

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

Jim Spiegel • jim@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.111 • www.rweiler.com

12,000 +/- SF on 1.09 +/- ac



**OPPORTUNITY ZONE
Marysville**

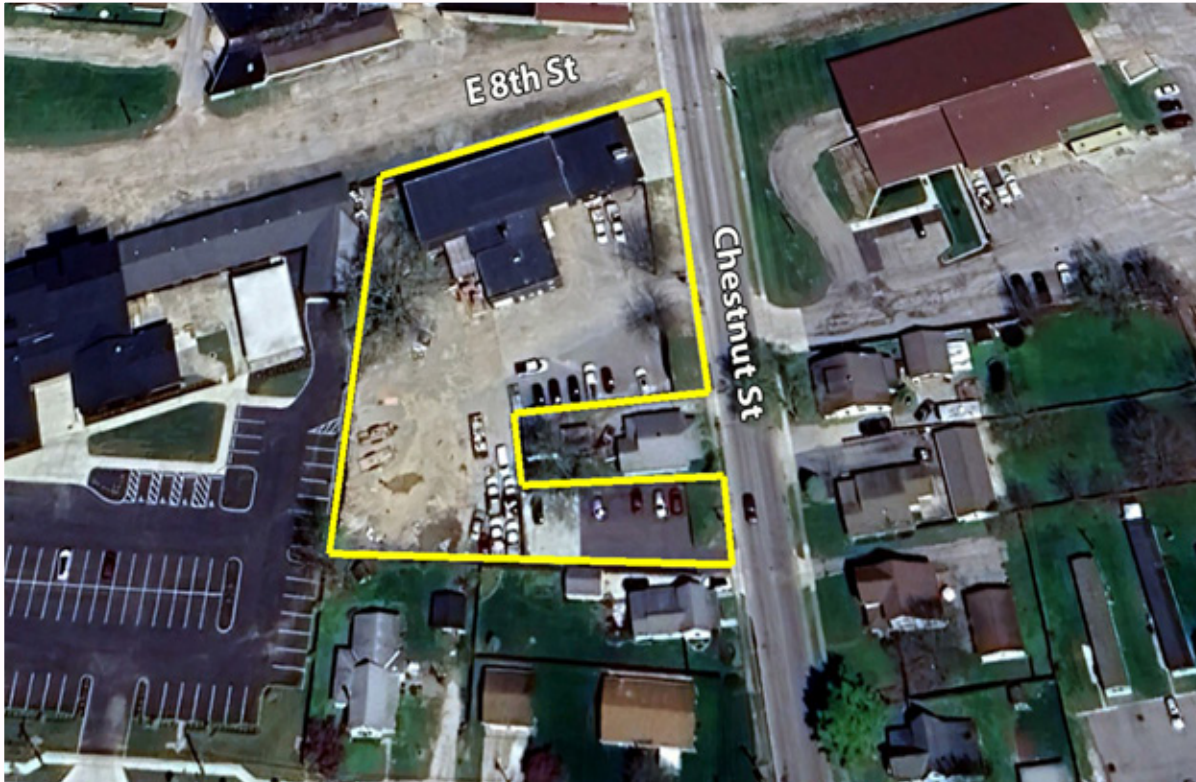


Appraisal Brokerage Consulting Development

INDUSTRIAL/WAREHOUSE BUILDING
401 South Chestnut Street, Marysville, OH 43040

EXCELLENT FUTURE DEVELOPMENT IN MARYSVILLE

1.09 +/- ac corner site available. Excellent opportunity for future development in fast growing Downtown Marysville area. Long term commercial tenant in place with a 5-year NNN lease back through 2029. Great location with new residential development nearby and walking distance to Eljer Park and Memorial Hospital. Situated in an opportunity zone, this site offers potential user opportunity zone tax benefit options.



