

# COBBLESTONE STATION

## NEW RETAIL FOR LEASE

0 COBBLESTONE WAY, MARYSVILLE, OHIO 43040



*Conceptual rendering*

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# PROPERTY HIGHLIGHTS

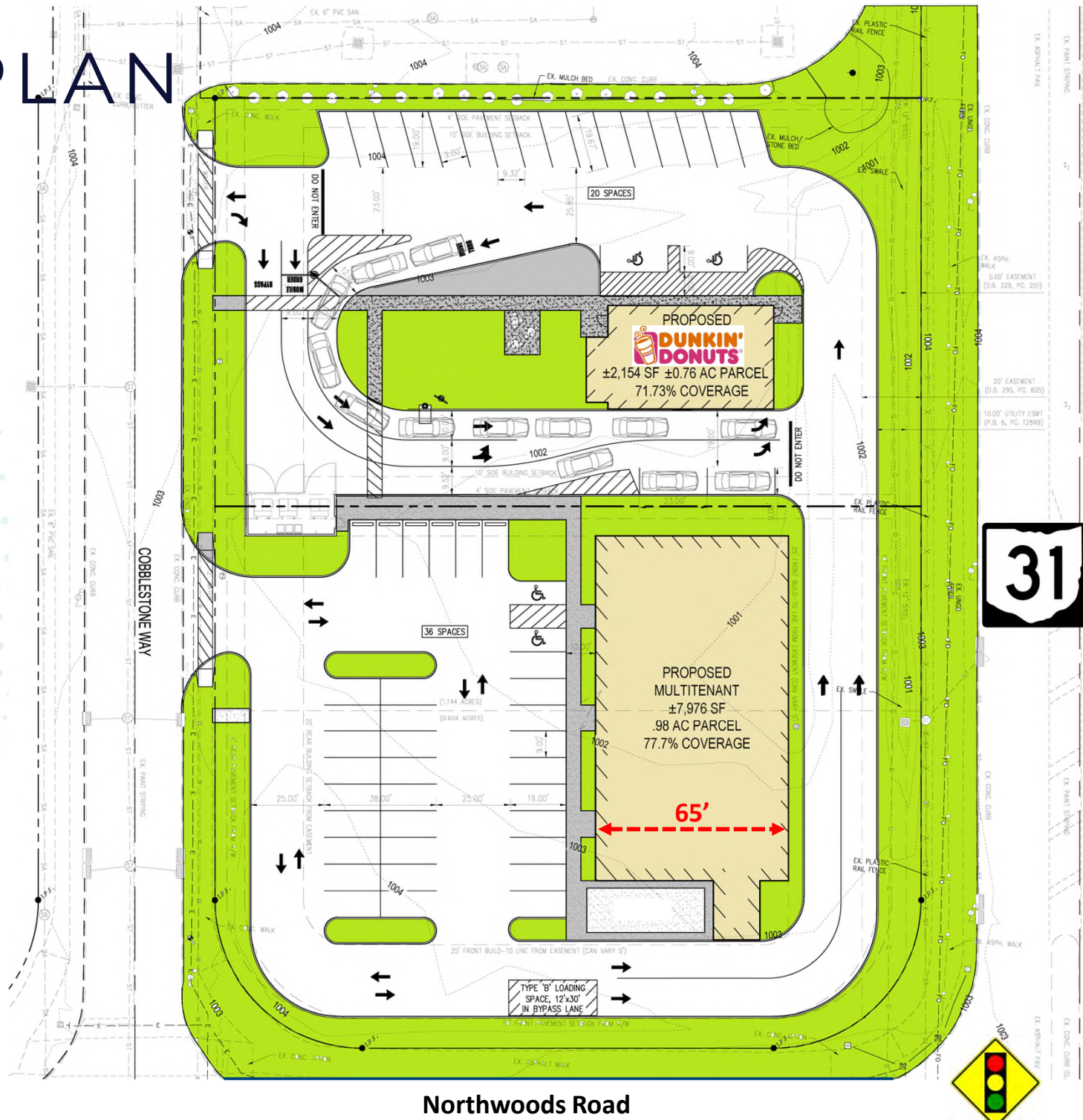
## COBBLESTONE STATION

RETAIL FOR LEASE  
0 COBBLESTONE WAY, MARYSVILLE, OHIO 43040

- +/- 7,976 SF new-build retail center divisible to 1,500 SF
- 16,225 vehicles per day on State Route 31
- End-cap drive through potential
- Located just north of U.S. 33 (44,597 VPD)
- Marysville growth rate 2010-2020: +15.75%
- Access to multiple signalized intersections



