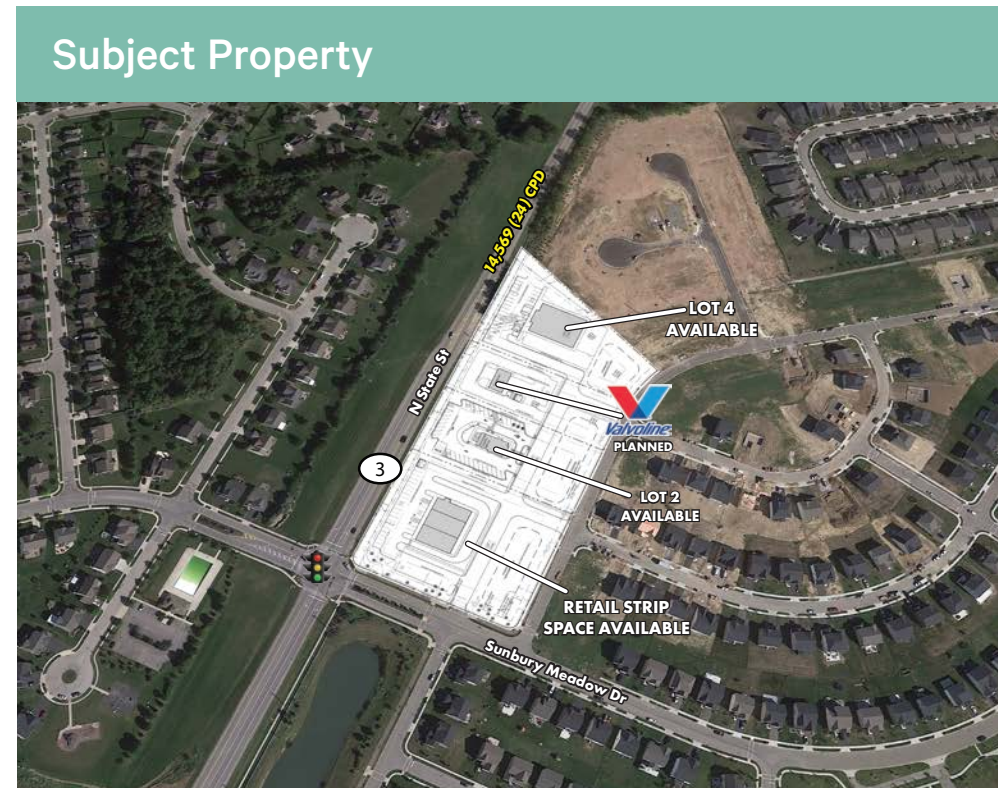


Sunbury Meadows

NEC of N State St/SR-3 and Sunbury Meadows Dr, Sunbury, OH 43074

- + New development located in Sunbury, OH. Sunbury is a New-England inspired suburb located 25 miles northeast of Columbus and is now considered a city after crossing the 5,000 population threshold.
- + Sunbury is home to 7,500 and is the 2nd fastest growing community in Ohio for 2020 with a growth rate of 26.7% based on ACS data (American Community Survey).
- + The Sunbury market is primarily served by State Route 3 (north/south artery) and State Route 37 (east/west artery connecting to I-71 four miles to the west).
- + The proposed site is located on the south side of the Sunbury commercial funnel at the intersection of SR 3 and Sunbury Meadows Drive. The site is located at the hard corner of the signalized intersection.
- + The 6.7-acre parcel currently is divisible and ideal for amenities-based retail such convenience retail, casual, fast food, and quick service restaurants.
- + Planned multi-tenant building on lot 1, space available
- + Lots 2 & 4 are available