Property Highlights

Address:	401 South Chestnut Street Marysville, OH 43040
County:	Union
Township:	Paris
PID:	2900030460000 2900030450000 2900030490000
Location:	SWC of E 8th Street and Chestnut Street
Year Built:	1920
Levels:	2 Story
Acreage:	1.09 +/- ac
Total Size:	12,000 +/- SF
Sale Price:	\$1,200,000
Annual Taxes:	\$6,769
Zoning:	NCD Neighborhood Commercial District

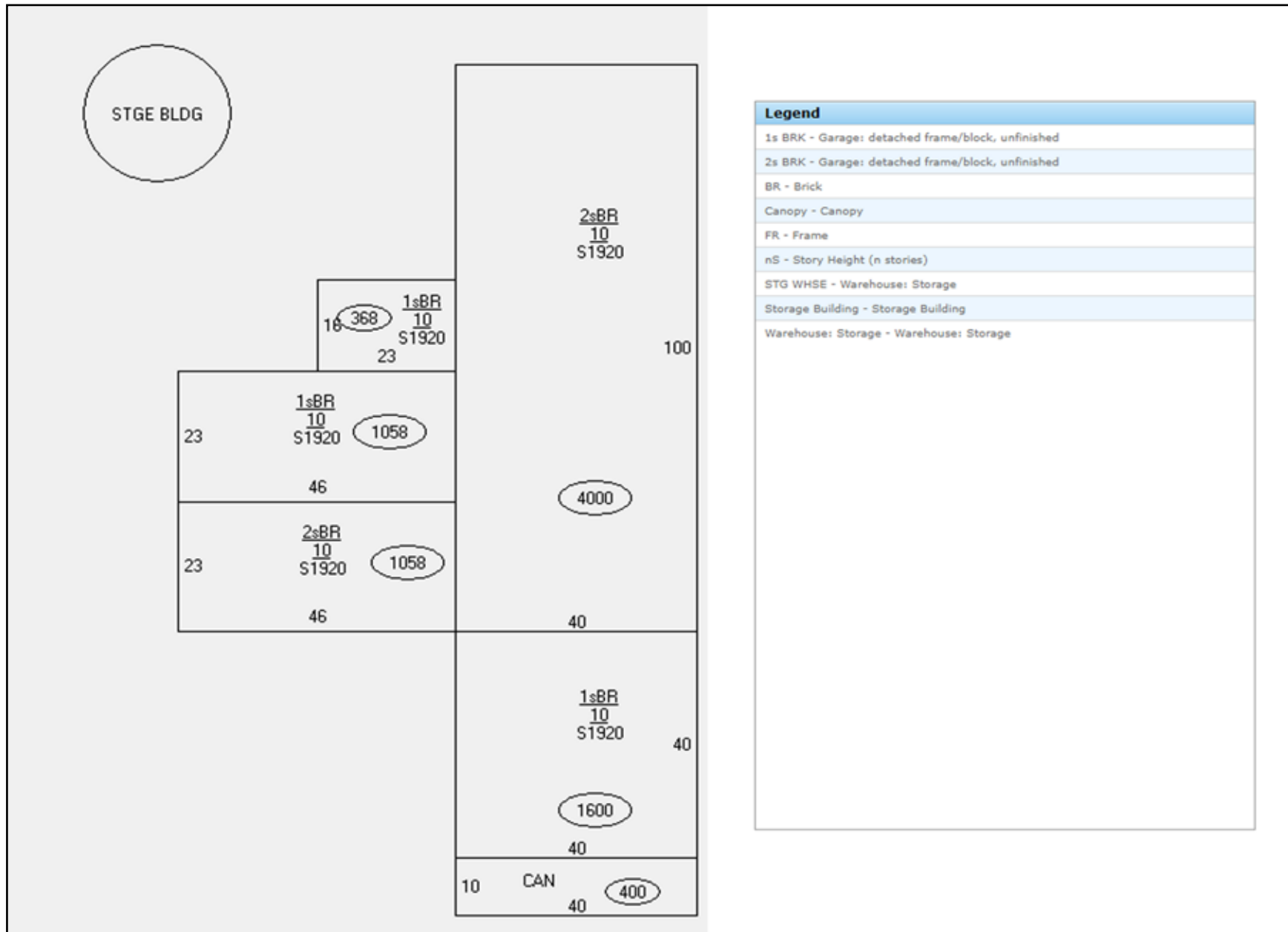
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NOI increases 3%/year

Sale Price: \$1,200,000.00

Year	Cap Rate/%	NOI
1	6.67	\$80,000.00
2	6.87	\$82,400.00
3	7.07	\$84,872.00
4	7.28	\$87,418.16
5	7.50	\$90,040.70





