defiance Lifewise Property- Board Member
2022 NAI Global Top 100 Producer Worldwide



Dallas Paul

Ohio Principal Broker

dpaul@naiharmon.com

Direct: 419.960.4410 x320 | Cell: 704.564.8225

OH #BRK.2014004805

Professional Background

Dallas Paul has over 40 years of experience in commercial real estate and development. As the Senior Vice President of Dillin Corp, Dallas was instrumental in creating a joint venture between Dillin Development and Hill Partners. Working closely with Hill Partners to facilitate the leasing process, Dallas was vital in the launch of the Levis Commons Town Center. He also spearheaded the hotel and entertainment district projects at Levis Commons, valued at over \$50 million. As the Director of Real Estate for The Andersons, Dallas helped to pioneer what is now Arrowhead Park. Currently, the park occupies over 4 million square feet of office and warehouse space while employing over 23,000 people. Dallas took the Andersons General store concept (160,000 square feet) to the Columbus, Dayton and additional Toledo markets. In 2013, Dallas joined Industrial Developers LTD/NAI Harmon Group as a Principal, and Principal Broker.

Currently, as the Principal Broker for NAI Harmon Group, he is focusing on several major multi-use developments in the Northwest Ohio area. Dallas has been involved in over 300 million dollars in transactions.

Education

Bachelor of Science from Kansas State University

Memberships

- Northwest Ohio REALTORS® (NWOR)
- Ohio Association of REALTORS® (OAR)
- National Association of REALTORS® (NAR)
- International Council of Shopping Centers (ICSC)



Becky Beck

Commercial Sales and Leasing Agent

bbeck@naiharmon.com

Direct: 419.960.4410 x321 | Cell: 419.704.4724

OH #SAL.2023004979

Professional Background

Becky Beck joined NAI Harmon's leasing and brokerage firm in February of 2022. Her journey has been filled with working with people in various fields, concentrating on creating and building relationships, which made her a prime candidate for becoming a Commercial Real Estate Agent. Her excitement shows when hearing clients' visions for their future and can fulfill their goals, demonstrating her commitment to her clients. Additionally, Becky is pursuing the CCIM designation to be a Certified Commercial Investment Manager and was awarded the Ohio CCIM Chapter scholarship honoring those who have shown great dedication, commitment, outstanding achievement, and service to the commercial real estate industry.

Education

Ohio Real Estate License- Davis College
Ohio CCIM Chapter – Shad J. Phipps, CCIM Scholarship awardee

Memberships

Northwest Ohio REALTORS (NOR)
Ohio Realtors (OR)
National Association of Realtors (NAR)
Rotary Club of Sylvania
Sylvania Area Chamber of Commerce