

NEW-BUILD SPACE

FLEX FOR LEASE

0 WEAVER ROAD, MARYSVILLE, OHIO 43040



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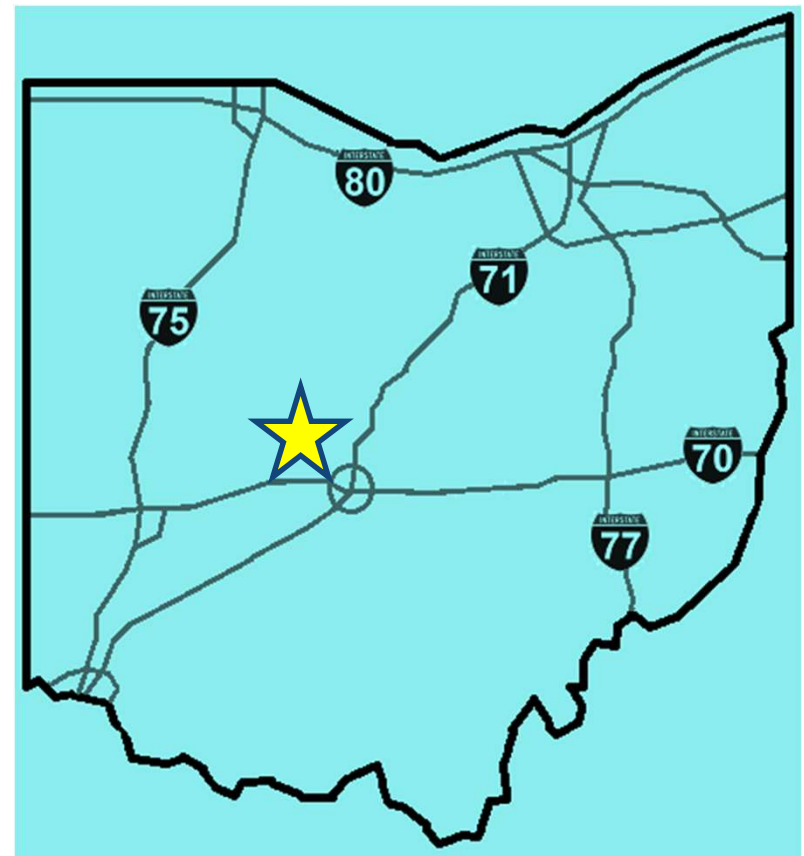
PROPERTY HIGHLIGHTS

NEW - BUILD SPACE

FLEX FOR LEASE

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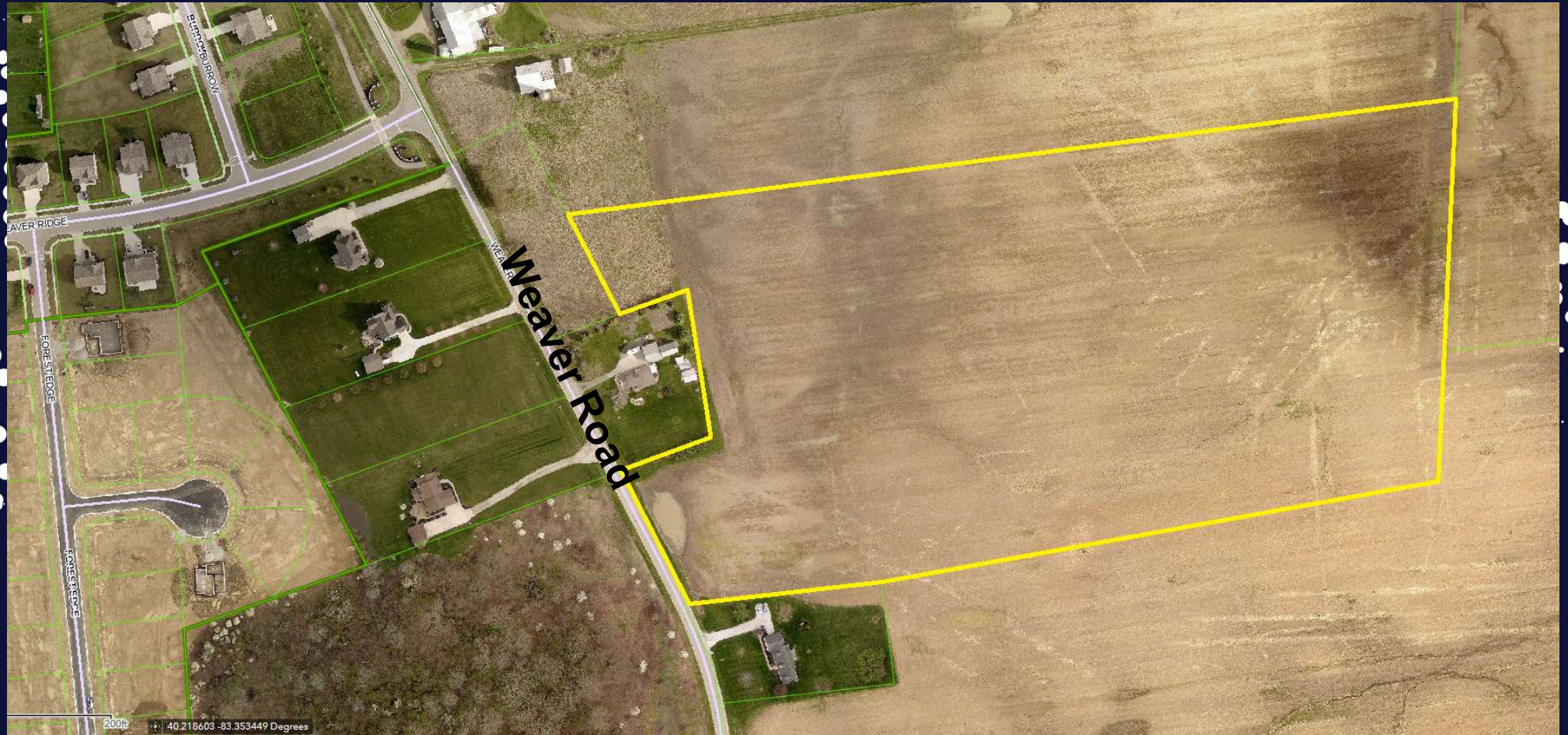
- Up to 200,000 SF of new flex space available
- Minutes to Union County Airport and U.S. Route 33
- Join Scotts/Miracle-Grow, Honda, and the 33 Innovation Park in Marysville
- Available for ground lease or build-to-suit
- Located in an Opportunity Zone



