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216.381.8200

BURR OAK DEVELOPMENT

Sidney, Ohio



NEW DEVELOPMENTS IN SIDNEY

- NEW SEMCORP BATTERY PLANT PROVIDING 1,200 JOBS — NOW OPEN
- NEW SHEETZ STORE & NEW MCDONALD'S RESTAURANT — NOW OPEN
- FOUR RESIDENTIAL PHASES LOCATED ALONG WEST RUSSELL ROAD — UNDER CONSTRUCTION
- PROJECT GALAXY, AN AMAZON DATA CENTER CAMPUS — UNDER CONSTRUCTION



GOODMAN
REAL ESTATE SERVICES
GROUP LLC

JUN 26

CHRISTIAN
ACADEMY

HIGHLIGHTS

- New 132 AC mixed-use development includes:
 - 33 AC of NEW retail outlets – zoned CC Corridor Commercial
 - 8.47 AC highway development with medical user - to be announced soon
 - Planned multi-tenant building 1,770 to 5,824 SF with drive-thru position available (March 2027 construction)
 - Join Sheetz and McDonald's (NOW OPEN)
- Located at the busy I-75 and St. Mary's Avenue interchange in Sidney, boasting nearly 50,000 vehicles per day
- Sidney is experiencing rapid economic development due to its access and position to I-75
- Site work and roads are complete and ready for new uses
- New \$3B Amazon Data Center Campus, known as Project Galaxy, will be located 3.5 miles south of the development
- **AVAILABLE:** Pad sites for sale, ground lease, or build to suit

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE
2031 Projection	25,855	40,056	89,175
2026 Estimate	26,067	40,359	90,377
INCOME	5 MILE	10 MILE	15 MILE
2026 Average	\$92,741	\$96,938	\$98,463
2026 Median	\$70,663	\$76,272	\$78,261
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE
2026 Employees	14,013	18,563	38,311

LEASING INFORMATION

www.goodmanrealestate.com
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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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ZACK SOGOLOFF
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KEY

	SOLD/LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
A	Proposed Restaurant/Bank	1.00 AC
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027
C	Proposed Restaurant/Auto	1.00 AC
D	McDonalds (Now Open)	1.25 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz (Now Open)	3.03 AC
G,H,I	Medical User - to be announced	8.47 AC
J1	Proposed Grocery/Retail	7.45 AC
J2	Negotiating	1.5 AC
K	Proposed Office	3.27 AC
L	Proposed Office	3.53 AC

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PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU

PROP. RIGHT-IN,
RIGHT-OUT TURN
LANE ONLY

ST. MARYS AVE

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT



PARCEL A – 1.00 AC

PARCEL B – 1.12 AC

PARCEL C – 1.00 AC

PARCEL D – 1.25 AC

AVAILABLE

AVAILABLE

B1

B2

B3



NOW OPEN

HOEWISHER RD

DEER OAK

KEY

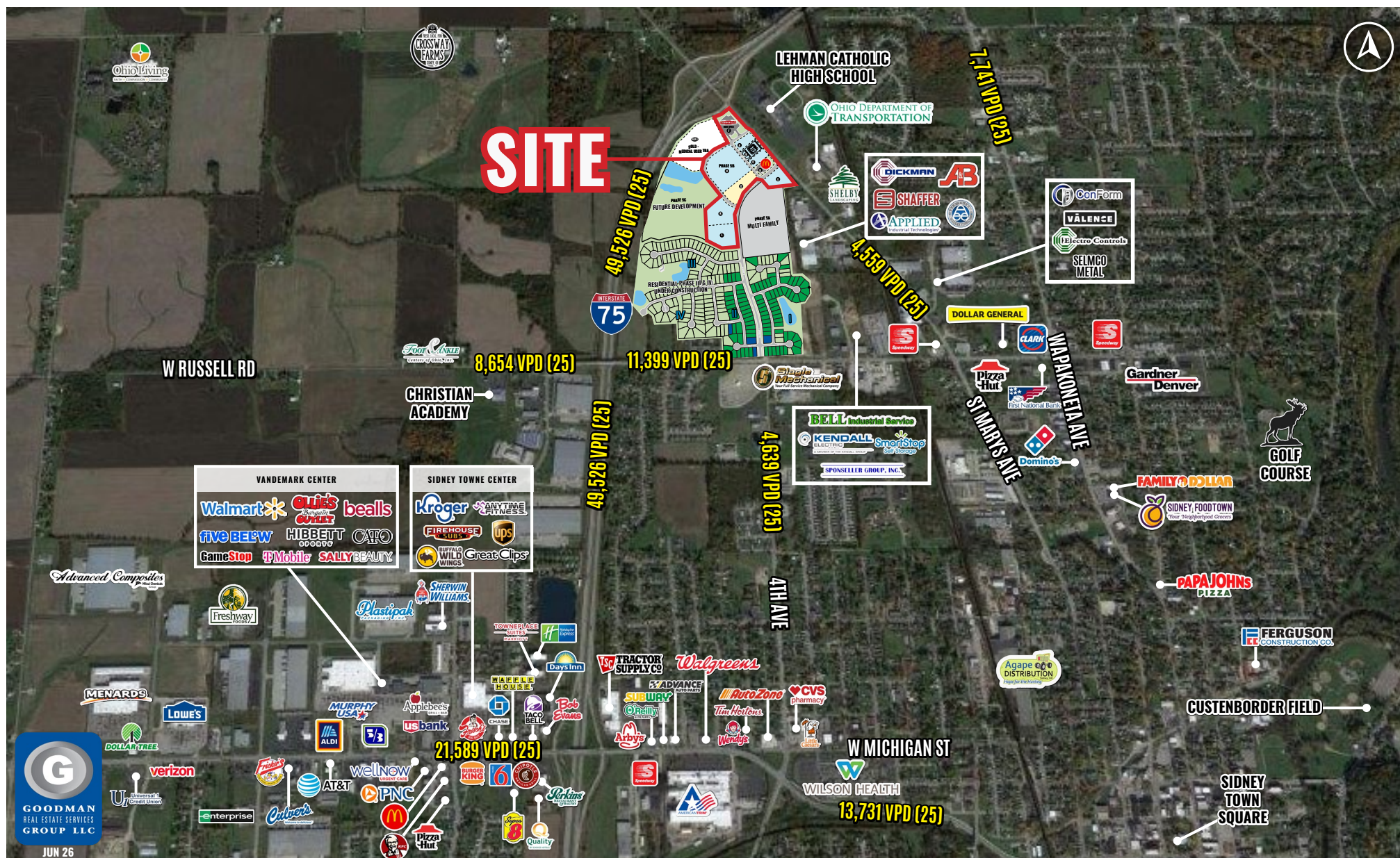
	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027



