

NEW-BUILD SPACE

FLEX FOR LEASE

0 WEAVER ROAD, MARYSVILLE, OHIO 43040



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

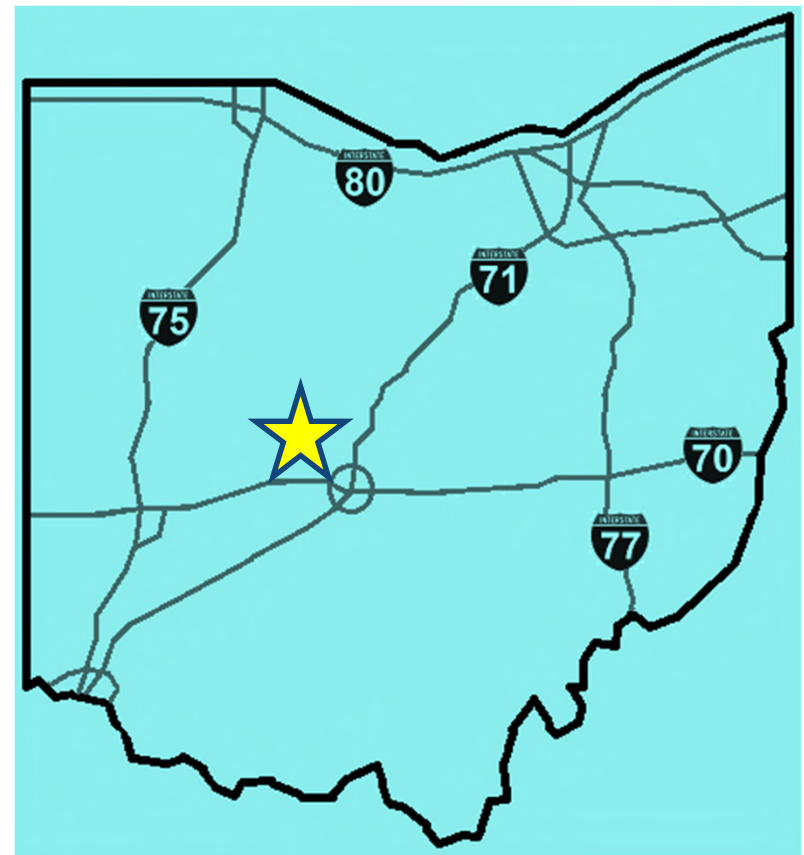
PROPERTY HIGHLIGHTS

NEW - BUILD SPACE

FLEX FOR LEASE

0 WEAVER ROAD, MARYSVILLE, OHIO 43040

- Up to 200,000 SF of new flex space available
- Minutes to Union County Airport and U.S. Route 33
- Join Scotts/Miracle-Grow, Honda, and the 33 Innovation Park in Marysville
- Available for ground lease or build-to-suit
- Located in an Opportunity Zone



