



SUNBURY, OH 43074  
NW OF SR 37 & SR 36



TREASURE AND ASSOCIATES

**TIM TREASURE**  
Principal  
614.403.8162  
tim.treasure@sperrycga.com  
OH #2009002222

**TREASURE AND ASSOCIATES**  
1123 GOODALE BLVD., SUITE 500  
COLUMBUS, OHIO 43212  
WWW.SPERRYCGA.COM



# CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

**NW OF SR 37 & SR 36**

**SUNBURY, OH 43074**

**SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM**

**CONFIDENTIALITY & AGREEMENT // 2**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each SperryCGA office independently owned and operated

# TABLE OF CONTENTS

## PROPERTY INFORMATION

Executive Summary .....	5
Property Description .....	6
Complete Highlights .....	7

## LOCATION INFORMATION

Regional Map .....	9
Location Map .....	10
Aerial Map .....	11
Additional Photos .....	12
Parcel Exhibit .....	13
Lot_D_Concept_3-30-20_(1).pdf .....	14

## Zoning Information

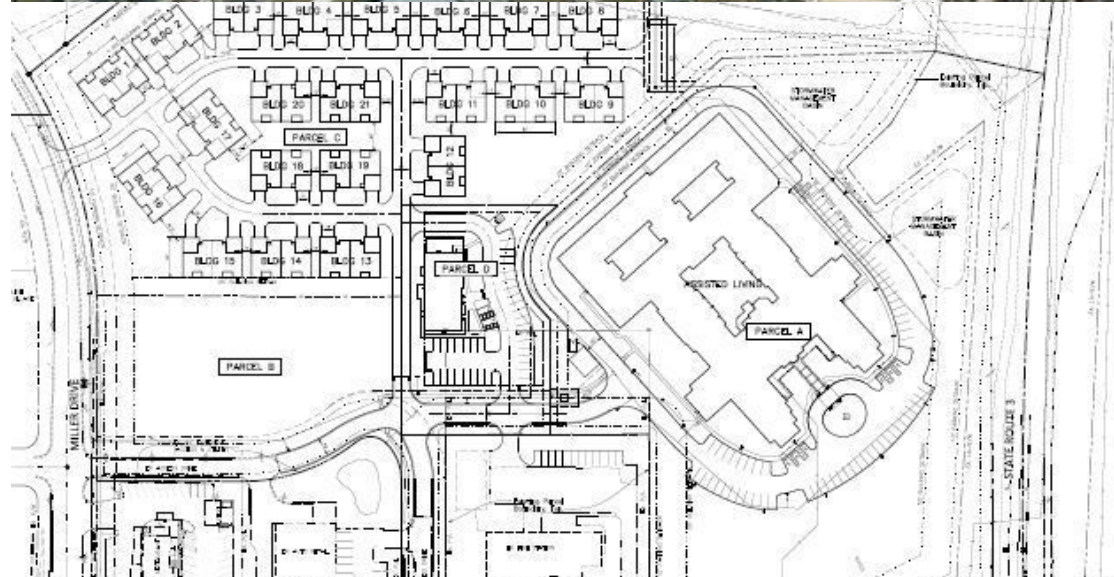
NW of SR 37 & SR 36 ZONING INSERT.pdf (1) .....	16
NW of SR 37 & SR 36 ZONING INSERT.pdf (2) .....	17
NW of SR 37 & SR 36 ZONING INSERT.pdf (3) .....	18
NW of SR 37 & SR 36 ZONING INSERT.pdf (4) .....	19
NW of SR 37 & SR 36 ZONING INSERT.pdf (5) .....	20
NW of SR 37 & SR 36 ZONING INSERT.pdf (6) .....	21
NW of SR 37 & SR 36 ZONING INSERT.pdf (7) .....	22
NW of SR 37 & SR 36 ZONING INSERT.pdf (8) .....	23

