

GROUND LEASE/ BUILD TO SUIT

RETAIL OUTLOT

Colemans Crossing Blvd - Outlot 6

Marysville, OH 43040



Property Highlights

- Ground lease or build to suit
- 1.38 Acre site located in the heart of Marysville retail corridor
- Shadow anchored by Walmart, Meijer, Home Depot and neighboring retail
- All utilities to the site
- Zoning RMU - Regional Mixed-Use District



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LEASE

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OFFERING SUMMARY

LEASE RATE: INQUIRE

LOT SIZE: 1.384 ACRES

LOCATION

Marysville offers a strong setting for retail users, combining an established commercial corridor with everyday convenience. Near the Delaware Ave exit of US-33, the area provides efficient regional access and close proximity to major retailers including Walmart, Meijer, Home Depot, Lowe's, and Honda Marysville. Potbelly Sandwich Shop and Colemans Corner Shopping Center add nearby dining and service options. Beyond shopping and services, Marysville features a welcoming community atmosphere, local medical facilities, recreational opportunities, and notable destinations such as the historic Union County Courthouse and Marysville Plaza.



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SITE PLAN



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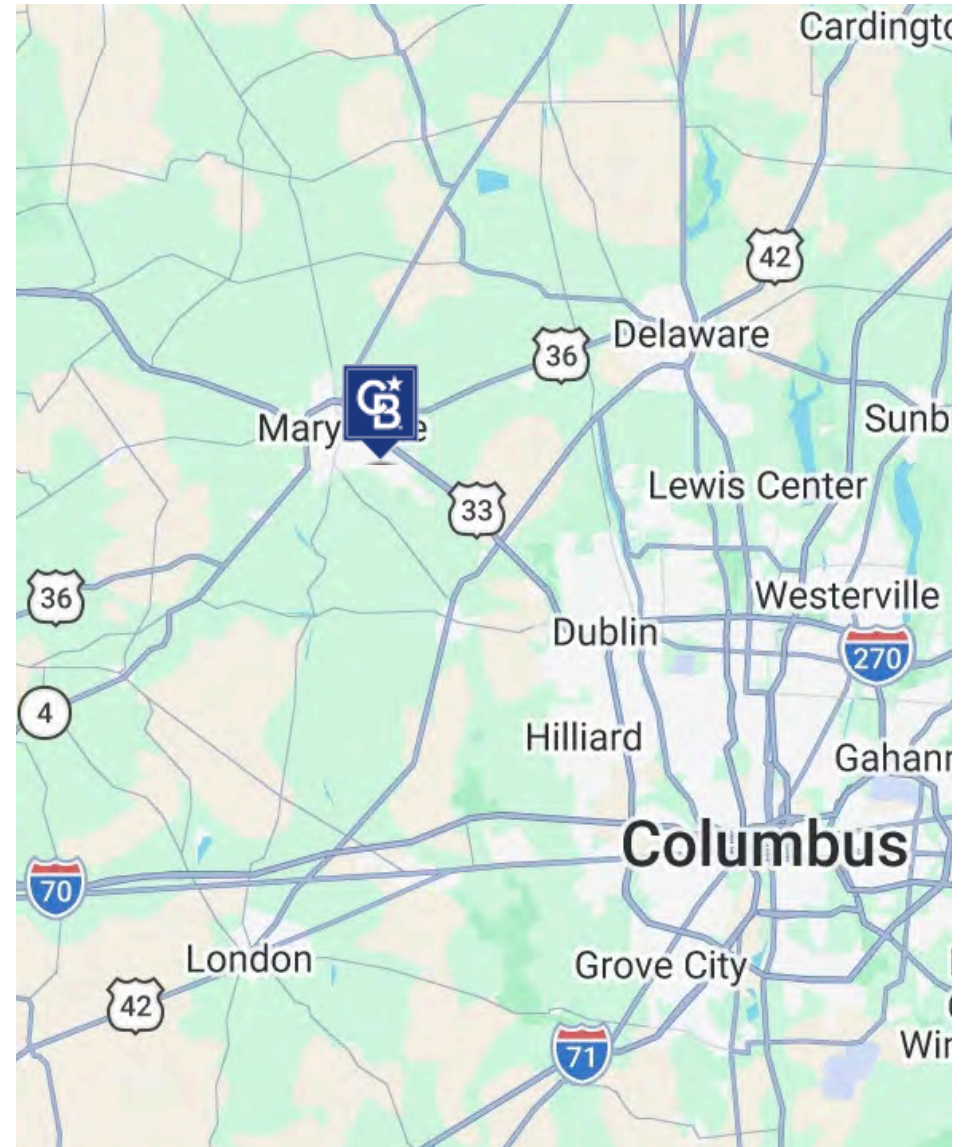
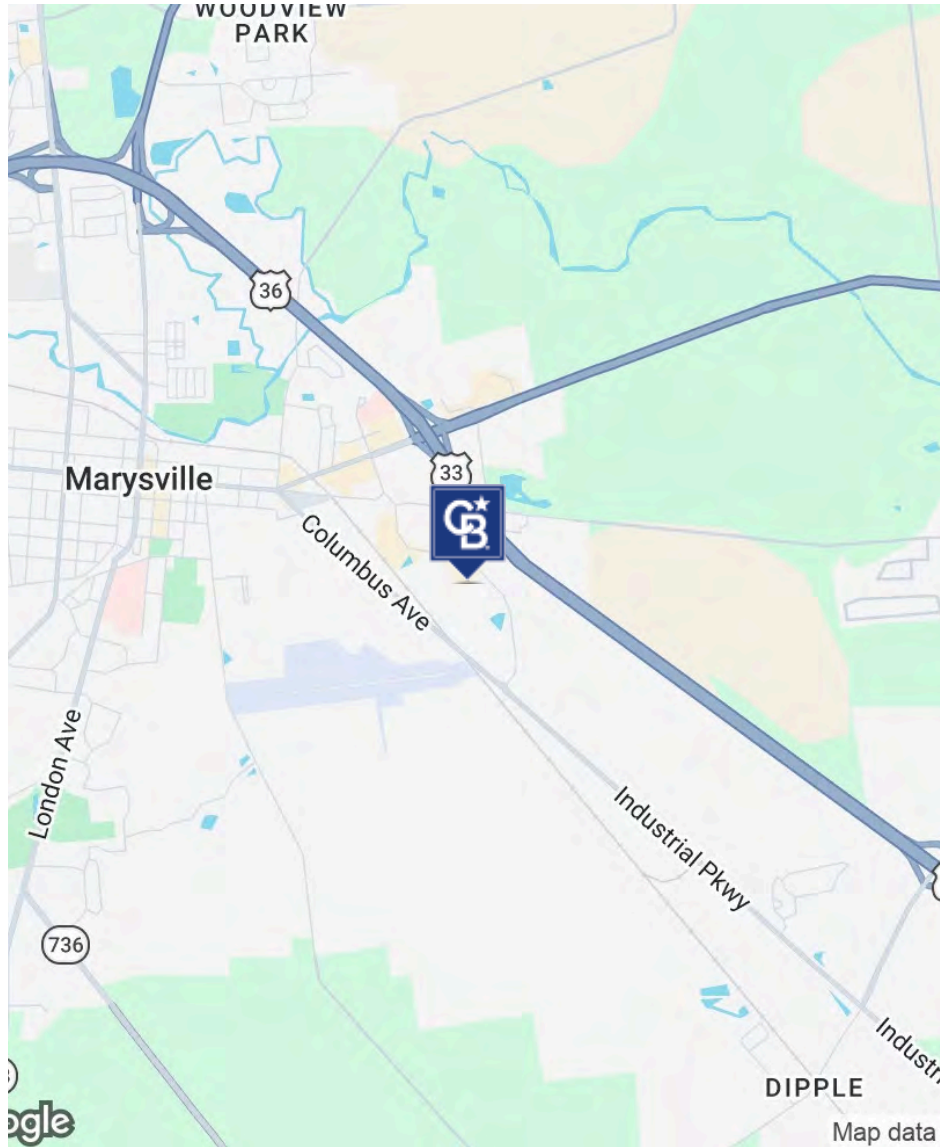


