

SALE

1692 COLLINS AVE

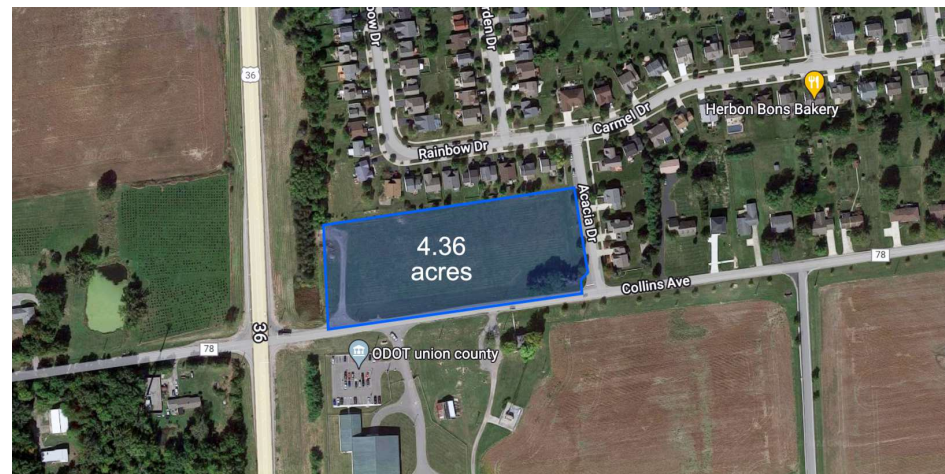
1692 Collins Ave Marysville, OH 43040

LOCATION DESCRIPTION

This property is located at on Collins Avenue, between Acacia Drive and Route 36 in rapidly growing Marysville. The center of Marysville is less than 2 miles away. Marysville is the county seat of Union County and an excellent and affordable location to conduct business. It is approximately 27 miles northwest of Columbus, OH. Union County has many exciting projects underway, including the 33 Innovation Park a 200± acre industrial park and several new and expanding mixed-use communities.

PROPERTY HIGHLIGHTS

- 4.36 acres commercial land for sale
- Adjacent to Route 36 in Marysville
- Near signalized intersection
- Zoned Suburban Commercial District
- Traffic counts of 11k on Route 36 and 4k on Collins Rd



OFFERING SUMMARY

Sale Price:	\$245,000 / acre
Lot Size:	4.36 Acres

PROPERTY WEBSITE

bit.ly/1692CollinsAve

Anthony Maronitis, CCIM, MS

(614) 341-9800 x103

amaronitis@cbc-aspire.com

Chris Howard

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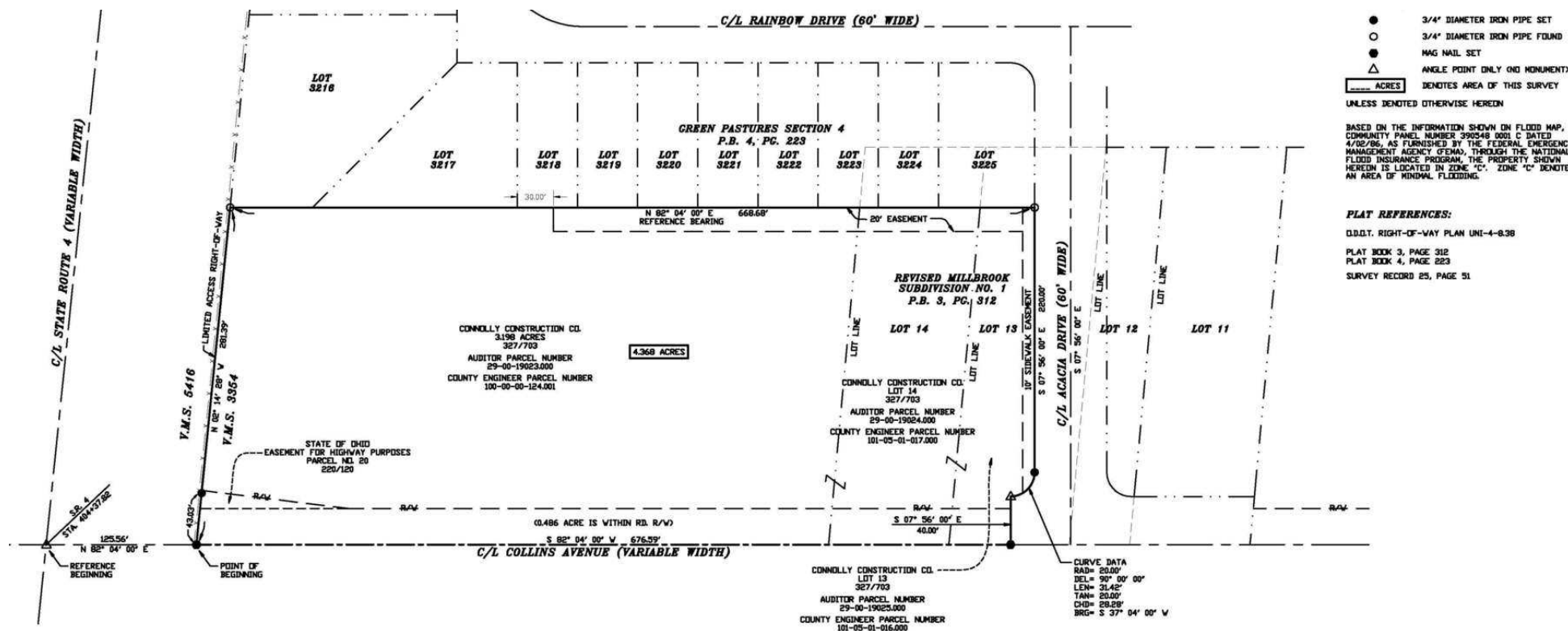