## DEMOGRAPHICS

Demographics Map & Report .....	25
---------------------------------	----

## ADVISOR BIOS

Advisor Bio & Contact - Tim Treasure .....	27
--	----



**NW OF SR 37 & SR 36**

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

**SUNBURY, OH 43074**

**TABLE OF CONTENTS // 3**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

\*Each SperryCGA office independently owned and operated

# PROPERTY INFORMATION



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

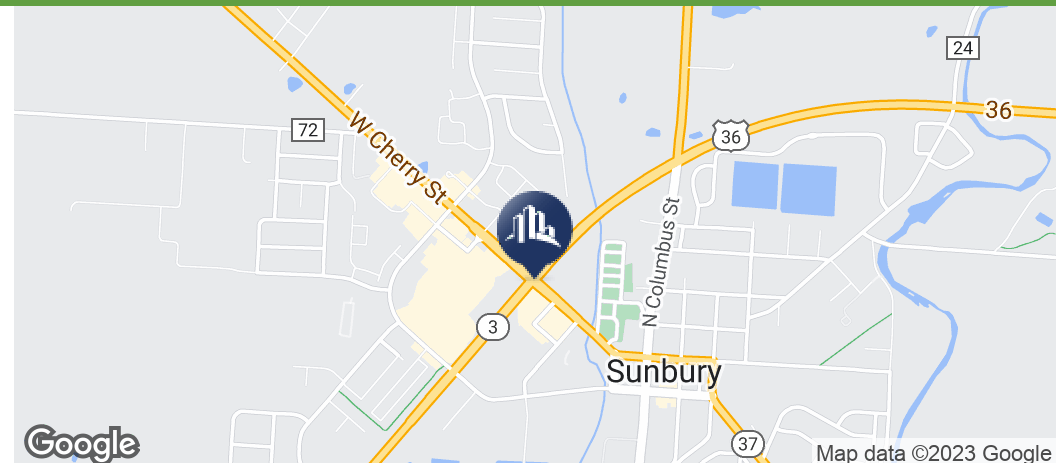
PROPERTY INFORMATION // 4



\*Each SperryCGA office independently owned and operated

# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$540,000

Available SF:

Lot Size: 1.35 Acres

Zoning: PCD

Price / SF: \$9.18

### PROPERTY OVERVIEW

1.35 +/- Acres zoned PCD. Asking \$400,000 per acre.

### PROPERTY HIGHLIGHTS

- 1.35 acre parcel for sale for \$540,000 - \$400,000 per acre.
- Zoned PCD
- All utilities
- Approximately 30,000 cars per day
- Ideal for mixed-use development

NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

EXECUTIVE SUMMARY // 5



\*Each SperryCGA office independently owned and operated

# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY OVERVIEW

1.35 +/- Acres zoned PCD. Asking \$400,000 per acre.

### LOCATION OVERVIEW

1.35 +/- Acres zoned PCD. Asking \$400,000 per acre.

**NW OF SR 37 & SR 36**

**SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SUNBURY, OH 43074**

**PROPERTY DESCRIPTION // 6**



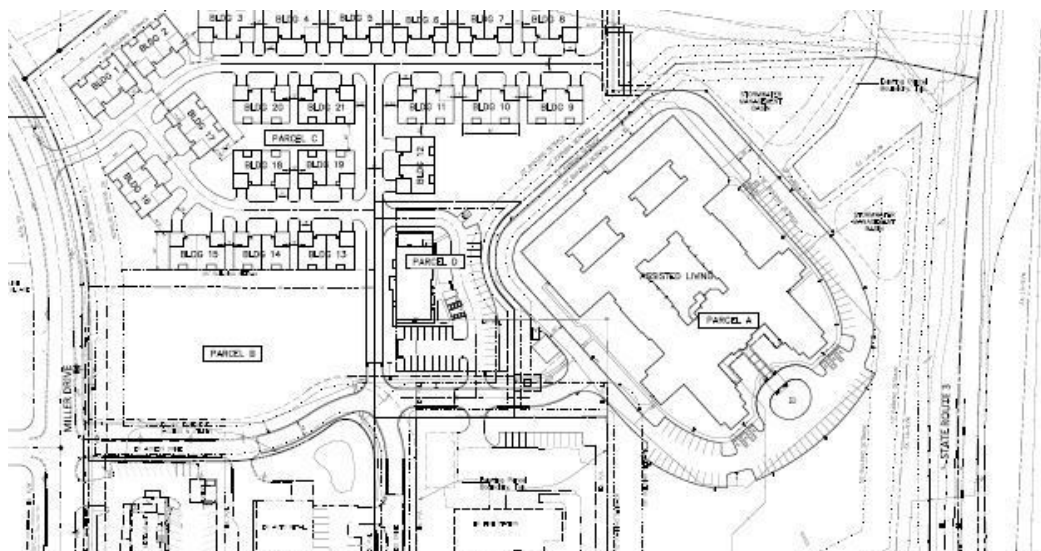
\*Each SperryCGA office independently owned and operated

# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- 1.35 acre parcel for sale for \$540,000 - \$400,000 per acre.
- Zoned PCD
- All utilities
- Approximately 30,000 cars per day
- Ideal for mixed-use development



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

COMPLETE HIGHLIGHTS // 7



\*Each SperryCGA office independently owned and operated

# LOCATION INFORMATION



**NW OF SR 37 & SR 36**

**SUNBURY, OH 43074**

**SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM**

**LOCATION INFORMATION // 8**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



\*Each SperryCGA office independently owned and operated



# LOCATION INFORMATION

## REGIONAL MAP



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

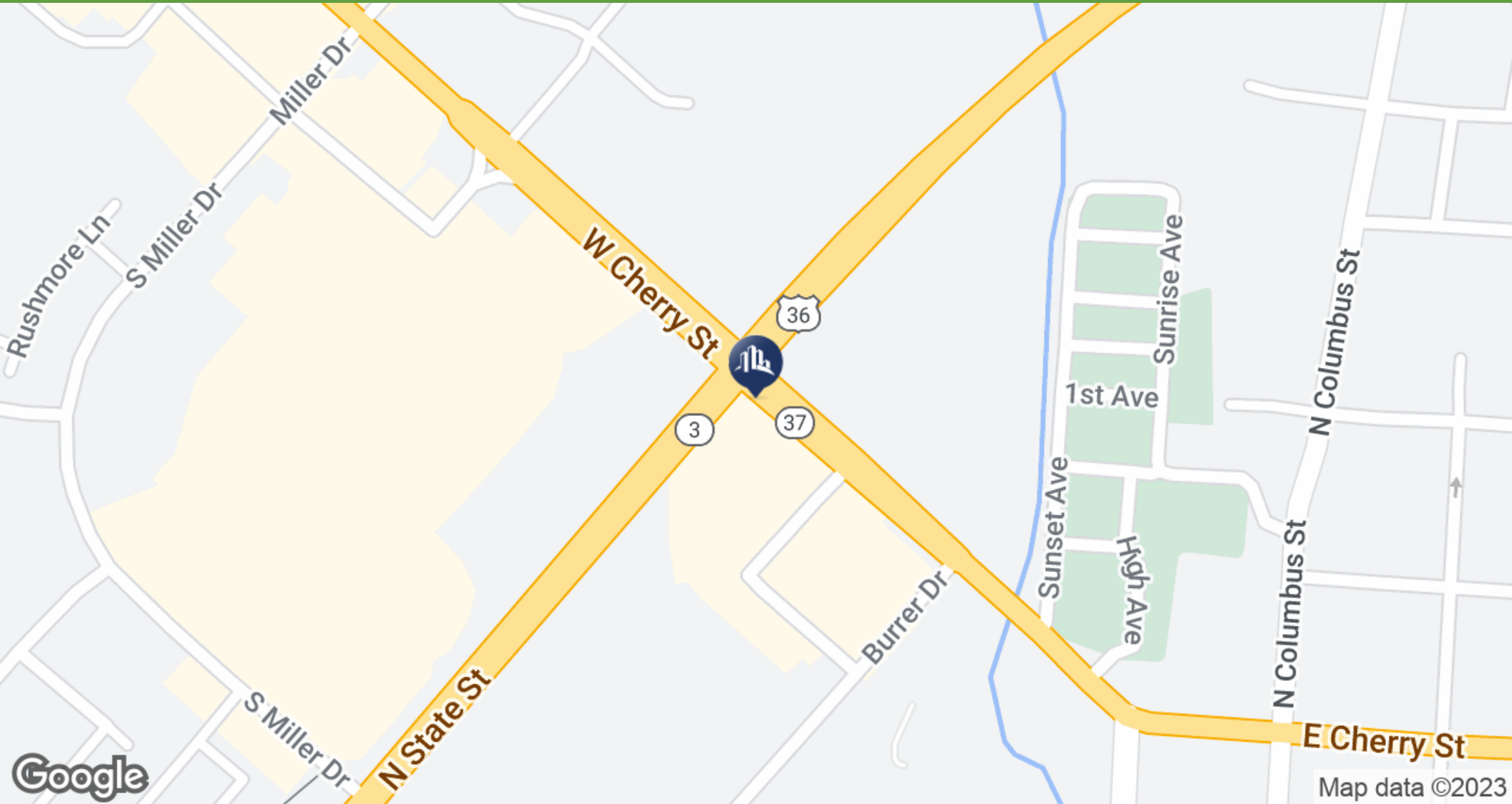
REGIONAL MAP // 9



\*Each SperryCGA office independently owned and operated