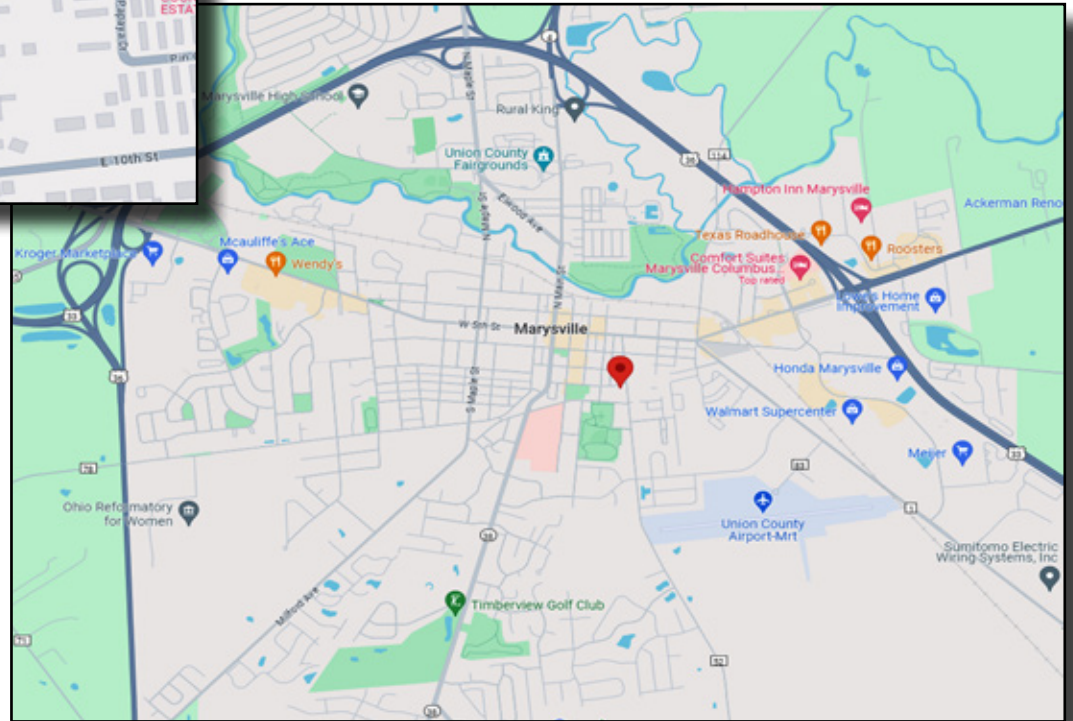
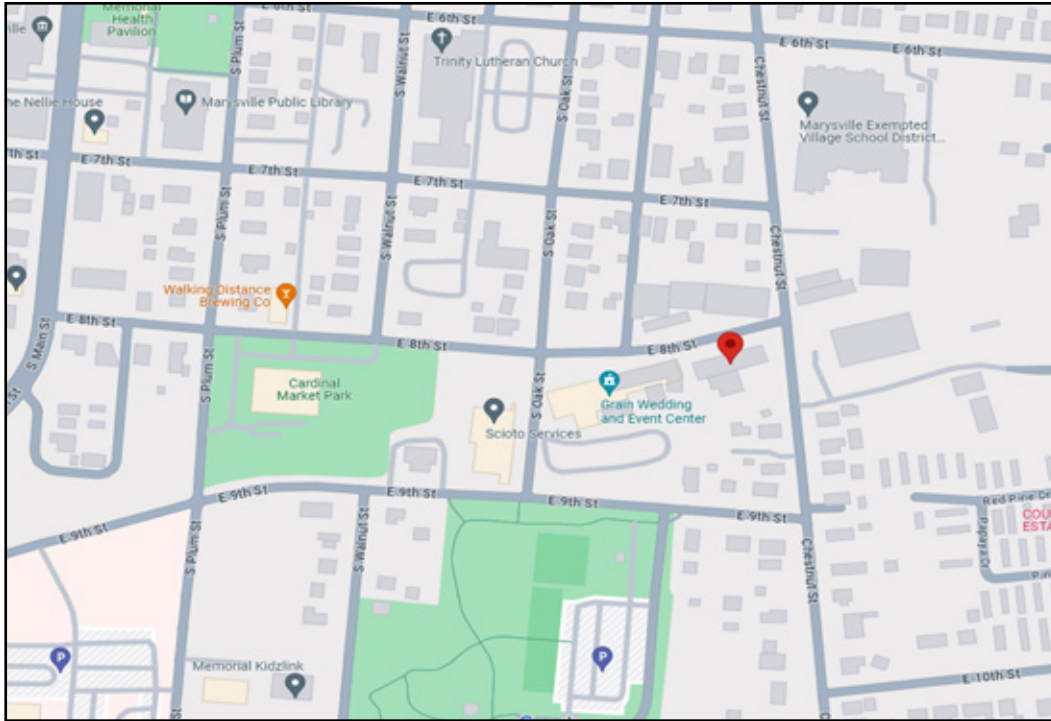