REFERENCE AERIAL

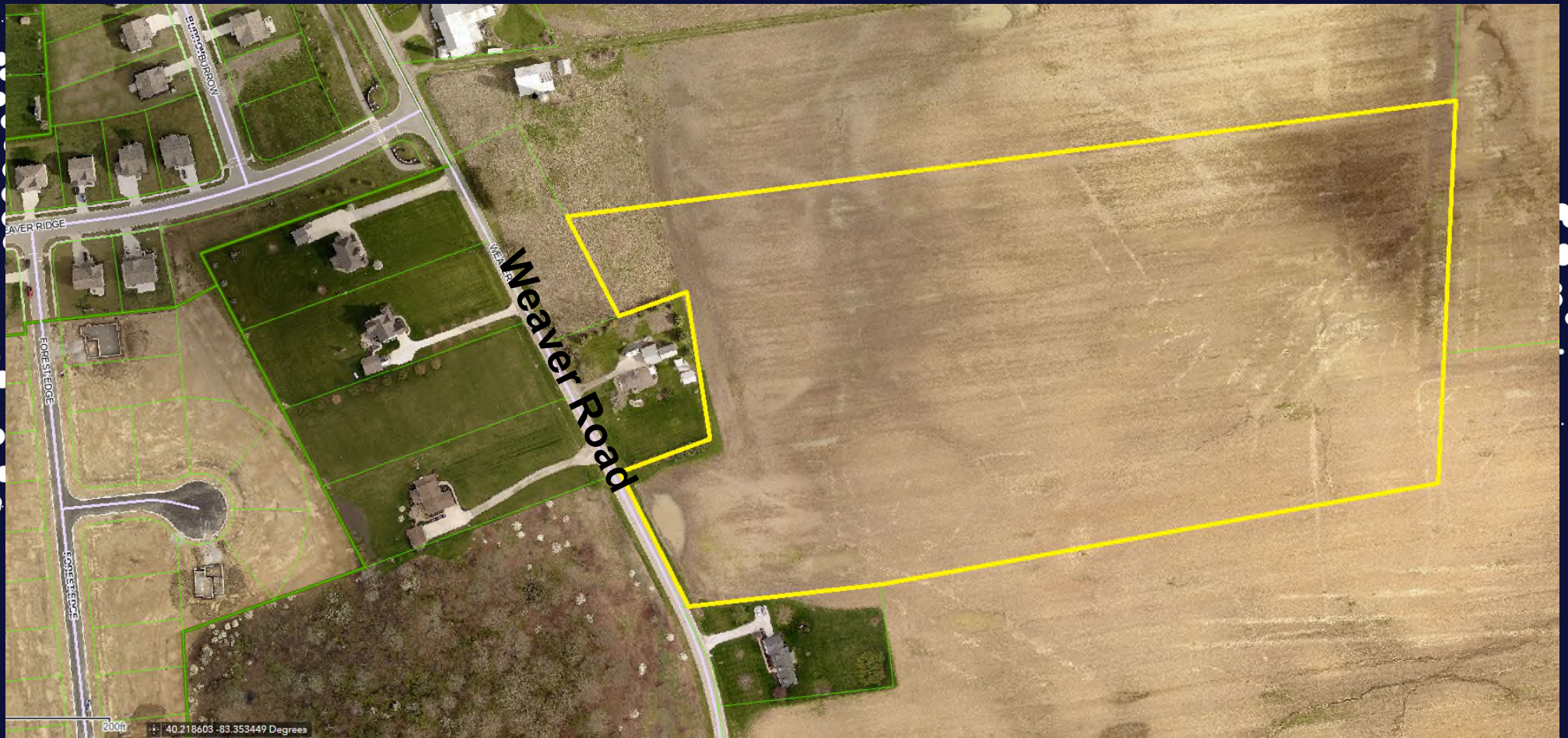


Marysville

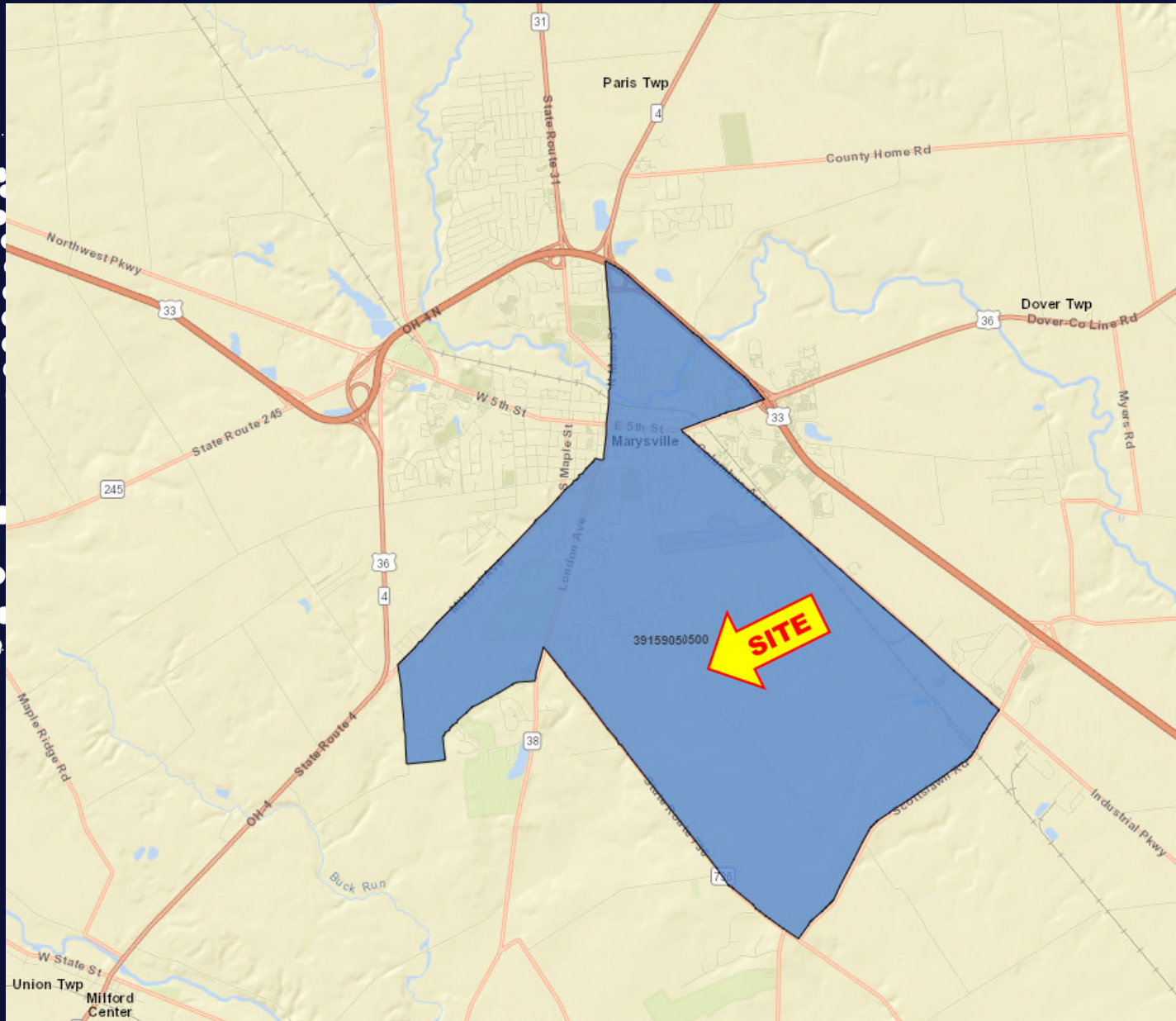
Union County Airport

SITE

CLOSE AERIAL

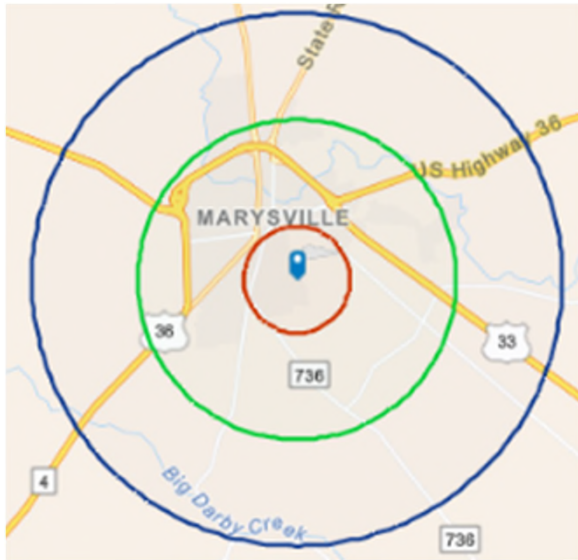


OPPORTUNITY ZONE INFORMATION



Located in an Opportunity Zone, this land offers potential investors opportunity zone tax benefit options. Currently farmed with CAUV taxes. Frontage on Weaver Road. Water and electric at the site. Zoned M-1 allowing for light manufacturing.

