

SALE

SQUARE DRIVE

Square Drive Marysville, OH 43040

LOCATION DESCRIPTION

The site is located in an industrial/retail area. There is additional traffic from hotels, retail, and businesses. The traffic counts are 35,000 on US33/US36 and 21,000 on Delaware Avenue.

PROPERTY HIGHLIGHTS

- Commercial land available
- Visibility from US 33/US 36
- Zoned Suburban Commercial (SCD)



OFFERING SUMMARY

Sale Price:	\$250,000 / acre
Lot Size:	3.95 Acres
Zoning:	Suburban Commercial (SCD)
APN:	2900160030000

PROPERTY WEBSITE

<https://bit.ly/0SquareDr>

Chris Howard
614 341 9800 x104
choward@cbc-aspire.com

Anthony Maronitis, CCIM, MS
614 341 9800 x103
amaronitis@cbc-aspire.com



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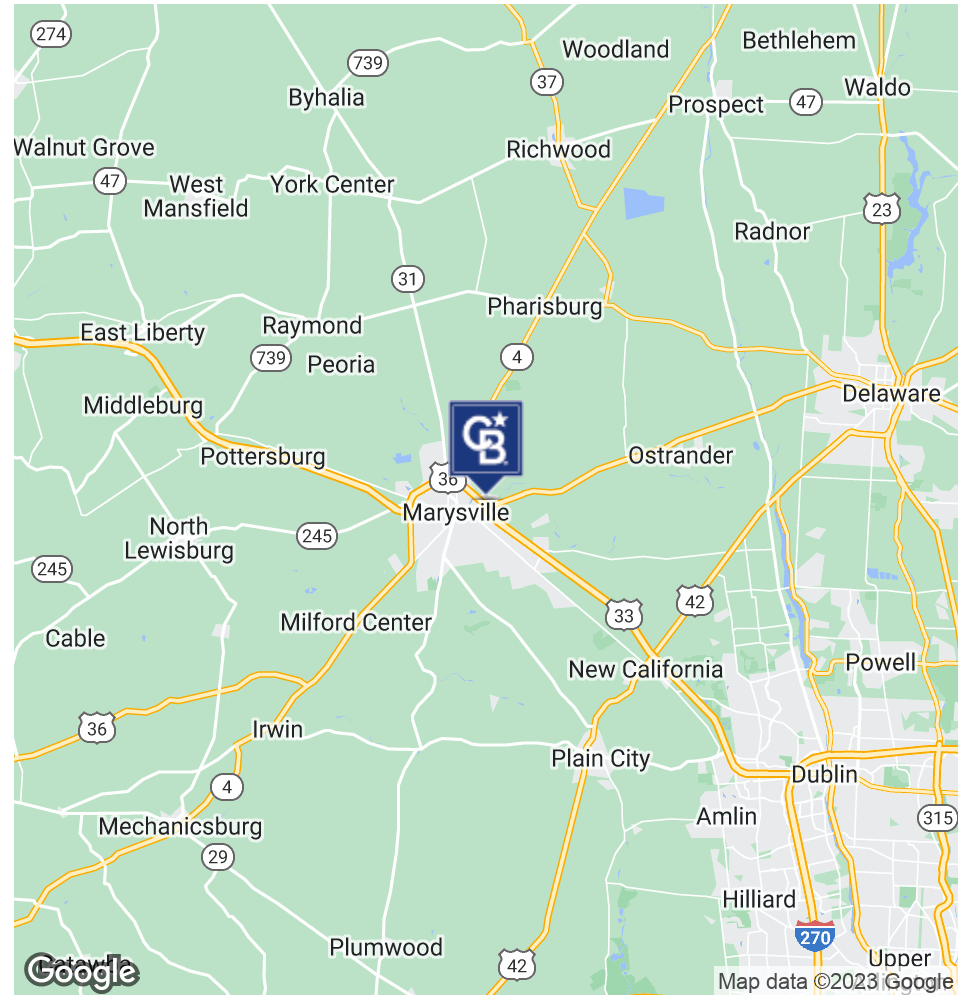
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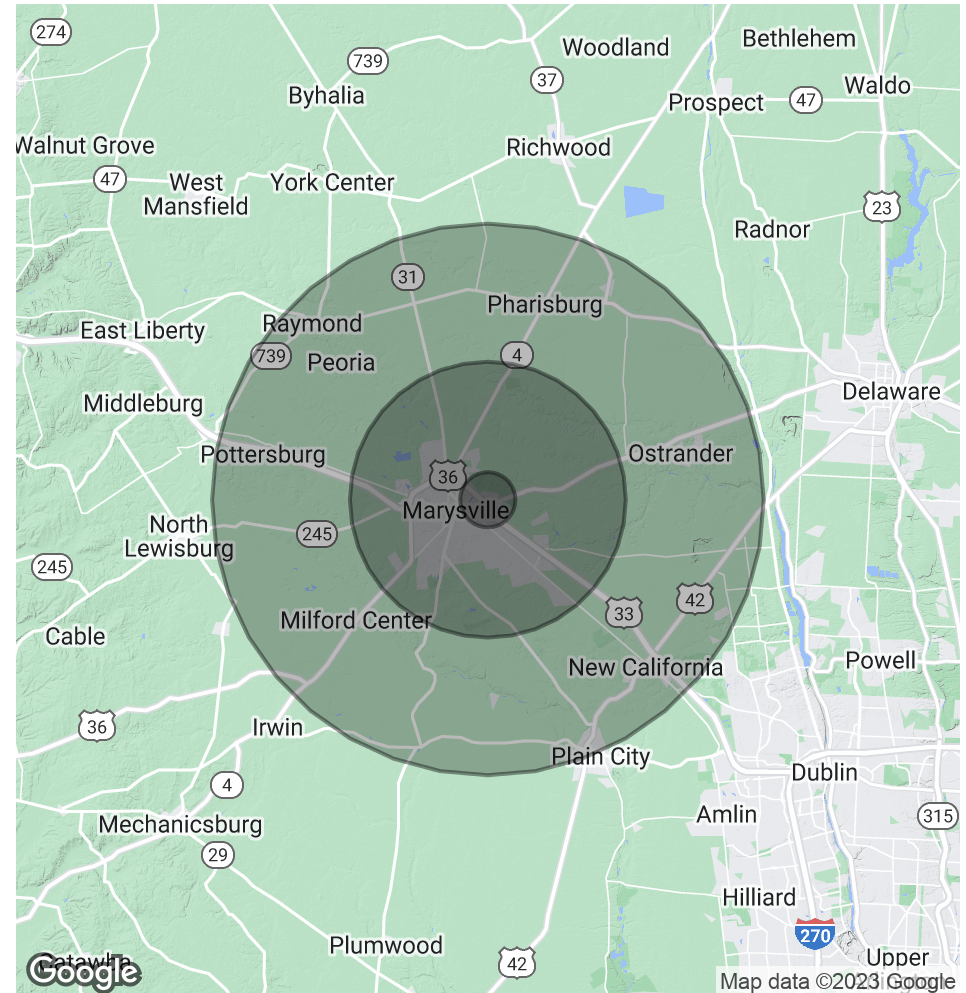
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,257	30,749	48,430
Average Age	34.1	34.9	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	450	10,469	16,896
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$72,609	\$68,999	\$75,091
Average House Value	\$174,216	\$193,062	\$217,488

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
Delaware Ave / US-36, northeast of ramps	2-way	2020	18,957 AADT
US-33 between US-36 and Scottslawn Road	2-way	2020	38,933 AADT



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