12,000 +/- SF Industrial/Warehouse Building on 1.09 +/- ac
401 S Chestnut St, Marysville, OH 43040

Street Maps

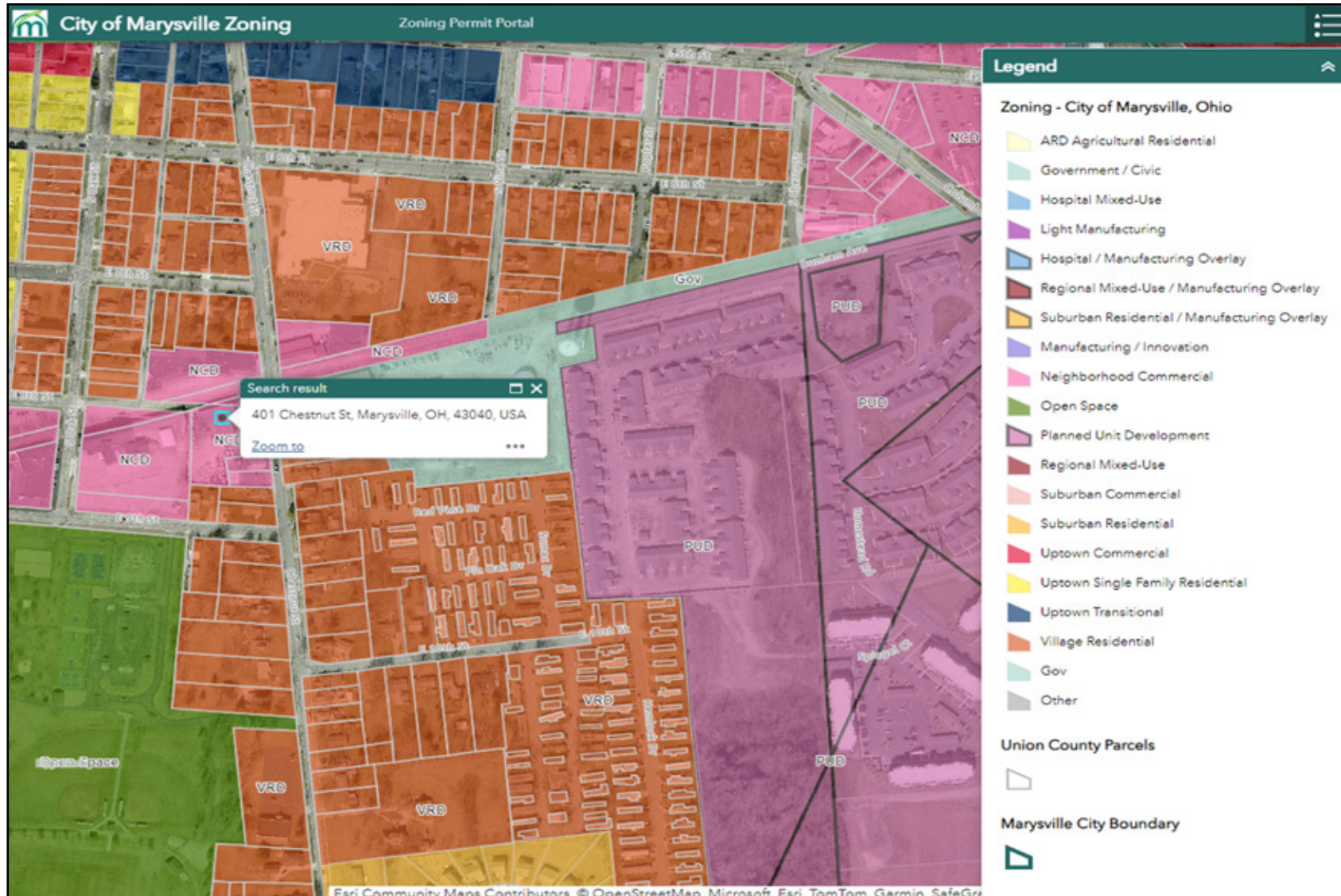


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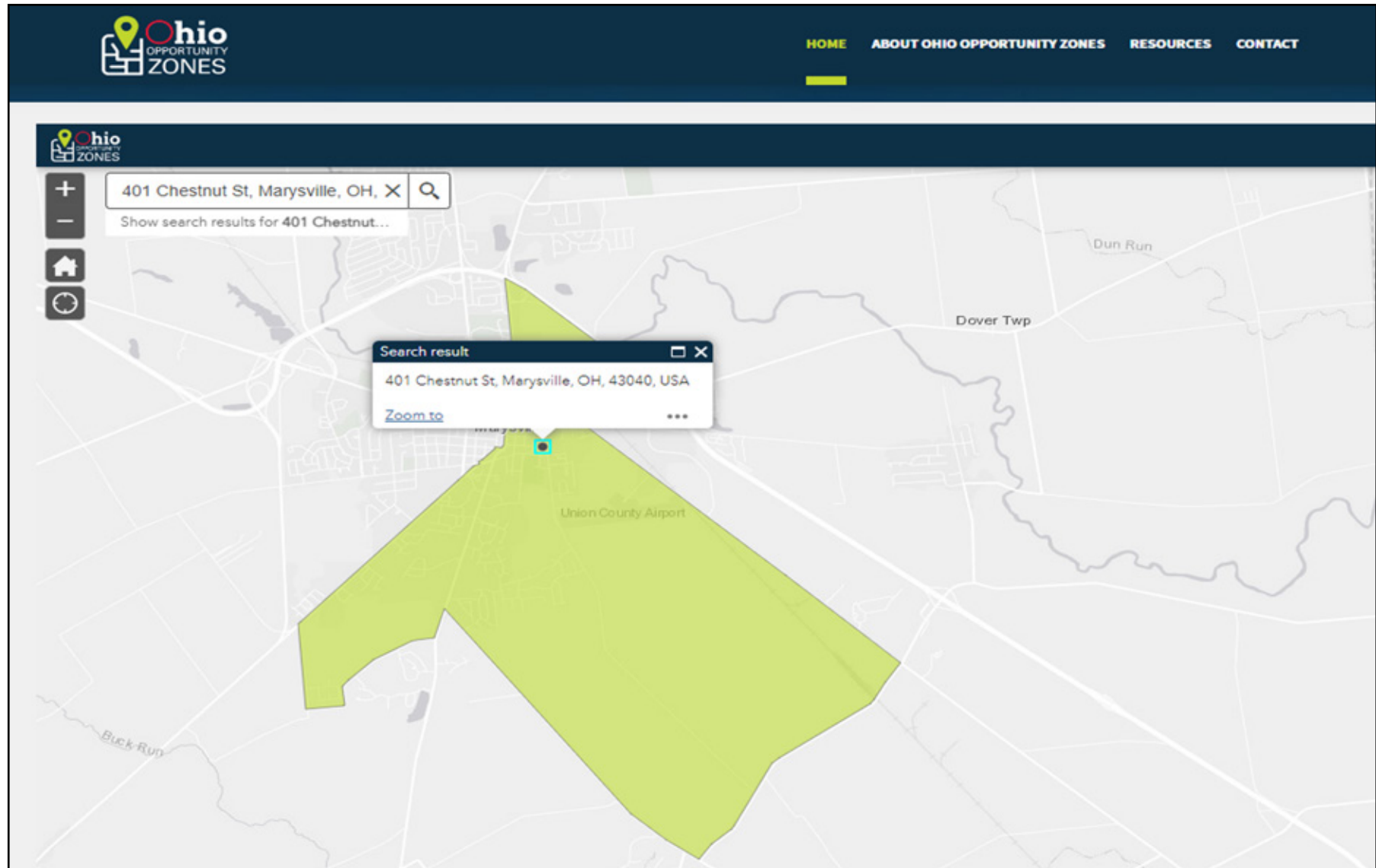