1-MILE RADIUS DEMOS



KEY FACTS

3,413
Population

2.4
Average
Household Size

40.3
Median Age

\$84,425
Median Household Income

BUSINESS

121

Total Businesses

2,299

Total Employees

EDUCATION

5%

No High School
Diploma

46%

High School
Graduate

25%

Some
College

25%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,470

Per Capita
Income



\$84,425

Median
Household
Income



\$104,495

Average
Household
Income

EMPLOYMENT



62.0
White
Collar %



25.0
Blue
Collar %

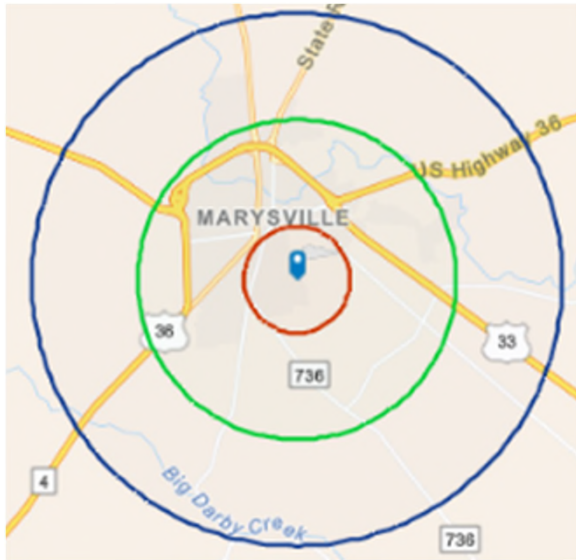


12.9
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

23,614
Population

2.4
Average
Household Size

36.7
Median Age

\$80,941
Median Household Income

BUSINESS



Total Businesses

825



Total Employees

11,633

EDUCATION



7%

No High School
Diploma



37%

High School
Graduate



27%

Some
College



29%

Bachelor's/Grad/Prof
Degree

INCOME



\$39,248

Per Capita
Income



\$80,941

Median
Household
Income



\$106,537

Average
Household
Income

EMPLOYMENT



63.5

White
Collar %



26.8

Blue
Collar %



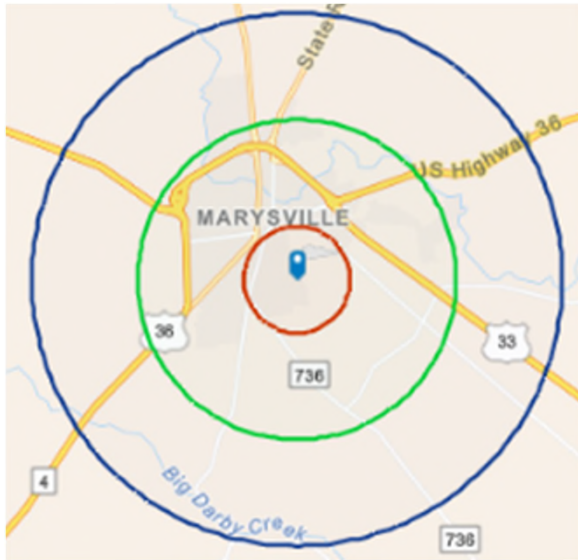
9.7

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

32,769
Population

2.6
Average
Household Size

36.4
Median Age

\$89,918
Median Household Income

BUSINESS

960

Total Businesses

13,167

Total Employees

EDUCATION

6%

No High School
Diploma

35%

High School
Graduate

28%

Some
College

32%

Bachelor's/Grad/Prof
Degree

INCOME



\$41,667
Per Capita
Income



\$89,918
Median
Household
Income



\$116,666
Average
Household
Income

EMPLOYMENT

66.0
White
Collar %

23.9
Blue
Collar %

10.1
Services
%

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