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BOUNDARY SURVEY FOR:
CANNONVILLE COMMUNITY DEVELOPMENT

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ZONING

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PURPOSE AND INTENT

The purpose of the Suburban Commercial District (SCD) is to promote a mix of uses in close proximity to residential forms of suburban development. The SCD allows for the establishment of commercial and institutional uses that support suburban development.

DESIRED DEVELOPMENT PATTERN

The desired development pattern in the SCD is commercial and mixed-use development along commercial corridors that are adjacent to residential development. New development should be oriented to commercial streets with parking at the rear and sides of buildings.

PERMITTED USES:

Artisan Studio • Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28) • Club • Commercial recreation, Indoor, excluding Adult Entertainment • Cultural Institution • Funeral Home • Grocery Store or Supermarket • Institutional/Government Offices • Medical or Dental Office or Clinic • Meeting Facility • Personal Services • Professional Offices • Religious Places of Worship • Residential Care Facility, Assisted Living • Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28) • Retail, Sales & Service • Single-Family Home (attached) • Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)

CONDITIONAL USES:

Child Day-Care Center • Commercial Recreation, Outdoor, excluding Adult Entertainment • Emergency Care Facility • Essential Public Services and Utilities • Multi-Family • Congregate Care Facility, Assisted Living • Congregate Care Facility, Nursing Home • School (K-12) • Senior Living, Independent Living • Vehicle Fuel Sales • Vehicle Fuel Sales when Accessory to Permitted Use • Vehicle Service and Repair Facility • Vehicle, Sales, Rental and Lease Excluding Body Work • Veterinarian Animal Hospital and/or Animal Clinic (outside kennels) • Warehousing, Personal Storage/Mini