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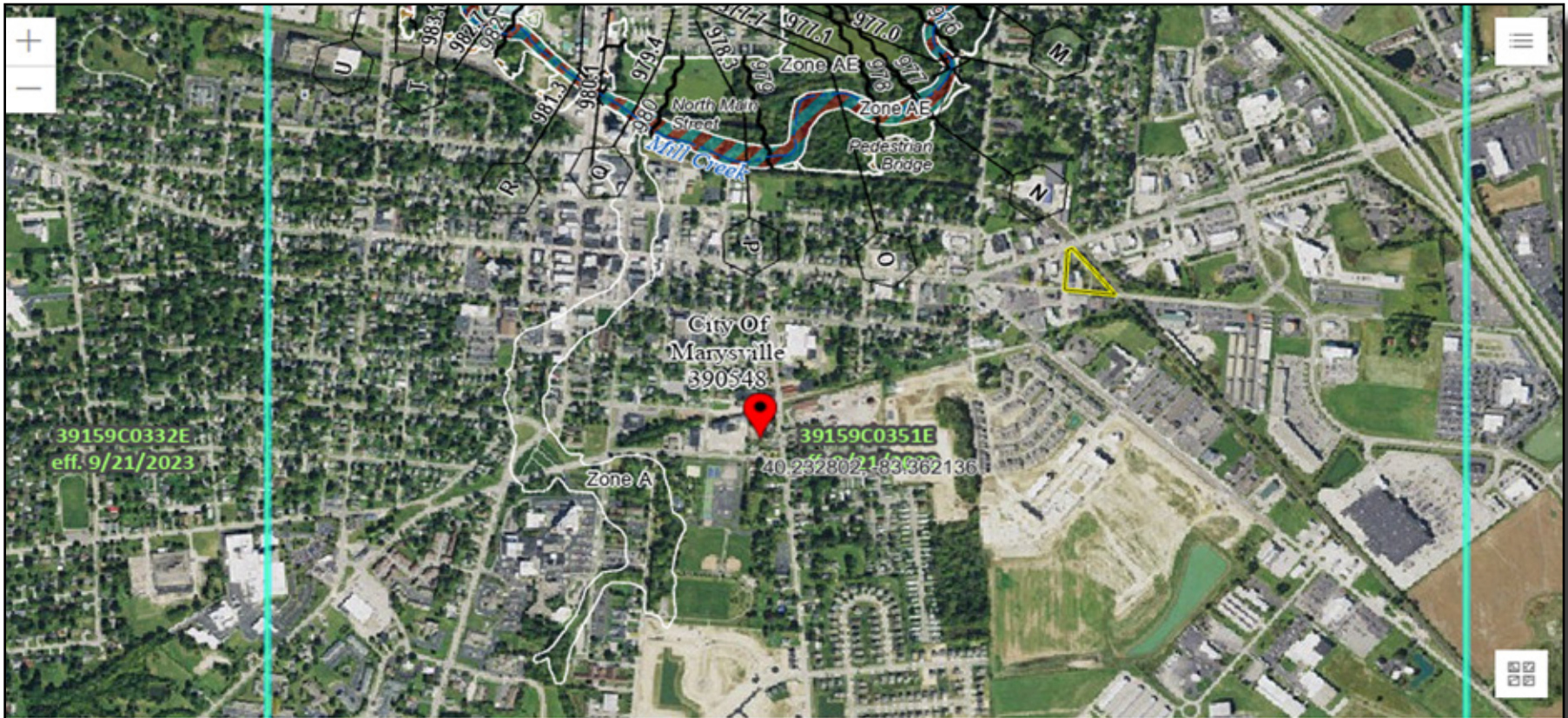
Great Location!
Easy access to major roads
Minutes to Downtown Marysville
40 minutes to Downtown Columbus



