

REAL ESTATE & RETAIL BUSINESSES FOR SALE

UNION COUNTY, OHIO | ADDRESS NOT DISCLOSED



Image has been altered for confidentiality and illustration purposes only and is not a representation of the property's current condition.

MORE INFORMATION AVAILABLE WITH CONFIDENTIALITY AGREEMENT

This unique owner-operator or investment opportunity features approximately 9.94 acres along the Honda/US-33 corridor between Marysville and Honda's Marysville campus, together with combined restaurant and beverage drive-thru business operations that have shared the site since 2019. The property includes an existing D-5 and D-6 liquor permit package and a fully built-out food-and-beverage operation, with a kitchen and pub complemented by a drive-thru that captures traffic and volume tied to Honda employee shifts. Combined operations have generated approximately \$2.2–\$2.5 million in annual sales, with peak activity occurring from late morning through mid-afternoon and again from 5:00–8:00 p.m. The full 9.94-acre site will convey with vacant outbuildings, providing flexibility for storage, office use, an additional concept, or future third-party leasing. The seller's other business operation is excluded from the sale and will vacate or lease-back at closing. Zoned B-2 (Retail Store District) and served by private well and septic, the property presents an opportunity for an owner-operator, growing restaurant group, or land-and-hold investor. Detailed financial information is available upon execution of a confidentiality agreement.

PROPERTY SNAPSHOT

Included	Excluded
• Fee interest in ±9.94 acres • Restaurant / drive-thru building, patio, outdoor bar, parking • Both outbuildings • Both retail operations as going concerns • Seller-owned FF&E	• Seller’s other business operation (will vacate or leaseback) • Other company personal property & inventory • Vendor-owned coolers / ice equipment • Toilet trailer, delivery van, ram statue, karaoke (priced separately) • Inventory is extra at closing, at cost

Category	2023	2024	2025
Revenue	\$2,470,264	\$2,445,073	\$2,372,353
Other Income	\$46,430	\$67,999	\$69,890

Detailed P&Ls, add-backs, and a buyer pro forma are in a separate confidential financial package.



Union County, Ohio, is a rapidly growing area northwest of Columbus, offering a blend of expanding residential communities, established employment centers, and rural character. Anchored by Marysville and supported by major employers such as Honda, the county benefits from strong regional connectivity, continued economic investment, and convenient access to the greater Columbus market.

Zoning:
B-2 Retail Store District

District is to provide land for retail businesses such as, retail hardware, bowling alley, grocery, skating rink, drugstore, movie theatre, barber shop, beauty salon, home furnishing store, carry-out, drive-thru, eating establishments.



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