

COLEMANS CROSSING LAND

1329 E 5th St, Marysville, OH 43040



SALE PRICE	\$300,000 / ACRE			
OFFERING SUMMARY				
Lot Size:	6.99 Acres			
Zoning:	RMU - Regional Mixed- Use			
Market:	Union County			
Submarket:	Marysville			
Price / SF:	\$6.89			
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LOCATION OVERVIEW

The site in the heart of Colemans' Crossing retail corridor. It offers highway visibility. Traffic counts are 12k ADTV along Coleman's Crossing Blvd. Marysville has seen a lot of growth in recent years with announcements of 33 Innovation Park a 200 \pm acre industrial park and Woodside a mixed-use community with 856 \pm proposed multi-family units.

PROPERTY HIGHLIGHTS

- Not encumbered by any Coleman's Crossing restrictions
- Excellent frontage on 5th Street
- Ideal for retail, medical, office or auto
- Zoned Regional Mixed-Use
- Site in the heart of Colemans' Crossing retail corridor
- Highway visibility

PROPERTY WEBSITE

bit.ly/1329E5thSt

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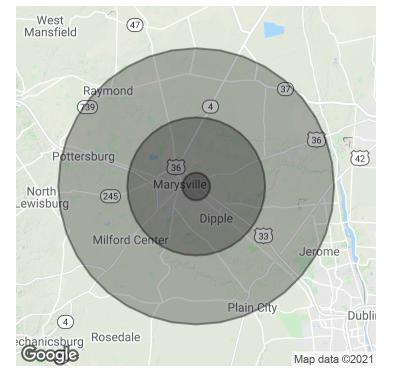
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POPULATION	1 MILE	5 MILES	10 MILES		
Total Population	1,165	30,712	48,417		
Average age	37.3	34.9	36.3		
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES		
Total households	479	10,460	16,914		
# of persons per HH	2.4	2.9	2.9		
Average HH income	\$59,693	\$68,881	\$75,498		
Average house value	\$173,256	\$188,698	\$221,124		
* Demographic data derived from 2010 US Census					

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CROSS STREETS	DIRECTION	YEAR	AADT
Colemans Crossing Blvd & Charles Ln	SE	2010	12,084
Delaware Ave & Colemans Crossing Blvd	W	2008	25,107



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