

LEASE

MCCULLOCH

124-132 Emmaus Rd Marysville, OH 43040

LOCATION DESCRIPTION

New mixed-used development in a vibrant suburban area, perfectly situated near residential neighborhoods, schools, and parks. This prime location offers excellent opportunities for businesses looking to establish a presence in a bustling community. Located near residential neighborhoods, residents will enjoy the convenience of having a variety of businesses right at their doorstep.

PROPERTY HIGHLIGHTS

- Available retail spaces providing a range of options to suit various business needs.
- Potential uses: Financial, Insurance, Salon, Nails, and Deli
- Exciting opportunity for businesses to establish themselves in a thriving suburban area with a supportive community.
- High-end apartments above retail units.
- Units will include private entrances, bathrooms, and base level HVAC and Electric.
- Concrete flooring



OFFERING SUMMARY

Lease Rate:	\$32.00 - 38.00 SF/yr (NNN)
Available SF:	1,091 - 1,560 SF
Lot Size:	1.33 Acres
Building Size:	6,553 SF

PROPERTY WEBSITE

bit.ly/McCulloch-EmmausRd

Anthony Maronitis, CCIM, MS

(614) 352-8669

amaronitis@cbc-aspire.com

Chris Howard

(614) 264-6801

choward@cbc-aspire.com

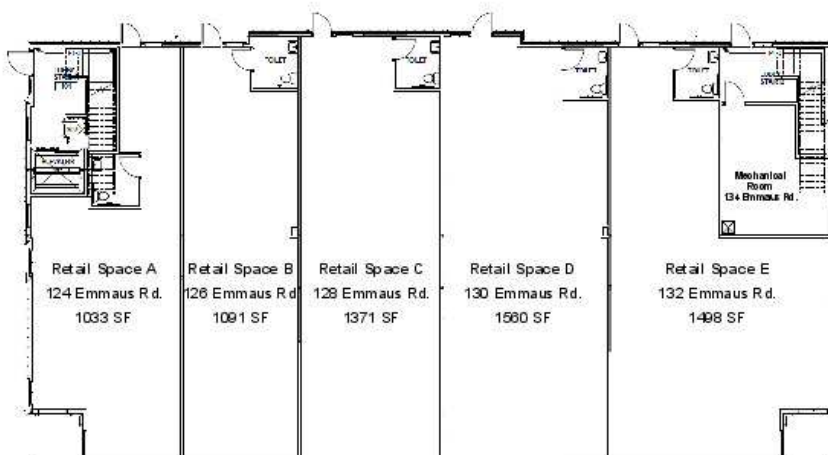
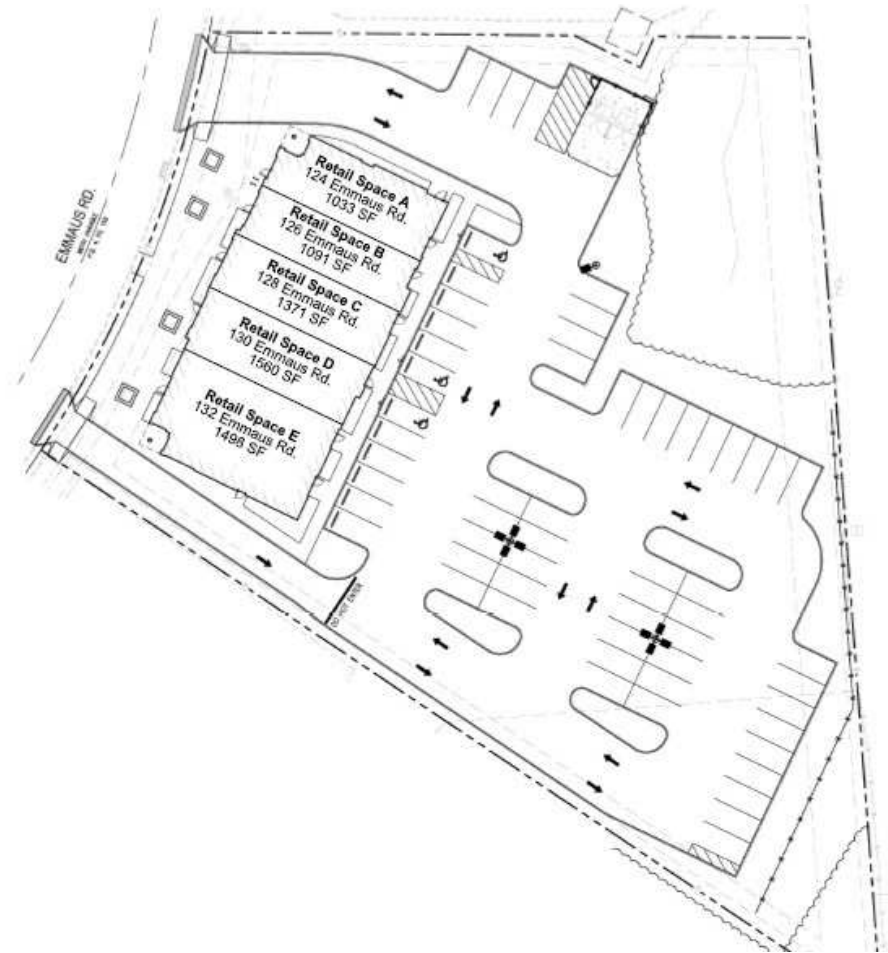


