



Coleman's Crossing Marketing Package

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Property Overview

Property Overview

Since Marysville is the county seat, it has several government employees and the Memorial Hospital of Union County. With more than 60 businesses located in Union County, several have chosen the area for their headquarters. These companies include Honda Engineering North America, Scotts Miracle Gro, Nestle R&D, Continental AG/Contitech. Sumitomo Electric Wiring Systems constructed and opened a new 355,000 SF facility to consolidate their 4 locations. Also, Morioku Technology built a new 41,000 SF facility that added 50 new jobs. Both these new locations are on Industrial Parkway. The City of Marysville purchased 203 acres along Industrial Parkway in late 2016 in order to develop a technology park, called 33 Innovation Park. The intent of this area is to develop a hub for advanced manufacturing and research development. The US DOT has awarded a \$6 million grant to install technology to improve travel along Rte. 33 from Marysville to Dublin. It will allow motorists to gauge driving conditions, plan detours or force vehicles to brake automatically.



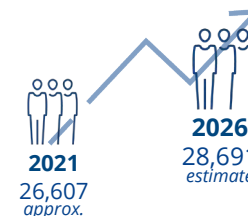
Location Overview

Marysville, located in Union County, is situated 17 miles from the city of Delaware, 18 miles from the city of Dublin and 32 miles from the Central Business District of Columbus. The area is included in the Northwest region of the Columbus Metropolitan Statistical Area and the Marysville retail market is well situated with convenient access to all sections of the MSA thanks to its close proximity to State Route 33, which runs south towards Columbus and State Route 36, which runs east to Delaware. Marysville is at the crossroads of seven highways including two major U.S. highways (U.S. Routes 33 and 36) and five State Routes (Routes 4, 31, 38, 245 and 736).



Housing Overview

The city of Marysville prides itself upon a rich heritage, conservative family values and a population with an unparalleled work ethic. With its strong corporate and business base and its continued growth and development, Marysville is a great place to call home. The city has numerous residential developments which have homes ranging from \$200,000 to over \$600,000. As of September 2023, the average home sale price in Union County is just over \$430,000. Apartment complexes being developed are at or near full occupancy. Rental rates average \$1,200/mo for a one bedroom and \$1,600/mo for a two bedroom.



Population Overview

Surrounded by prime farmland with little development, Marysville has allowed for significant growth in population during the last decade. Union County has grown 10.4% from 2020 to 2023 making it the fastest growing county in the state of Ohio. The county added 6,552 residents to its 2020 total of 63,085, bringing the county's population to 69,637. Marysville's projected 2026 population is expected to rise to about 28,691 residents. Average household income throughout Marysville in 2022 is approximately \$107,000, according to estimates provided by the U.S. Census Bureau.

Top Employers



6,850 employees



1,100 employees



980 employees



MARYSVILLE
Exempted Village School District

620 employees

Coleman's Crossing

Marketing Package



Retail 2

401-491 Coleman's Crossing Blvd.

Retail 5

710-770 Coleman's Crossing Blvd.

Marysville, OH 43040

Area	Growing, well-traveled commercial corridor with 630,000 SF of restaurants, retailers, and consumer services
Signage	Facade
Utilities	Union Rural Electric Cooperative (electric and gas); City of Marysville (water and sewer); Sprint (telephone)
Zoning	RMU - Regional Mixed-Use District

136.86 Acres



44,900 VPD

Retail 5

Outlot 6
1.384 AC



Retail TBD

Outlot 8
1.641 AC

Outlot 9
1.583 AC

Union Square
Apartments

Retail 2

Columbus
30 min.

Availabilities

Building	Suite	SF	Rate/PSF/Year	Availability
Retail 2	427	1,350	\$26.00 NNN	4th Qtr. 2025

Land	Acreage	Sale Price / Lease Price
Outlot 2	0.70	Under Contract
Outlot 6	1.384	Negotiable
Outlot 8	1.641	Negotiable
Outlot 9	1.583	Negotiable