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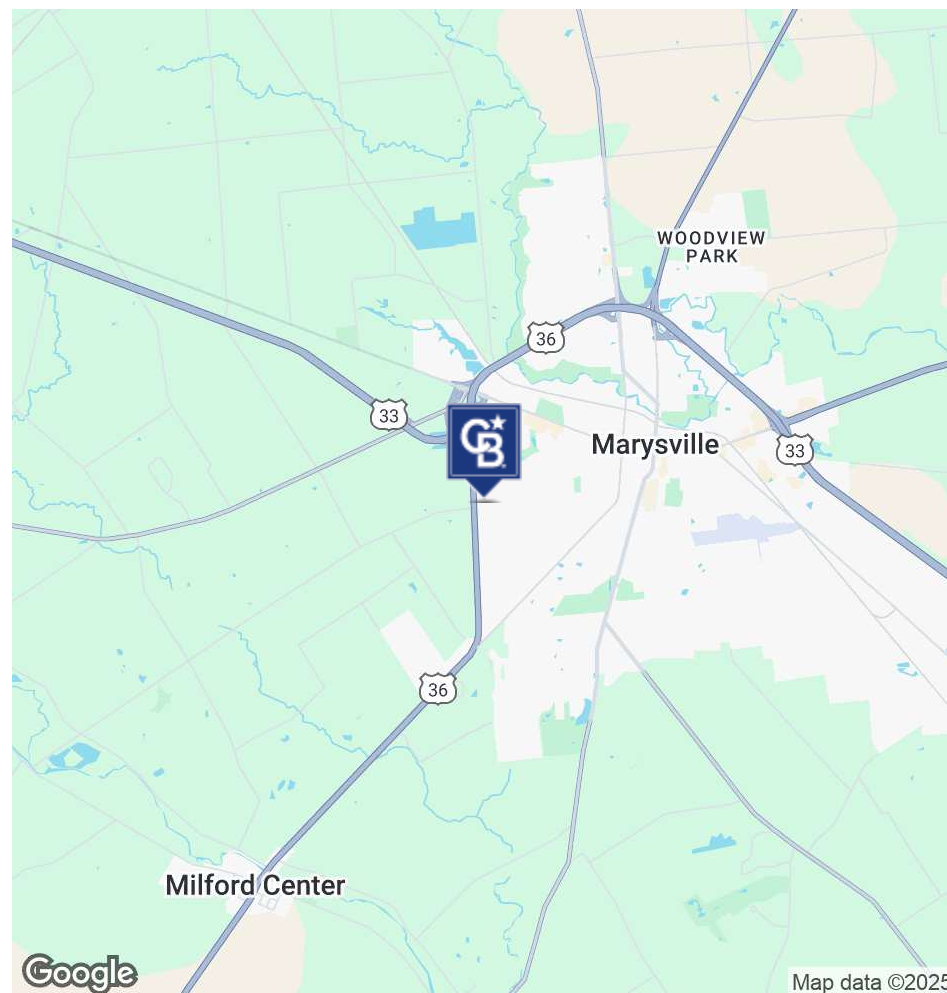
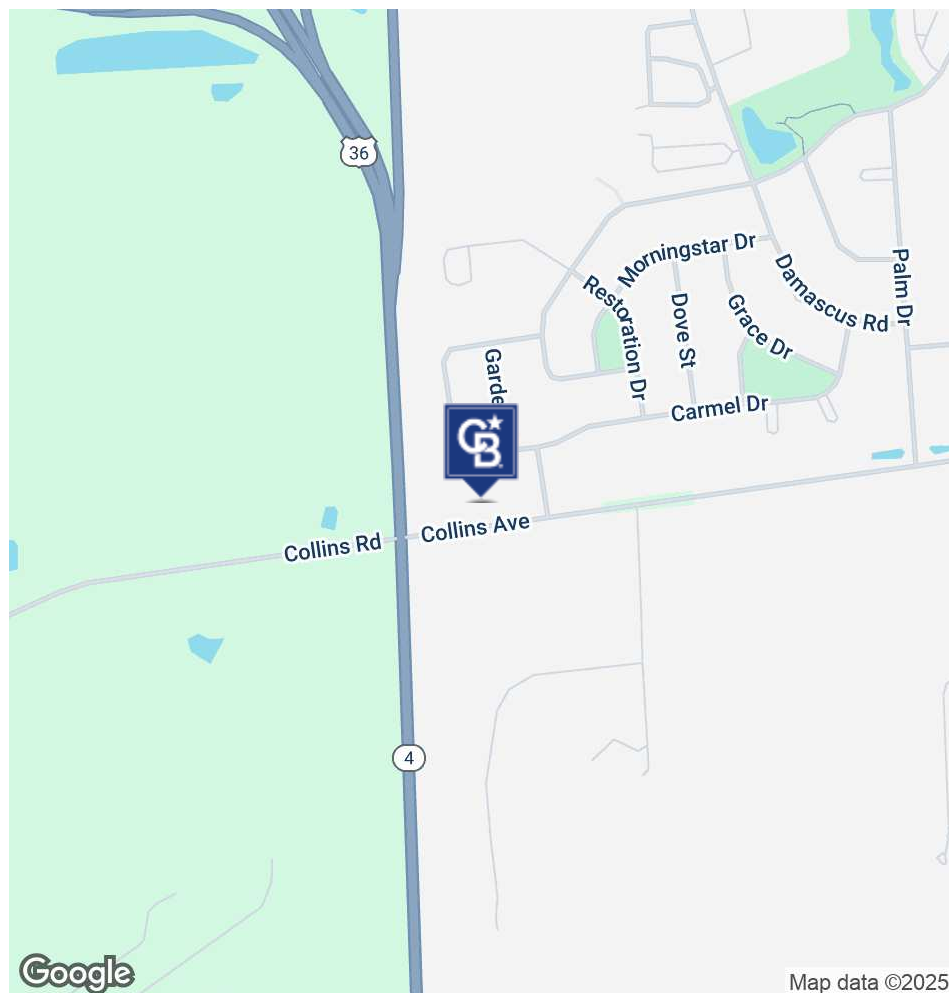