# LOCATION INFORMATION

## LOCATION MAP



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

LOCATION MAP // 10



\*Each SperryCGA office independently owned and operated

# LOCATION INFORMATION

## AERIAL MAP



**NW OF SR 37 & SR 36**

**SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SUNBURY, OH 43074**

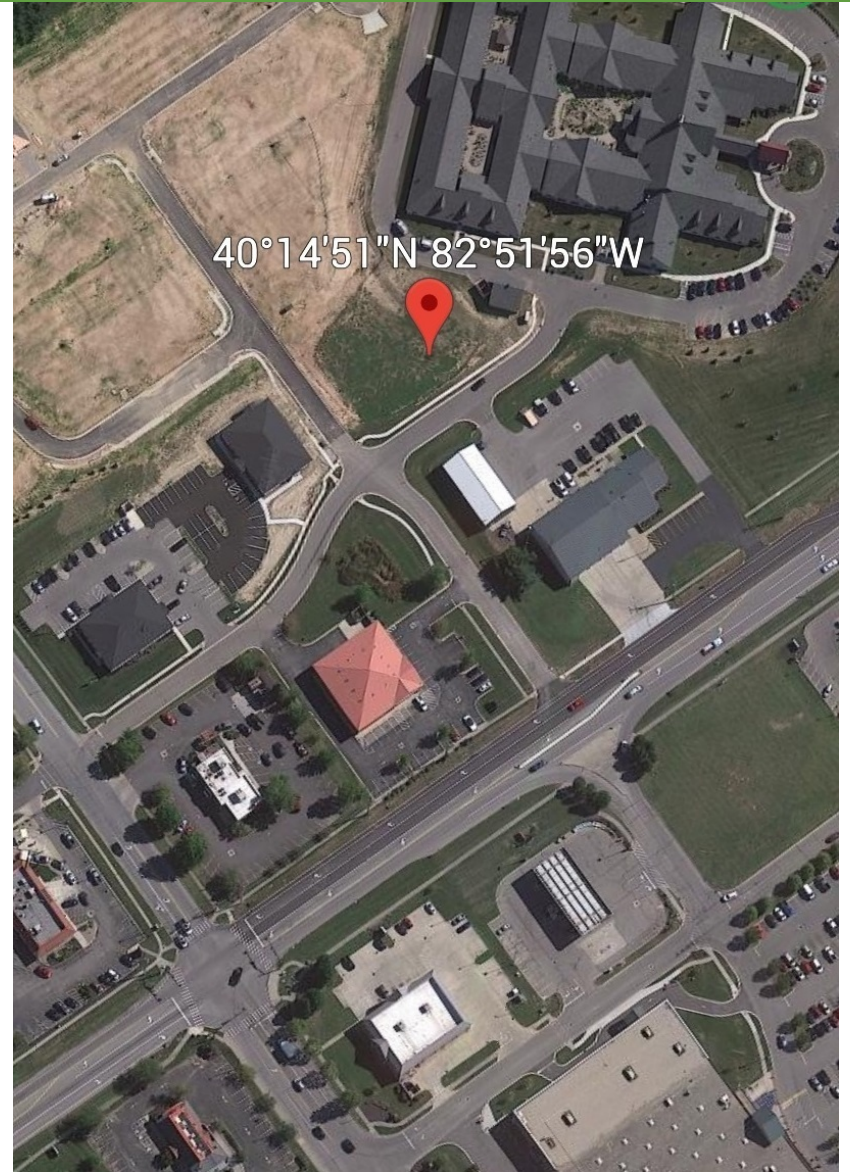
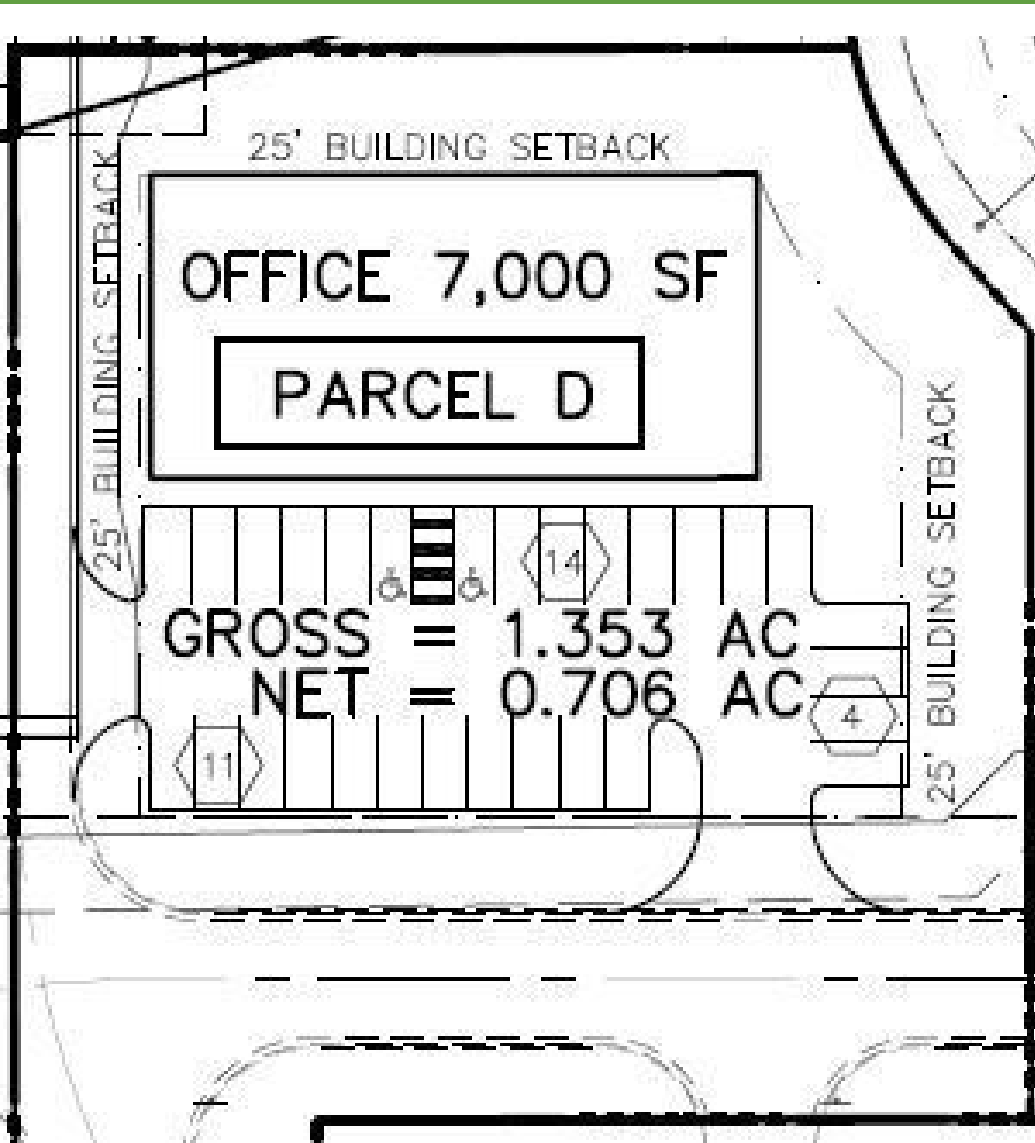
**AERIAL MAP // 11**