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
124 Emmaus Rd, Ste A	M. L. Ranney Law, LLC	1,033 SF	NNN	-
126 Emmaus Rd, Ste B	Available	1,091 SF	NNN	\$32.00 - 38.00 SF/yr
128 Emmaus Rd, Ste C	Martinizing Cleaners	1,371 SF	NNN	-
130 Emmaus Rd, Ste D	Available	1,560 SF	NNN	\$32.00 - 38.00 SF/yr
132 Emmaus Rd, Ste E	Winans Coffee & Chocolate	1,498 SF	NNN	-

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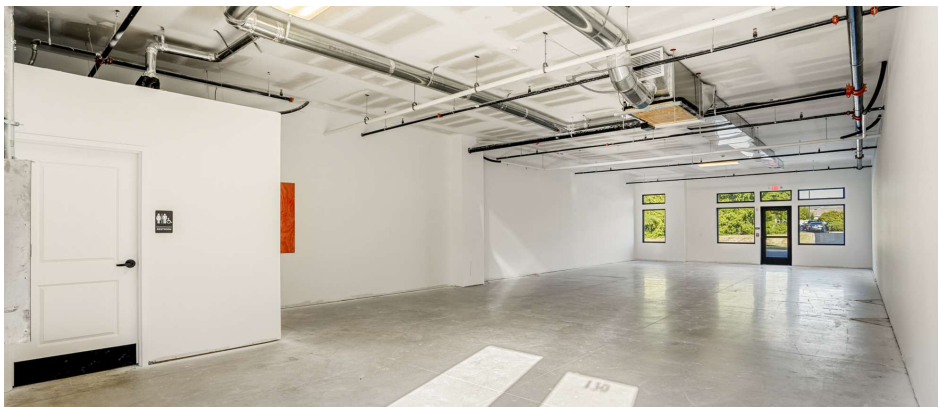
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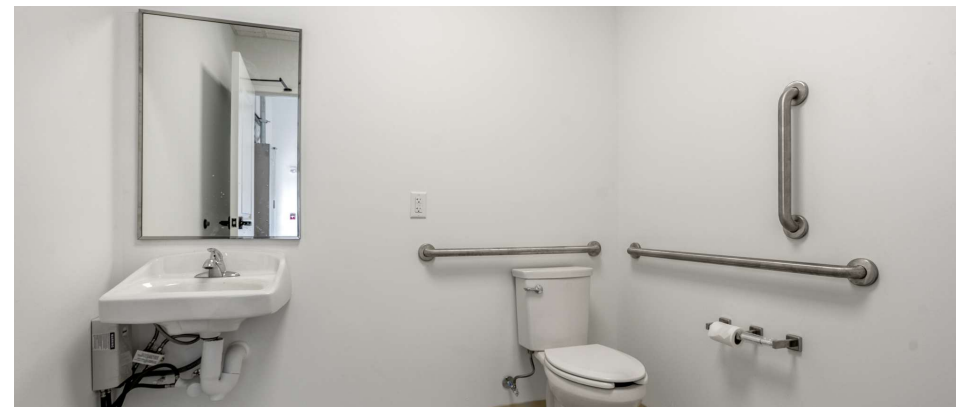
Suite 130