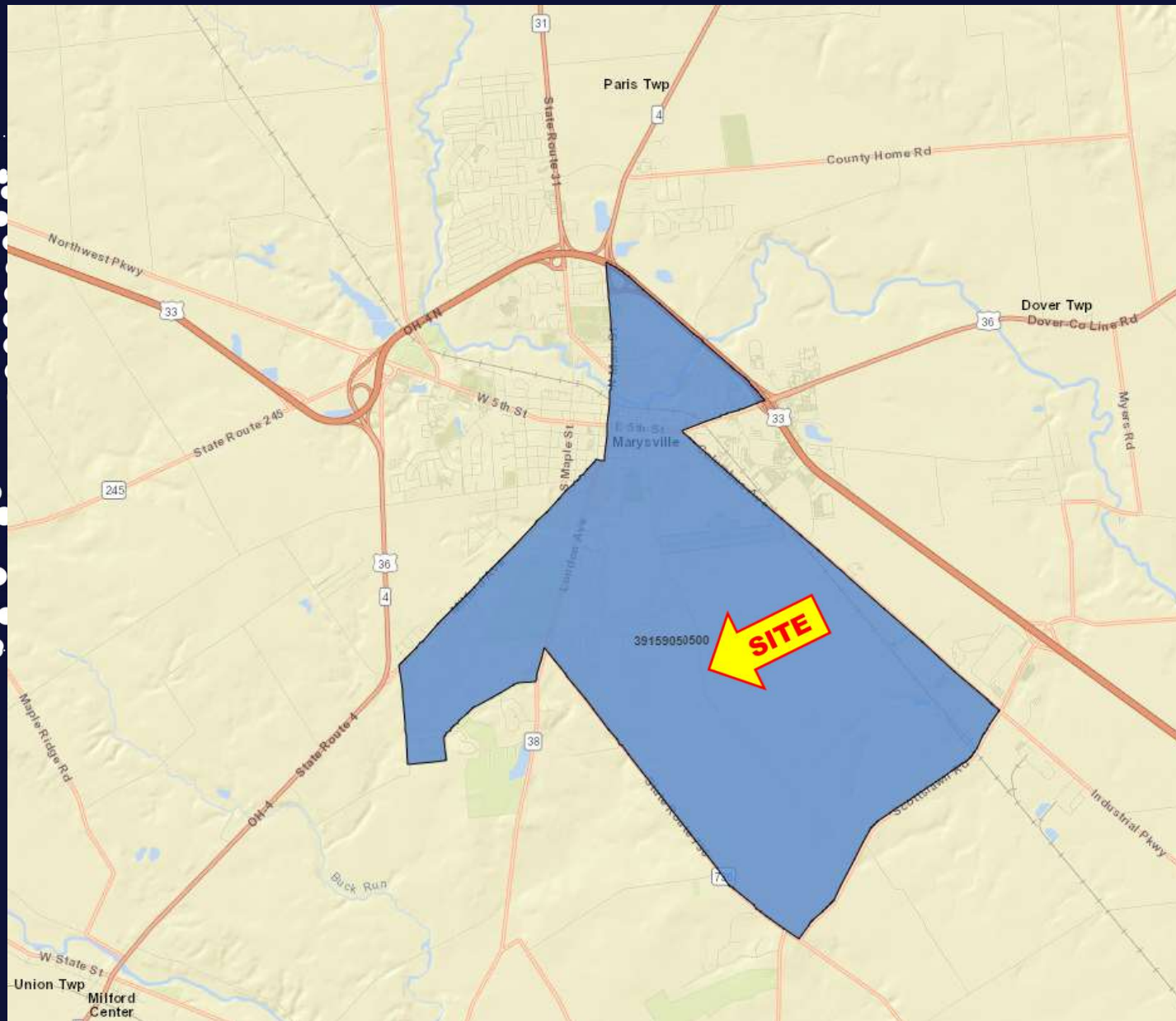
REFERENCE AERIAL



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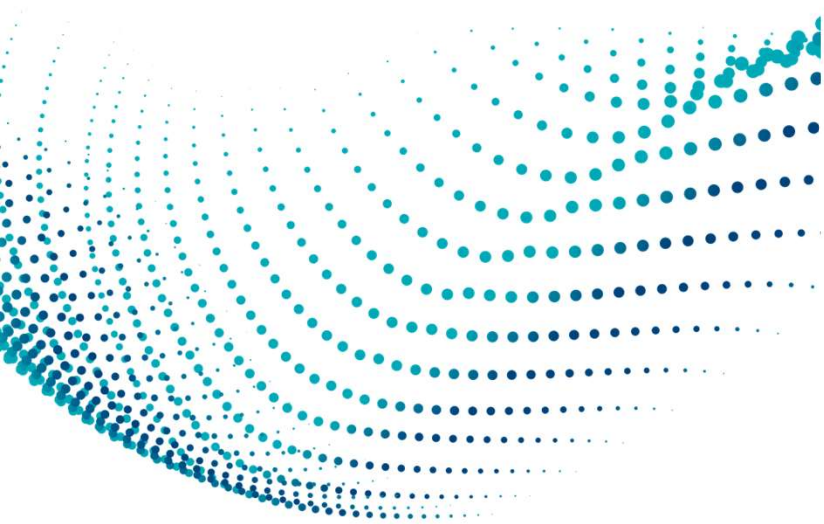


OPPORTUNITY ZONE INFORMATION



Located in an Opportunity Zone, this land offers potential investors opportunity zone tax benefit options. Currently farmed with CAUV taxes. Frontage on Weaver Road. Water and electric at the site. Zoned M-1 allowing for light manufacturing.