Click [here](#) to view zoning regulations



Click [here](#) to read about Ohio Opportunity Zones




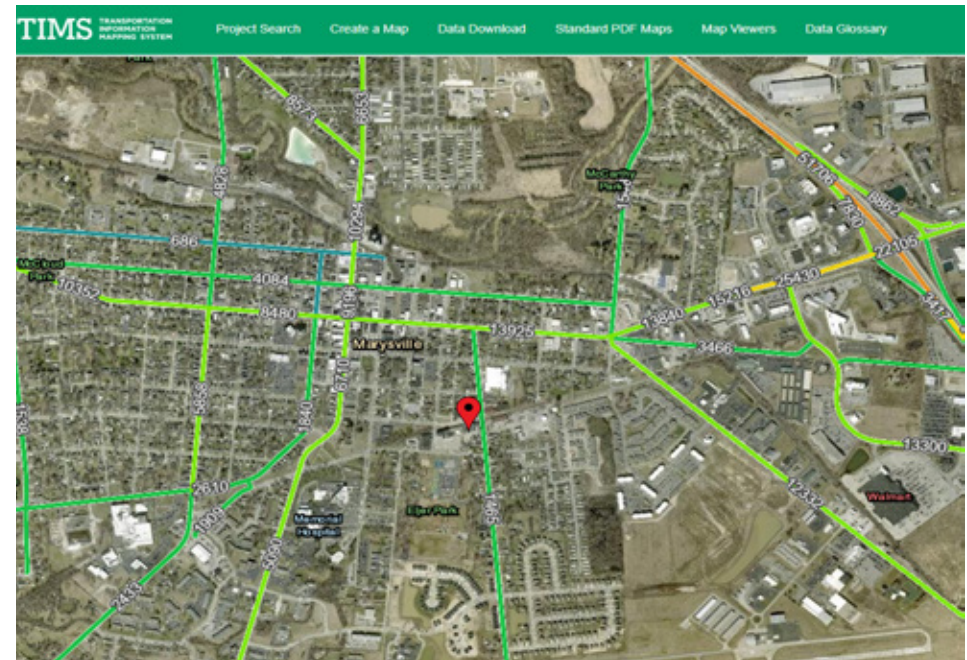
ESRI, DA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