Contact Us

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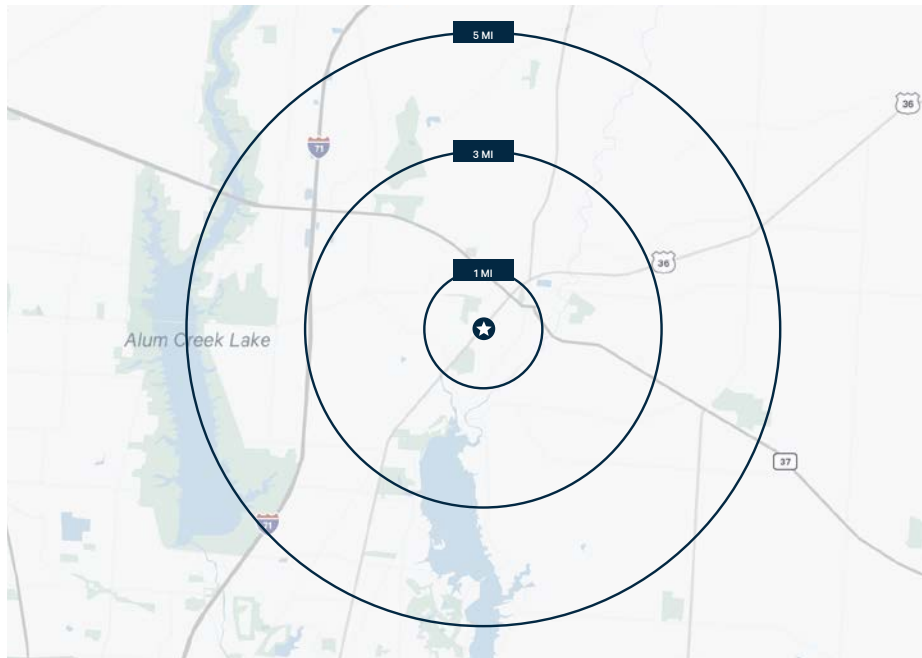
sage.herzberg@cbre.com

Sunbury Meadows

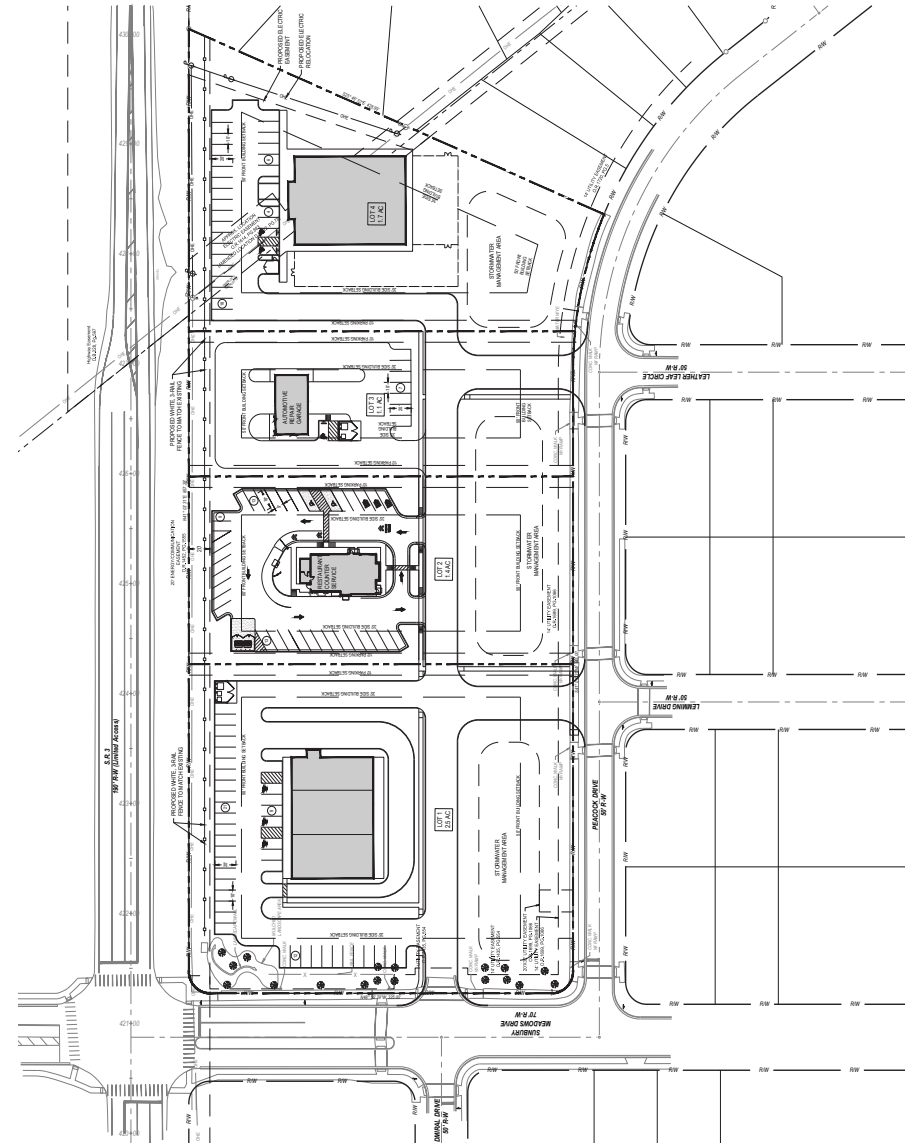
NEC N State St/SR-3 and Sunbury Meadows Dr | Sunbury, OH 43074