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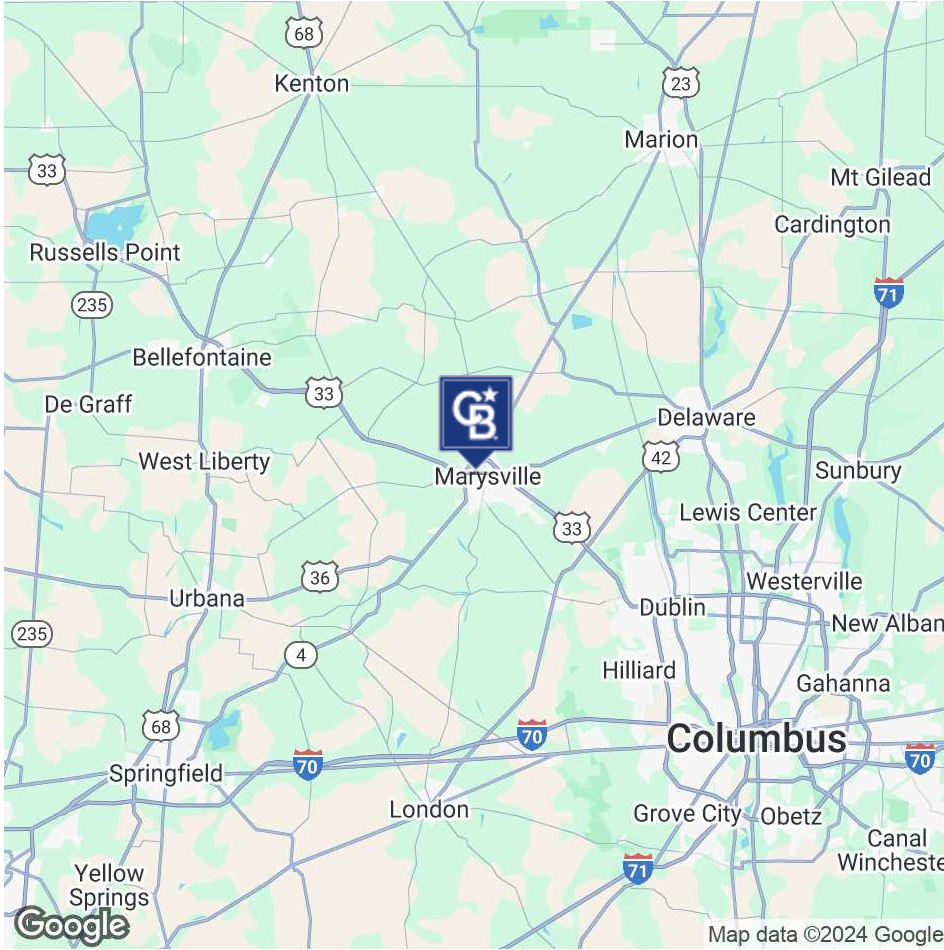


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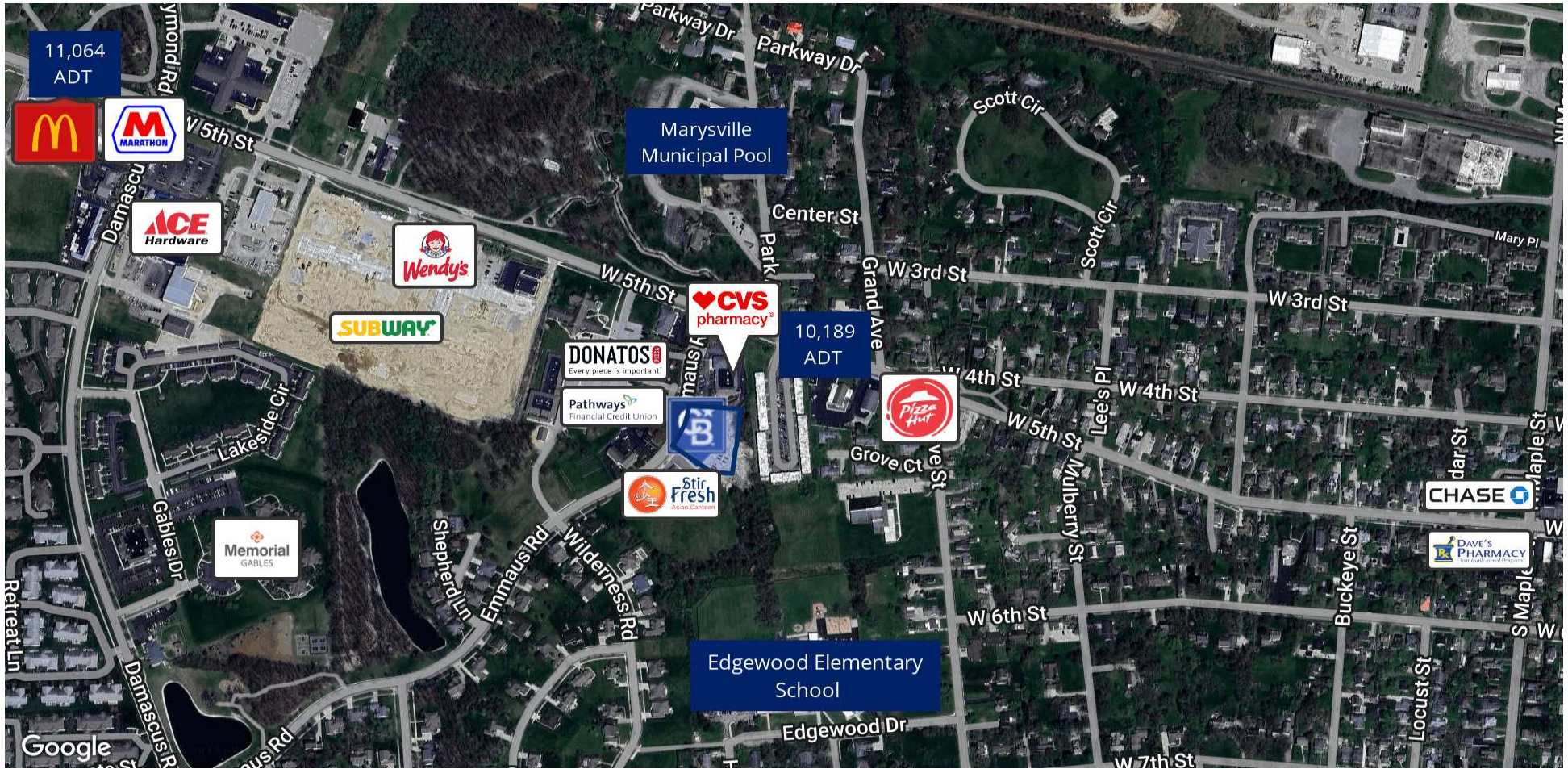