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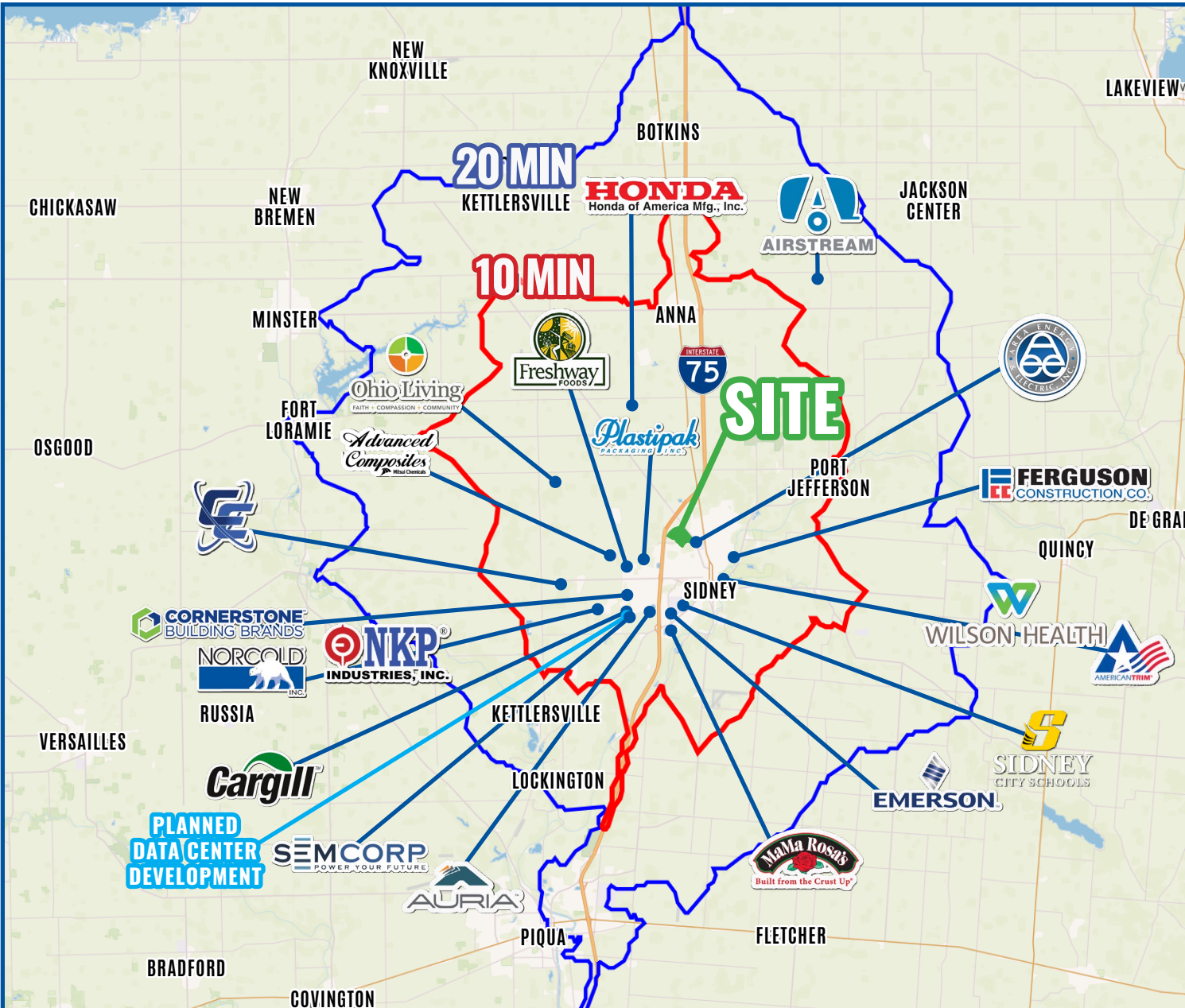
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MAJOR EMPLOYERS | EMPLOYEES

	Honda of American Mgt.	3,000
	Emerson	1,705
	Airstream	1,254
	Semcorp	1,200
	Wilson Health	812
	Plastipak	725
	Continental Express	608
	NK Parts Industries	586
	Freshway Foods	410
	American Trim	402
	Area Energy & Electric	342
	Advanced Composites	330
	Cornerstone Building	313
	Sidney City Schools	286
	Nordcold	280
	Ohio Living	275
	Ferguson Construction	271
	Mama Rosa's	265
	Auria	261
	Cargill	250





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