



Coleman's Crossing

Outparcels Available for Lease

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Contents

Property Overview.....3

Property Location.....8

Demographics.....14





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. Other major employers include Sumitomo Electric Wiring Systems, Parker Hannifin Hydraulics, and Ohio Reformatory for Women. 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.

Amazon has purchased 55 acres in 33 Innovation Park. Their planned investment of \$1B is to begin in 2026 with construction currently ongoing. The New Albany company is making progress on two new business parks totaling over 1200 acres combined.



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, & 736).



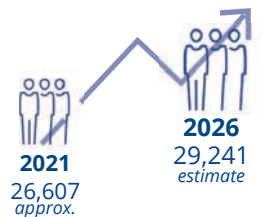
Housing Overview

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 March 2026, the median sale price of homes in Marysville ranges between \$384,500 and \$418,000. Marysville is experiencing significant residential growth with approximately 3,000 new housing units planned or in the development 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

Marysville has experienced significant growth in population during the last decade. Union County has grown 15.2% from 2020 to 2025, making it the fastest growing county in the state of Ohio. The county added 9,521 residents to its 2020 total of 62,784, bringing the county's population to 72,300. Marysville's projected 2030 population is expected to rise to about 34,000 residents. Average household income throughout Marysville in 2025 was approximately \$108,000, according to estimates provided by the U.S. Census Bureau.



Top Employers



6,850 employees



1,100 employees



1,200 employees



620 employees

Coleman's Crossing

Marketing Package



Retail 2 - FULLY LEASED
401-491 Coleman's Crossing Blvd.

Retail 5 - FULLY LEASED
710-770 Coleman's Crossing Blvd.
Marysville, OH 43040

Outlot 6 - 1.384 AC
Available

Outlot 8 - 1.641 AC
Available

Outlot 9 - 1.583 AC
Available

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

33 44,900 VPD

Retail 5

Outlot 6
1.384 AC



Outlot 8
1.641 AC

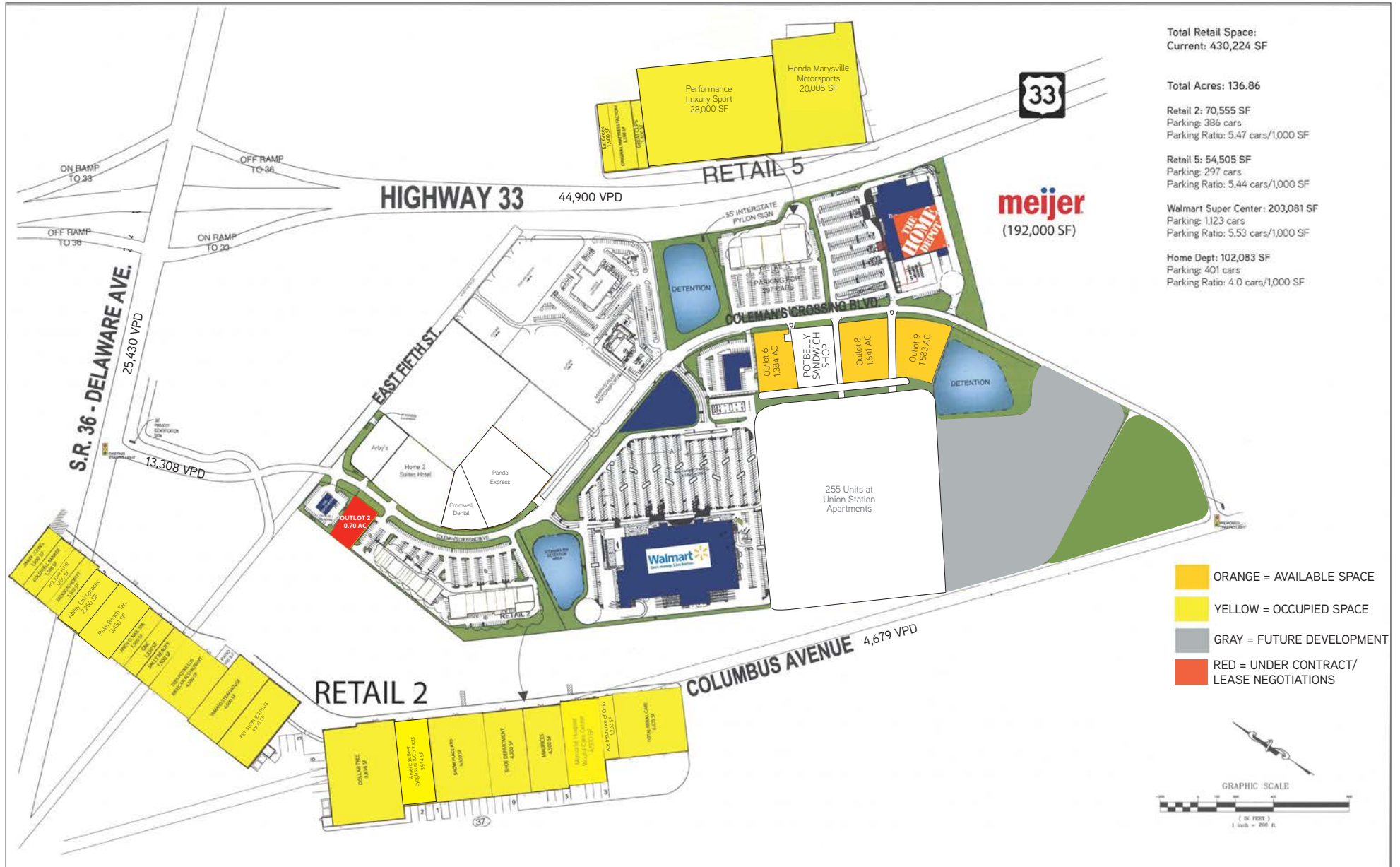
Outlot 9
1.583 AC

255 Units at
Union Station
Apartments

Retail 2

Columbus
30 min.

Site Plan



Total Retail Space:
Current: 430,224 SF

Total Acres: 136.86

Retail 2: 70,555 SF
Parking: 386 cars
Parking Ratio: 5.47 cars/1,000 SF

Retail 5: 54,505 SF
Parking: 297 cars
Parking Ratio: 5.44 cars/1,000 SF

Walmart Super Center: 203,081 SF
Parking: 1,123 cars
Parking Ratio: 5.53 cars/1,000 SF

Home Dept: 102,083 SF
Parking: 401 cars
Parking Ratio: 4.0 cars/1,000 SF

Availabilities

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



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 35 minutes from John Glenn Columbus International Airport (CMH) and 15 minutes from Honda Marysville Auto Plant (MAP). Additional leasable area can be built to accommodate restaurant and retail users. Out-lots of various sizes are available surrounding the existing centers.



Aerial View



Surrounding Retailers



Major Employers, Schools & Recent Housing Developments





Demographics

Demographic Overview



Population
(2025 est.)

3 Mile

26,744

5 Mile

35,090

7 Mile

42,045



Total Households
(2025 est.)

9,707

12,434

14,919



Average Household
Income (2025)

\$98,343

\$109,589

\$114,989



Traffic Counts



Coleman's Crossing 13,308 VPD

Delaware Avenue 25,430 VPD

SR-33 44,900 VPD





Contact

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