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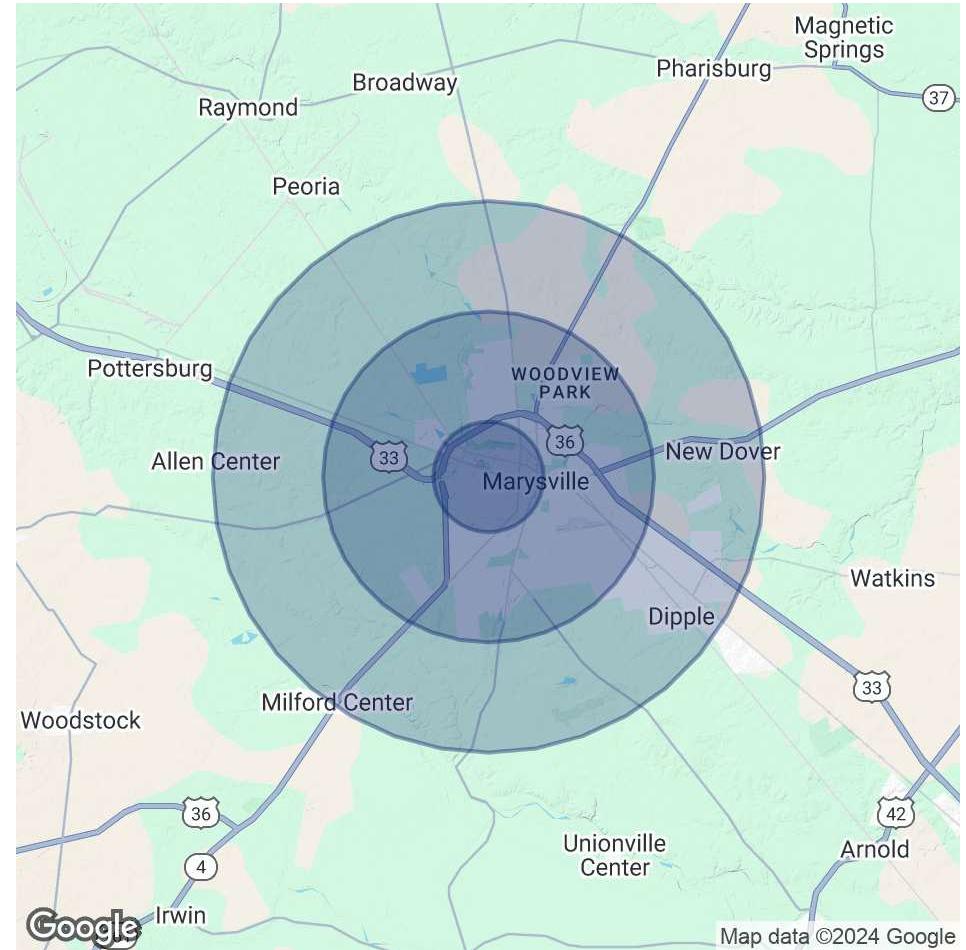
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,909	21,058	29,755
Average Age	37.6	38.1	37.6
Average Age (Male)	32.8	32.5	33.4
Average Age (Female)	37.1	38.7	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,585	7,776	11,191
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$81,069	\$87,636	\$91,108
Average House Value	\$177,169	\$197,248	\$205,611

2020 American Community Survey (ACS)

TRAFFIC COUNT	DIRECTION	YEAR	COUNT
W 5TH ST	2-WAY	2022	10,189
W 5TH ST 5TH ST E OF US33-36, IN MARYSVILLE	2-WAY	2022	11,064
RAYMOND RD	2-WAY	2022	3,269



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