DEMOGRAPHICS: 1-MILE RADIUS



KEY FACTS

4,341

Population

42.3

Median Age

2.3

Average
Household
Size

\$70,602

Median
Household
Income

INCOME



\$70,602

Median
Household
Income



104,084

2022 Average
Household
Income (Esri)



44,225

2022 Per Capita
Income (Esri)

BUSINESS



58

Total Businesses



1,109

Total Employees

EDUCATION

5%

No High
School
Diploma



37%

High School
Graduate



28%

Some College



31%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



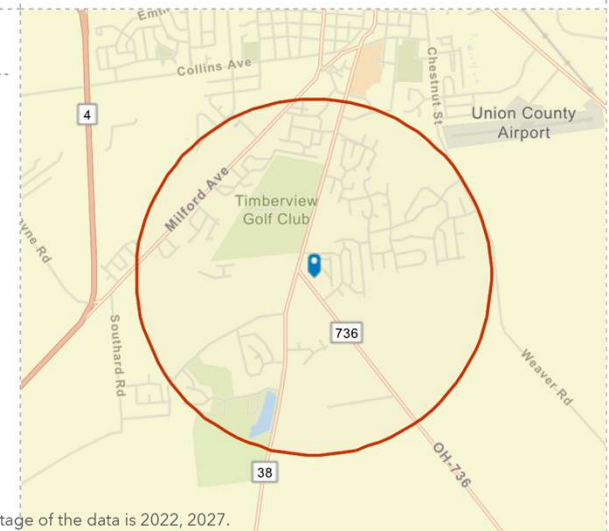
\$260,047

Median Home
Value

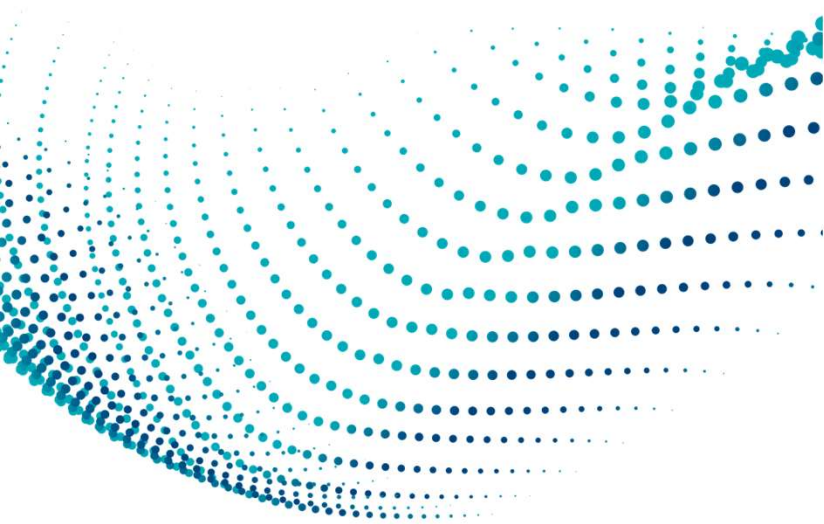


\$806

Median
Contract Rent



DEMOGRAPHICS: 3-MILE RADIUS



KEY FACTS

20,029

Population

37.0

Median Age



Average
Household
Size

\$70,188

Median
Household
Income

INCOME



\$70,188

Median
Household
Income



95,505

2022 Average
Household
Income (Esri)



35,125

2022 Per Capita
Income (Esri)