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AREA MAPS



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NEARBY RETAILERS



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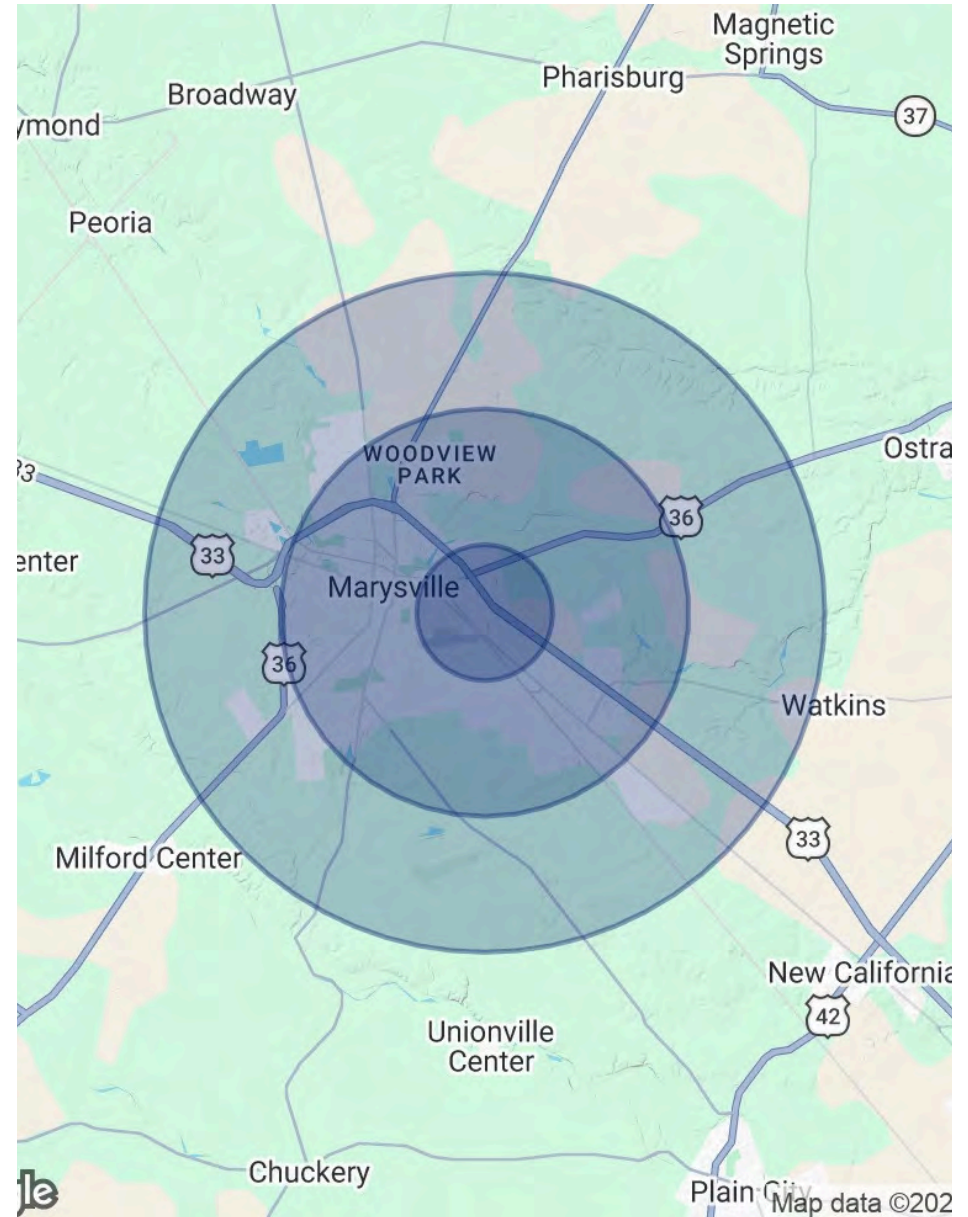
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,447	22,347	31,554
Average Age	35.7	37.8	37.9
Average Age (Male)	37.7	34.3	35.5
Average Age (Female)	33.3	38.6	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	605	8,437	11,576
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$77,100	\$98,780	\$109,310
Average House Value	\$218,831	\$258,630	\$288,288

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR	DIR.
Colemans Crossing Blvd south of Delaware Ave	12,555 AADT	2025	2-way
Delaware Ave east of Cherry St	13,487 AADT	2025	2-way
US-33 between US-36 and Scottslawn Rd	45,257 AADT	2025	2-way



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