# SITE PLAN



# CLOSE AERIAL



# MEDIUM AERIAL



Approved for  
**240 New  
Apartment  
Units**



# HIGH AERIAL: Mill Valley Subdivision

## Mill Valley Subdivision

**Population** 6,387  
(2020)

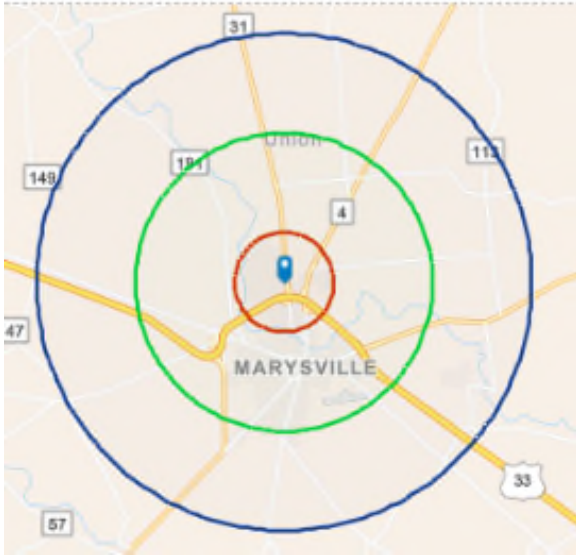
**Households** 1,996  
(2020)

**Average Household Income** \$123,661  
(2022 estimate)

**Home Ownership Percentage** 92.8%  
(2022 estimate)



# 1-MILE RADIUS DEMOS



## KEY FACTS

**9,094**  
Population

**3.1**  
Average  
Household Size

**31.6**  
Median Age

**\$110,356**  
Median Household Income

## BUSINESS

**101**

Total Businesses

**1,060**

Total Employees

## EDUCATION

**2%**

No High School  
Diploma

**28%**

High School  
Graduate

**29%**

Some  
College

**41%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$44,500**

Per Capita  
Income



**\$110,356**

Median  
Household  
Income



**\$137,207**

Average  
Household  
Income

## EMPLOYMENT



**71.1**  
White  
Collar %



**18.2**  
Blue  
Collar %

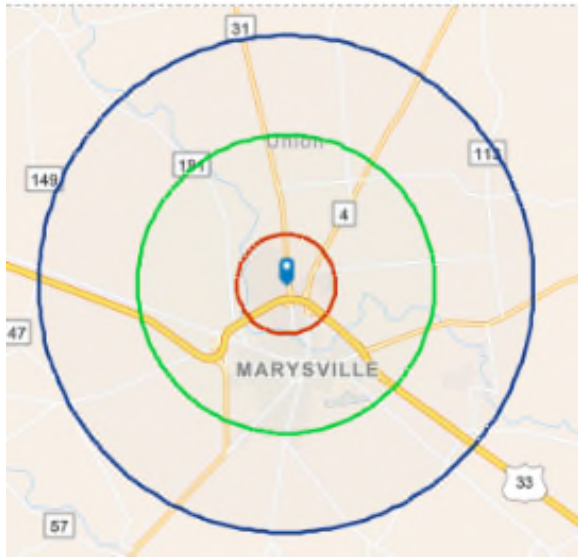


**10.7**  
Services  
%

**equity** | brokerage

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 The submission may be modified or withdrawn at any time by the property owner.

# 3-MILE RADIUS DEMOS



## KEY FACTS

**25,116**  
Population

**2.6**  
Average  
Household Size

**35.1**  
Median Age

**\$89,877**  
Median Household Income

## BUSINESS

**801**

Total Businesses

**10,734**

Total Employees

## EDUCATION

**6%**

No High School  
Diploma

**34%**

High School  
Graduate

**28%**

Some  
College

**32%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,175**  
Per Capita  
Income



**\$89,877**  
Median  
Household  
Income



**\$114,162**  
Average  
Household  
Income

## EMPLOYMENT

**66.1**  
White  
Collar %

**24.1**  
Blue  
Collar %

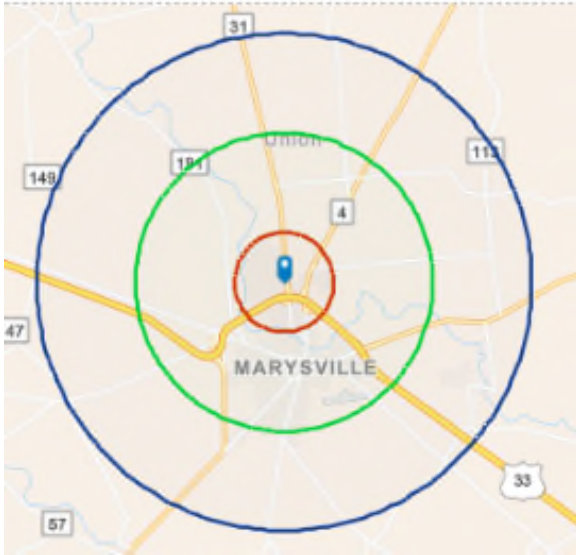
**9.8**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**32,818**  
Population

**2.6**  
Average  
Household Size

**36.3**  
Median Age

**\$88,800**  
Median Household Income

## BUSINESS

**961**

Total Businesses

**12,898**

Total Employees

## EDUCATION

**6%**

No High School  
Diploma

**36%**

High School  
Graduate

**27%**

Some  
College

**31%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$40,696**

Per Capita  
Income



**\$88,800**

Median  
Household  
Income



**\$113,784**

Average  
Household  
Income

## EMPLOYMENT



**65.0**

White  
Collar %



**24.8**

Blue  
Collar %



**10.2**

Services  
%

**equity** | brokerage

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