

SOMO

Development Property



**5.5 acres
of prime,
mixed-use
property
ready for
development**



The perfect combination of location, prestige, and aesthetics
offered by



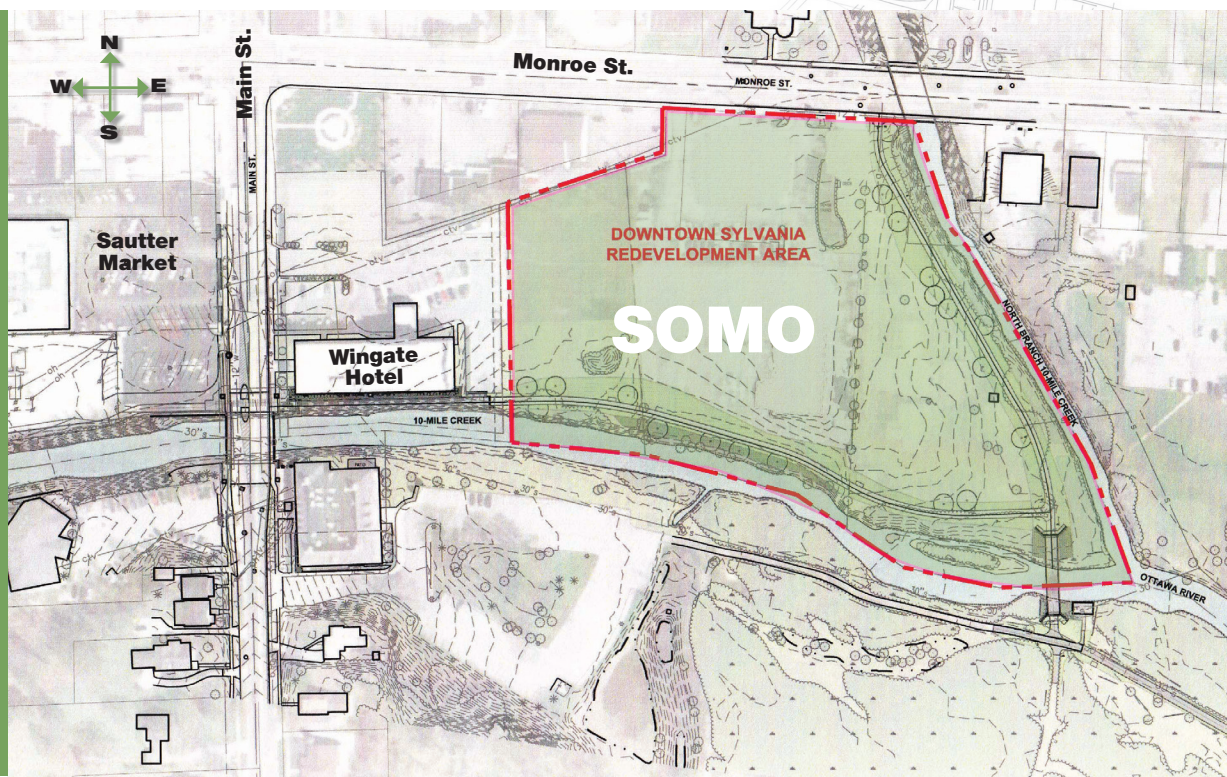
City of Sylvania
city of trees



You'll
find it all
right here.

This exceptional investment opportunity (named *SOMO* for south of Monroe Street) is perfect for an eclectic, one-of-a-kind, mixed-use project, and is adjacent to the River Trail creekside walkway and the fully-leased historic downtown Sylvania.

**SOMO –
a unique,
dynamic mix
of geographic,
demographic,
and economic
advantages**



High income,
upscale
suburban
community.

- Extremely high traffic area with 15,000+ vehicles a day has easy access less than a half mile to US-23, I-75/475 and great visibility on the south side of the busy Monroe Street corridor
- Adjacent to charming, vibrant downtown with considerable pedestrian traffic
- Proximate to the growing campuses of Lourdes University, ProMedica Healthcare System and the Wingate Hotel
- Sylvania River Trail, running the length of the property, invites you to take a leisurely stroll, run or bike

We're
invested in
growth and
revitalization.

Sylvania is proud to be part of the most educated, affluent and fastest growing area in Northwest Ohio. We have a strong employment base within five miles of SOMO, and our educated workforce offers an abundance of “knowledge workers” in a wide range of retail and service businesses. Sylvania is home to upper middle-class baby boomers, active families and seniors.



*Architectural
site renderings
help visualize
your property
before you build.*



SOMO is a
city-owned
property.

We'll work with you to find the best SOMO site solution for your business.

Opportunities include:

- Provided land, roads, parking and infrastructure improvements such as water, sewer, etc.
- Job creation grants, CRAs, and other city and CIC incentives available
- Expedited necessary government approvals

We'd love to have you be a part of this exciting development opportunity. For more information or to set up a meeting, please call:

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To review formal marketing studies for SOMO, please consult the 2011 *Boulevard Strategies Market Analysis* and JJR concepts presented in 2010-12 available on Sylvania's website or through the Sylvania Office of Economic Development.



Let's
get
started.



City of Sylvania

city of trees

www.cityofsylvania.com