\*Each SperryCGA office independently owned and operated

# LOCATION INFORMATION

## ADDITIONAL PHOTOS



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

ADDITIONAL PHOTOS // 12



\*Each SperryCGA office independently owned and operated

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°07'41"W	18.50'
L2	S47°52'19"E	40.00'
L3	N42°07'41"E	215.85'
L4	N42°00'50"E	17.09'
L5	S48°10'33"E	166.32'
L6	S00°00'00"E	22.38'
L7	S41°52'59"W	155.61'
L8	N48°08'34"W	141.15'
L9	S41°50'06"W	289.08'
L10	N47°52'19"W	90.14'
L11	N41°51'27"E	198.64'
L12	N41°49'27"E	254.78'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	003°47'52"	640.00'	42.42'	N40°13'45"E	42.41'
C2	030°17'10"	85.00'	44.93'	S15°08'35"W	44.41'
C3	090°16'49"	30.00'	47.27'	N86°59'34"E	42.53'

**Parcel Exhibit ~ 1.353 Ac.**

Village of Sunbury, Delaware County, Ohio  
Farm Lot 8, Section 1, Township 4, Range 17  
United States Military Lands

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the existing centerline of U.S. Route 36/State Route 37 as having a bearing of S47°52'19"E.

This exhibit is based on existing records from Delaware County Auditor's and Recorder's records and an actual field survey completed in January, 2018.

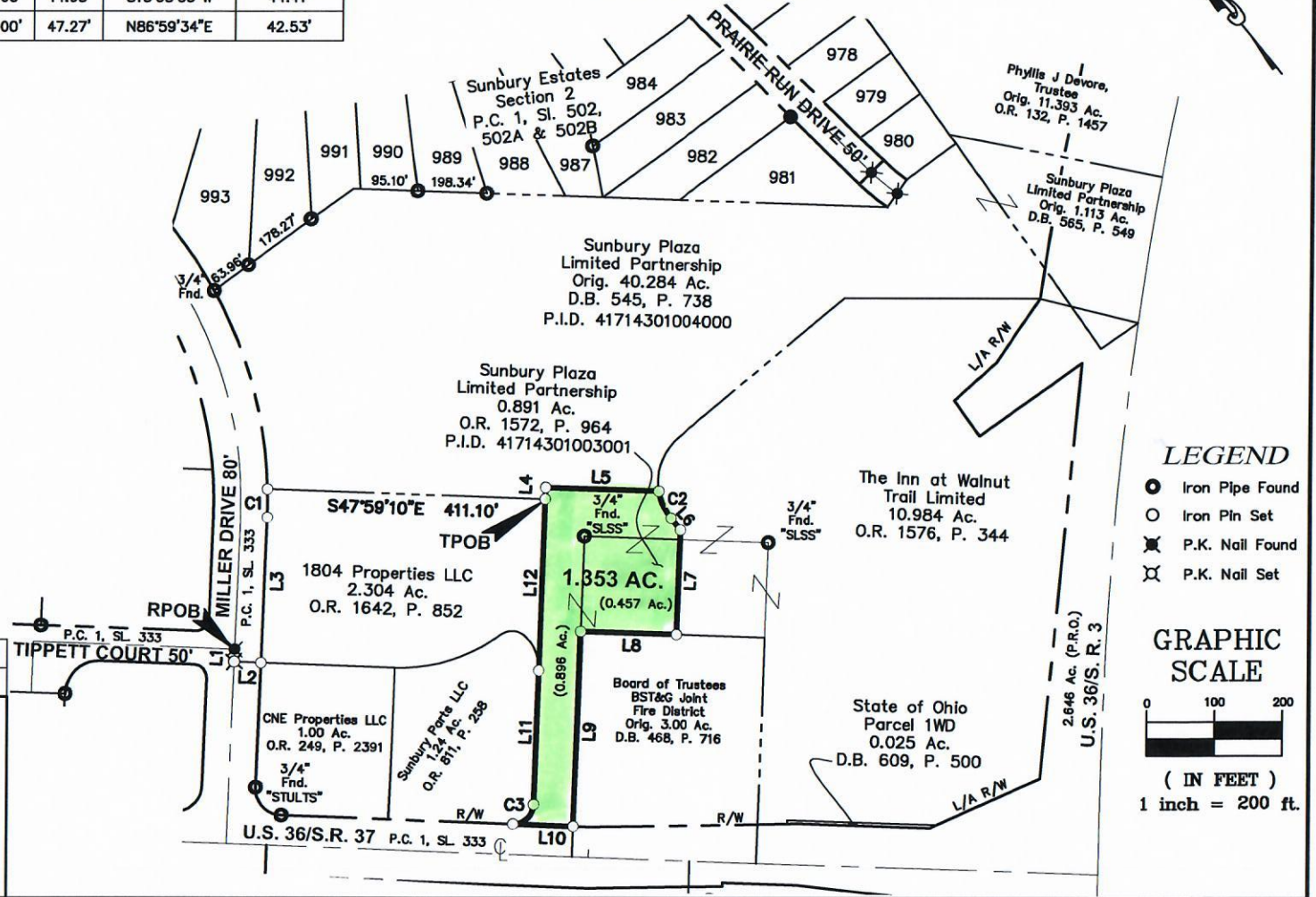
All iron pins set are 5/8" diameter rebar, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