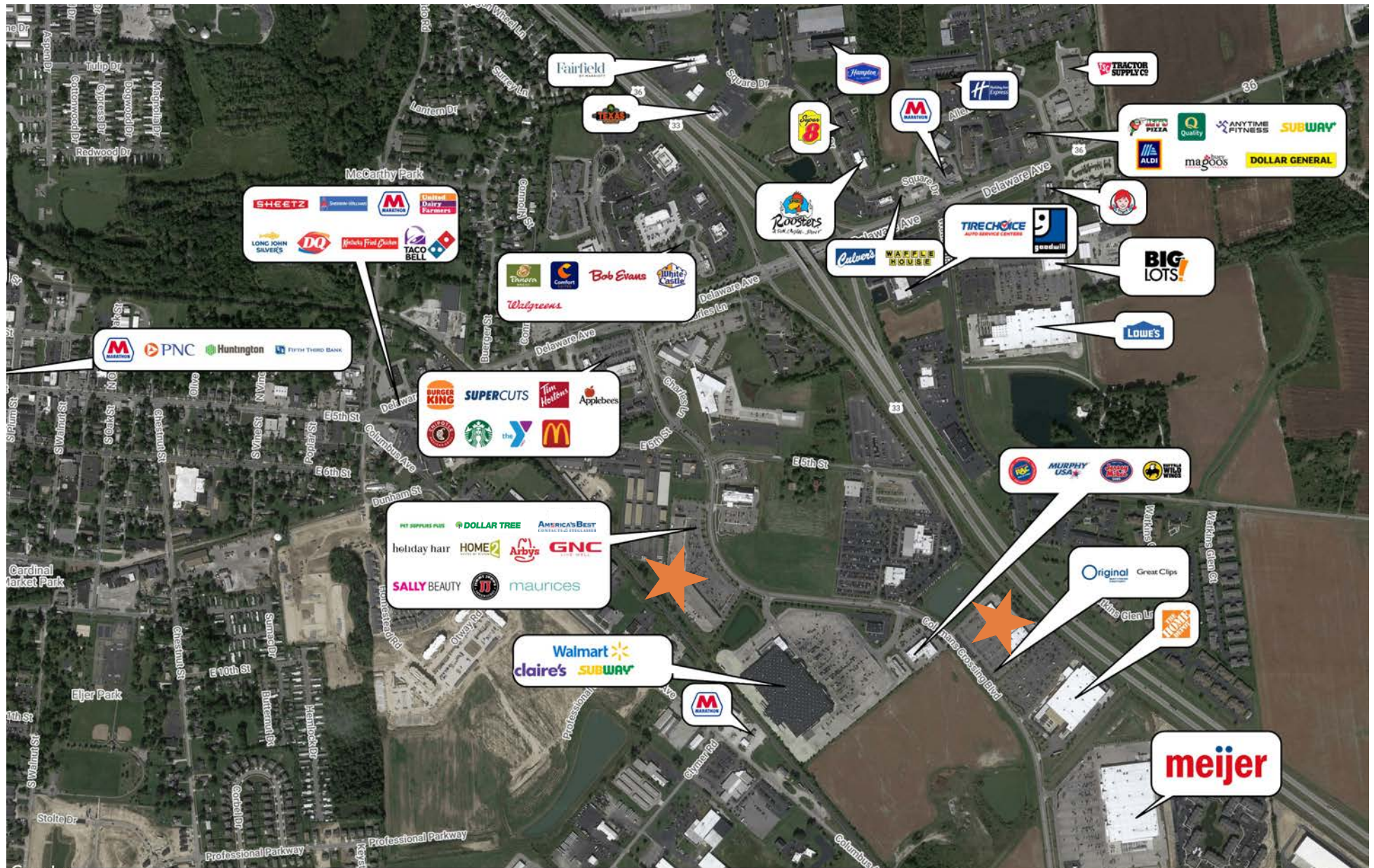


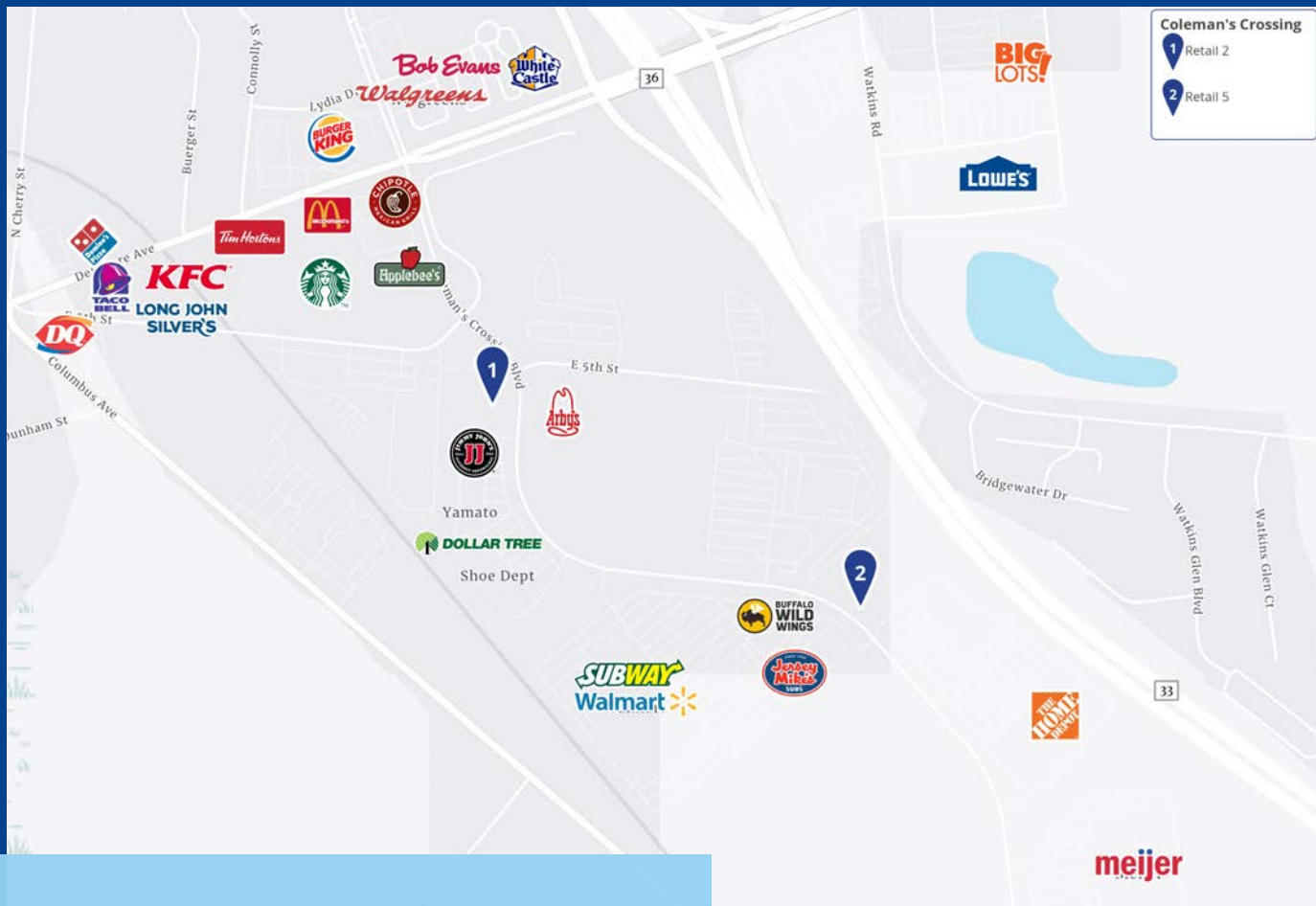
Property Location

Aerial View



Surrounding Retailers





Location Overview

Coleman's Crossing is a power center anchored by WalMart Super-Center, Home Depot, Honda Marysville, Honda Marysville Motorsports and Meijer. It is located in Marysville at the intersection of US 33 and US 36, approximately 30 minutes from downtown Columbus. In-Line space is available in the existing two centers. Additional leasable area can be built to accommodate restaurant and retail users. Out-lots of various sizes are available surrounding the existing centers.





TRES POTRILLOS
Mexican Restaurant

SALLY
BEAUTY SUPPLY

GENIE

Demographics

Demographic Overview



Population

3 Mile

5 Mile

7 Mile

26,666

32,409

39,167



Total Households

9,534

11,440

13,860



Average Household
Income

\$109,513

\$115,892

\$119,183

Traffic Counts



Coleman's Crossing 13,308 VPD

Delaware Avenue 25,430 VPD

SR-33 44,900 VPD





Contact

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