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	5,613	13,437	31,339
MEDIAN HH INCOME	\$107,289	\$112,206	\$137,303
MEDIAN AGE	35.3	37.9	40.3
COLLEGE EDUCATED	66.3%	63.6%	60.2%
DAYTIME POPULATION	5,213	12,522	24,957

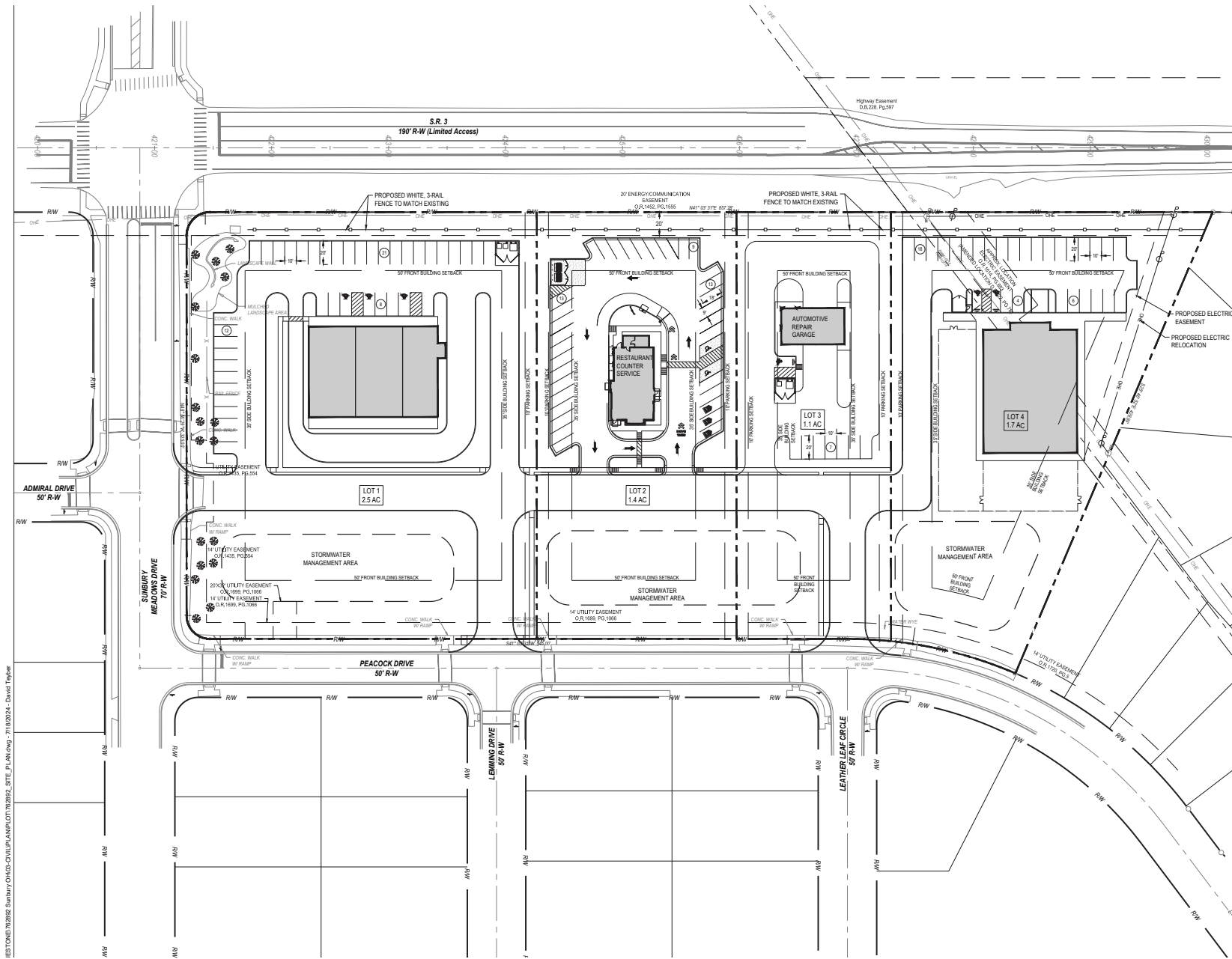


Site Plan



Sunbury Meadows

NEC N State St/SR-3 and Sunbury Meadows Dr | Sunbury, OH 43074



ESTON/17/2582 Sunbury Meadows CIVIL/PLANS/LOT 1-4 SITE PLAN.dwg - 7/18/2024 - David Taylor