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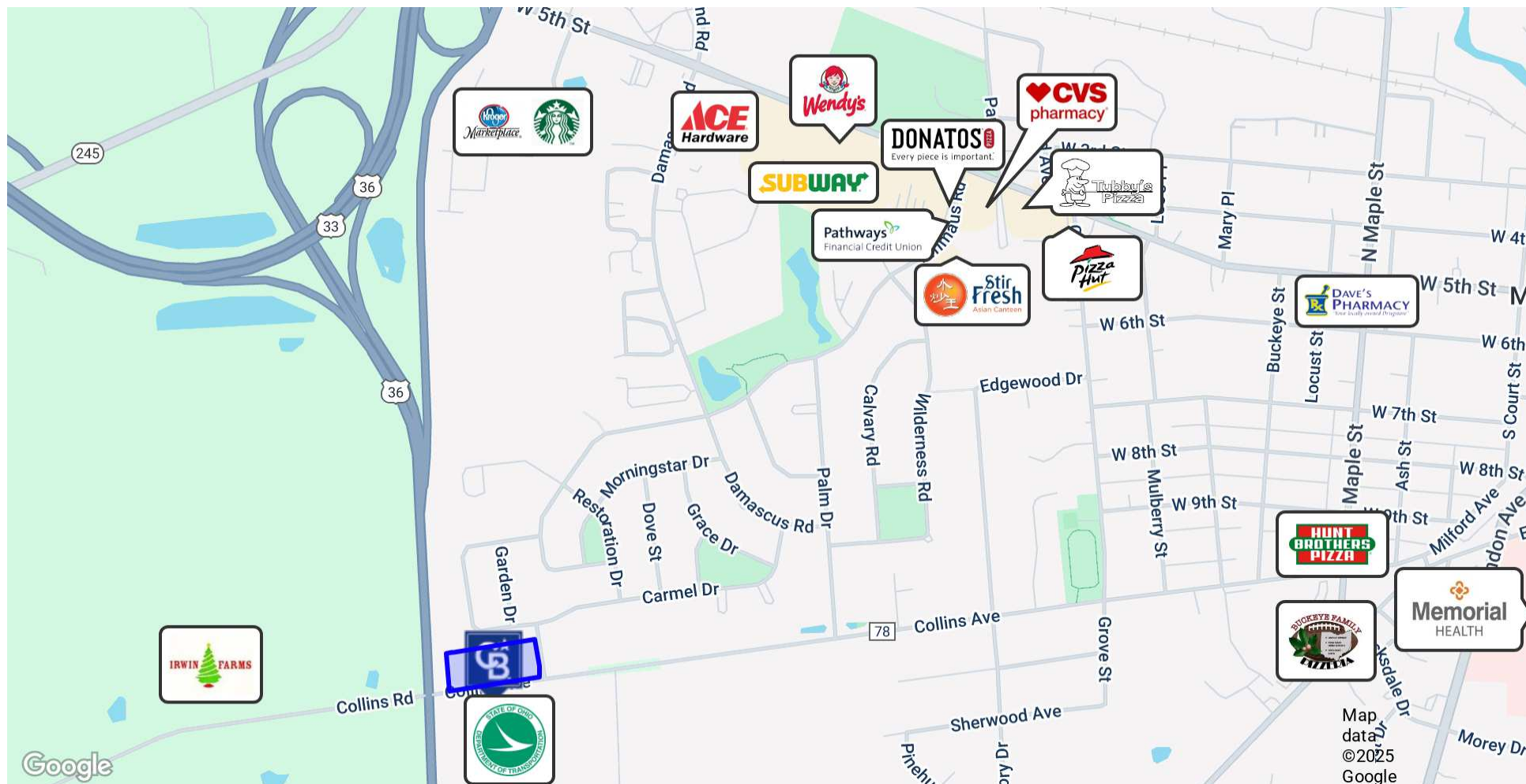