BUSINESS



825

Total Businesses



11,317

Total Employees

EDUCATION

8%

No High
School
Diploma



37%
High School
Graduate



29%

Some College



26%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



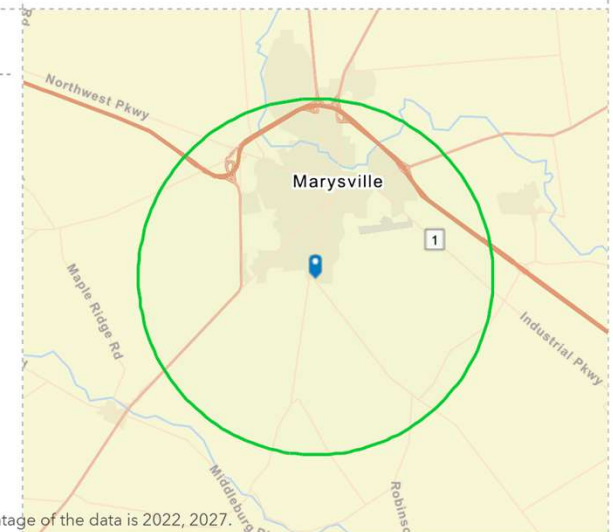
\$198,177

Median Home
Value

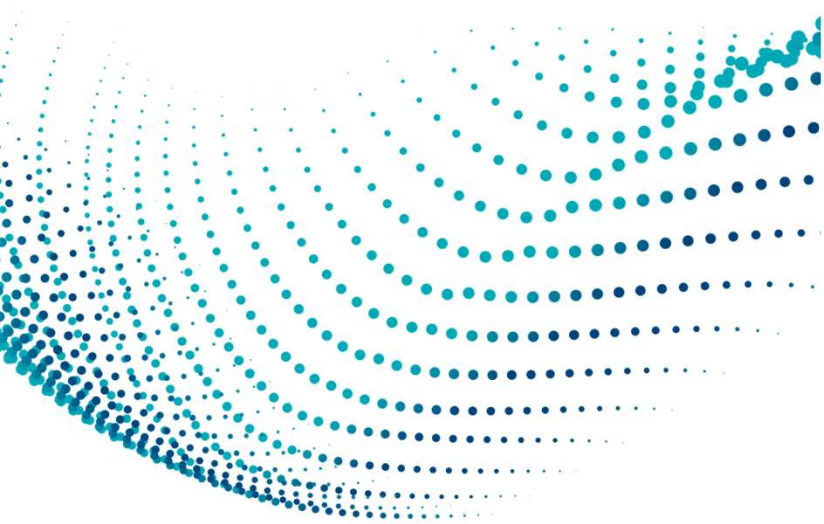


\$822

Median
Contract Rent



DEMOGRAPHICS: 5-MILE RADIUS



KEY FACTS

32,437

Population

36.1

Median Age



Average
Household
Size

\$79,351

Median
Household
Income

INCOME



\$79,351

Median
Household
Income



102,192

2022 Average
Household
Income (Esri)



36,308

2022 Per Capita
Income (Esri)

BUSINESS



1,029

Total Businesses



13,604

Total Employees

EDUCATION

6%

No High
School
Diploma



34%

High School
Graduate



29%

Some College



31%

Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



\$213,873

Median Home
Value



\$839

Median
Contract Rent