Douglas R. Hock, P.S. 7661 Date:

DRAWN BY: BCK JOB NO.: 17-0026-149  
DATE: 5/12/2020 CHECKED BY: DRB



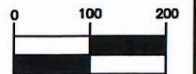
422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755



**LEGEND**

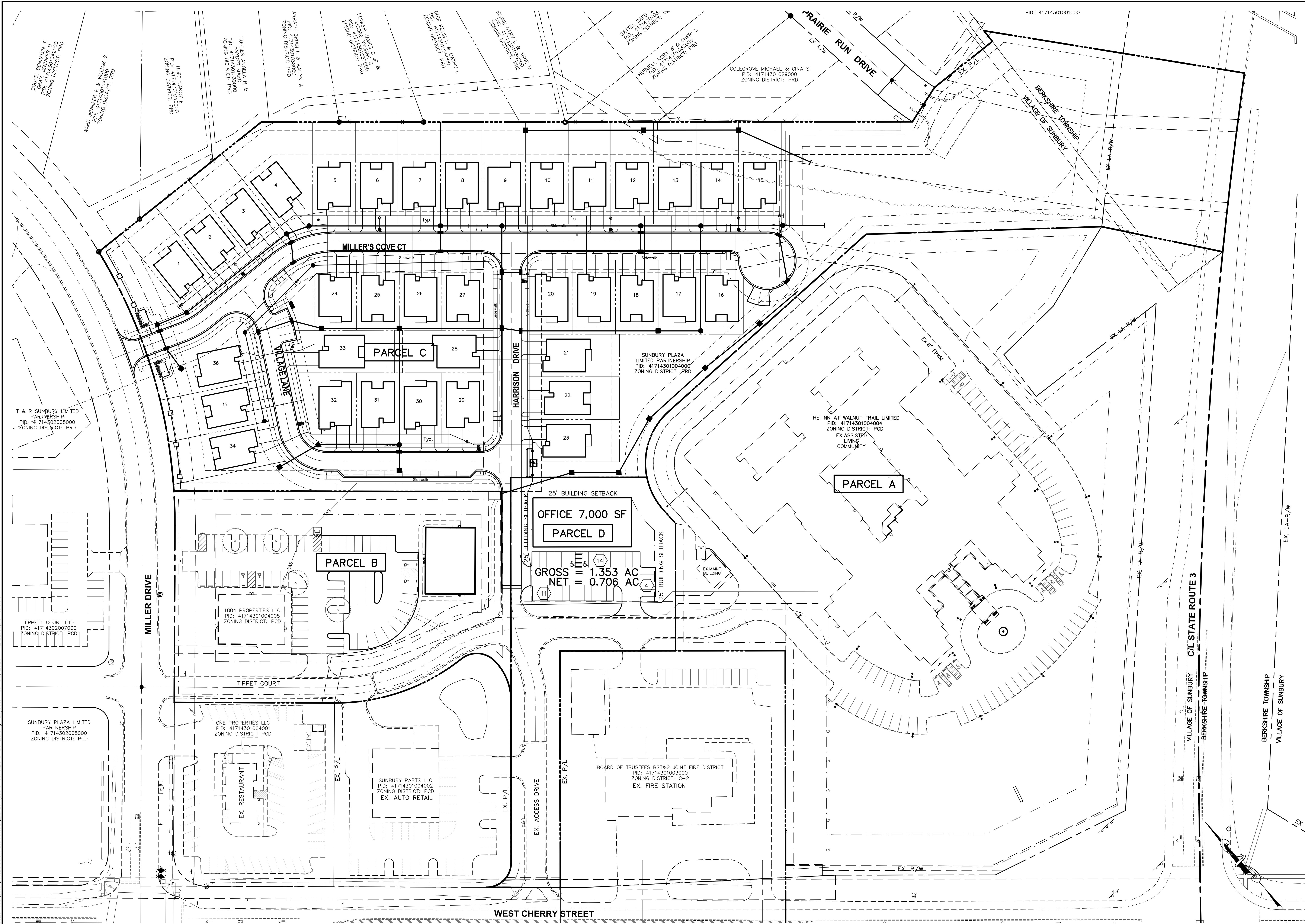
- Iron Pipe Found
- Iron Pin Set
- ✕ P.K. Nail Found
- ✱ P.K. Nail Set