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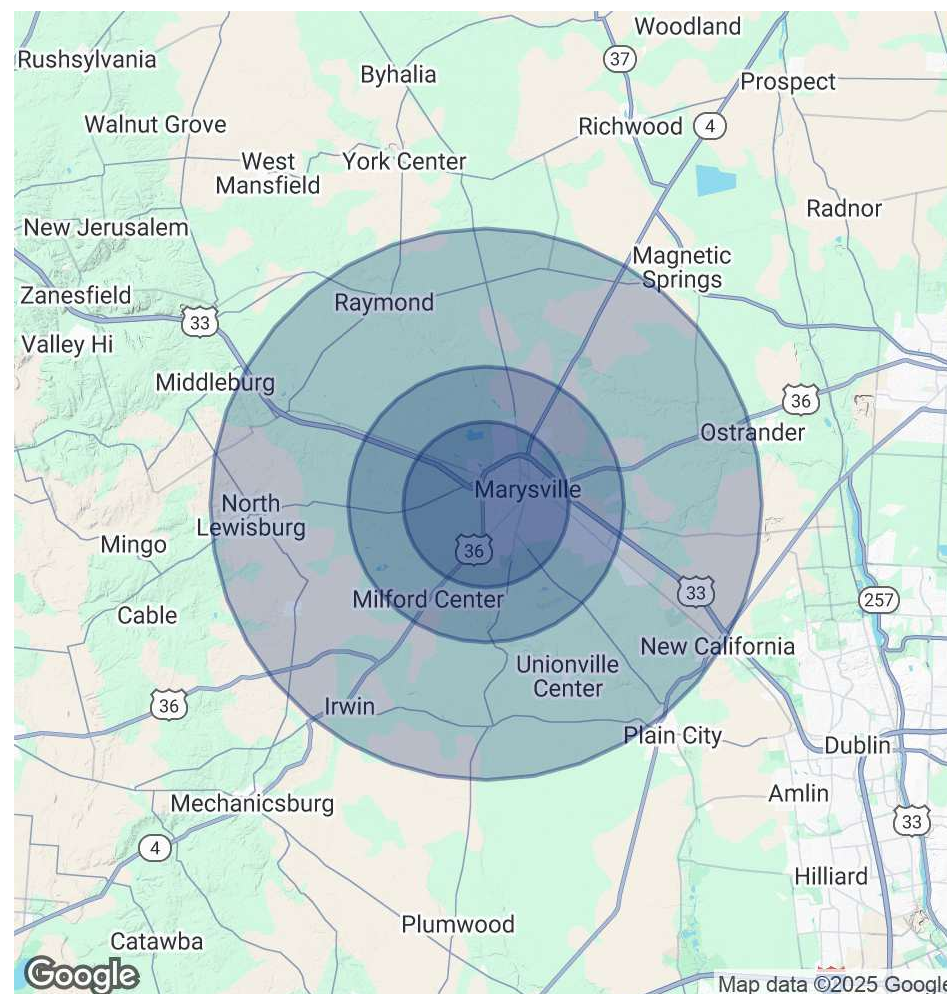
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,888	33,746	59,506
Average Age	38	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,983	11,915	21,399
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$135,444	\$133,158	\$137,232
Average House Value	\$300,663	\$301,525	\$336,887

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
Collins Ave between Beech Drive and Palm Dr	2-way	2021	4,456 AADT
US-36 south of US-33, west of Marysville	2-way	2021	11,316 AADT



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