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Demographic Summary Report

401 S Chestnut Ave				
401 S Chestnut St, Marysville, OH 43040				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	8,716	31,986	36,355	
2023 Estimate	7,824	28,972	32,897	
2010 Census	6,158	23,834	26,934	
Growth 2023 - 2028	11.40%	10.40%	10.51%	
Growth 2010 - 2023	27.05%	21.56%	22.14%	
2023 Population by Hispanic Origin	378	953	1,034	
2023 Population	7,824	28,972	32,897	
White	7,223 92.32%	25,066 86.52%	28,747 87.38%	
Black	134 1.71%	1,378 4.76%	1,415 4.30%	
Am. Indian & Alaskan	42 0.54%	86 0.30%	92 0.28%	
Asian	252 3.22%	1,750 6.04%	1,878 5.71%	
Hawaiian & Pacific Island	1 0.01%	12 0.04%	12 0.04%	
Other	172 2.20%	680 2.35%	753 2.29%	
U.S. Armed Forces	0	41	42	
Households				
2028 Projection	3,576	11,262	12,841	
2023 Estimate	3,202	10,094	11,509	
2010 Census	2,497	7,972	9,082	
Growth 2023 - 2028	11.68%	11.57%	11.57%	
Growth 2010 - 2023	28.23%	26.62%	26.72%	
Owner Occupied	1,828 57.09%	6,820 67.56%	8,057 70.01%	
Renter Occupied	1,374 42.91%	3,274 32.44%	3,452 29.99%	
2023 Households by HH Income				
Income: <\$25,000	721 22.52%	1,549 15.34%	1,679 14.59%	
Income: \$25,000 - \$50,000	860 26.86%	1,874 18.56%	2,102 18.26%	
Income: \$50,000 - \$75,000	616 19.24%	2,068 20.48%	2,318 20.14%	
Income: \$75,000 - \$100,000	385 12.02%	1,541 15.26%	1,731 15.04%	
Income: \$100,000 - \$125,000	218 6.81%	1,055 10.45%	1,236 10.74%	
Income: \$125,000 - \$150,000	178 5.56%	1,044 10.34%	1,194 10.37%	
Income: \$150,000 - \$200,000	124 3.87%	552 5.47%	725 6.30%	
Income: \$200,000+	100 3.12%	413 4.09%	526 4.57%	
2023 Avg Household Income	\$68,485	\$84,279	\$86,886	
2023 Med Household Income	\$50,948	\$70,352	\$71,767	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Walnut	E 9th St	0.05 N	2022	826	MPSI	.19
2 East 6th Street	S Oak St	0.02 E	2020	2,575	MPSI	.20
3 East 6th Street	S Oak St	0.02 E	2022	2,460	MPSI	.20
4 West 5th Street	Chestnut St	0.01 W	2022	13,292	MPSI	.24
5 5TH ST	Chestnut St	0.01 W	2020	13,078	AADT	.24
6 E 5th St	Olive St	0.06 W	2022	10,454	MPSI	.25
7 E 5th St	Olive St	0.06 W	2020	11,322	MPSI	.25
8 E 5th St	Poplar St	0.04 E	2022	12,147	MPSI	.27
9 S Main St	E 8th St	0.02 S	2018	7,900	MPSI	.29
10 S Main St	E 8th St	0.02 S	2022	6,320	MPSI	.29

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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Learn more about us at
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This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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