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

Z:\17-0026-149\DWG\PRODUCTION DRAWINGS\EXHIBIT\Lot D Concept 3-30-20.dwg Layout11 Mar 30, 2020 - 12:22:10pm twerner



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS  
 429 Blecker Road  
 Gahanna, Ohio 43230  
 PH 614.428.7760  
 FAX 614.428.7755

PLAN PREPARED FOR: **R & H**  
**Ronanelli & Hughes**  
 100 N. Main Street  
 Columbus, Ohio 43215  
 PH 614.291.2000  
 FAX 614.291.2006

VILLAGE OF SUNBURY, DELAWARE COUNTY, OHIO

**SITE PLAN FOR SUNBURY ESTATES LOT D EXHIBIT**

Issue Dates:

Date:	03/30/2020
Scale:	1" = 50'
Drawn By:	DDS
Checked By:	TMW
Project Number:	17-0026-149
Drawing Number:	1 / 1

# ZONING INFORMATION



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

ZONING INFORMATION // 15



\*Each SperryCGA office independently owned and operated

## Section S81.15.11 PLANNED COMMERCIAL DISTRICT (PCD)

1. PURPOSE. The municipality recognizing, that with increased urbanization and population growth comes increased demands for well organized commercial areas to provide employment, goods and services to area residents as well as to provide a balanced economy within the municipality, thereby provides for the Planned Commercial District, intending hereby to promote the variety and flexibility of land development for commercial purposes that are necessary to meet these demands while still preserving and enhancing the health, safety and general welfare of the inhabitants of the municipality.
2. APPLICATION. This provision of the Zoning Ordinance shall apply to all lands within the municipality which are to be used for commercial purposes and which are not regulated by the Commercial District as hereinbefore set forth in S81.15.09 of this Ordinance.
3. PERMITTED USES. Within the Planned Commercial District (PCD) the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted.
  - a) Commercial and Office Establishments of all types developed and maintained within an organized development of associated commercial activities in accordance with the approved development plan.
  - b) Community Facilities such as libraries, offices or educational facilities operated by a public agency or government.
  - c) Commercial Establishments normally associated with and intended to service the traveling public with motels, gasoline/auto service stations, convenience stores which sell gasoline, restaurants, travel trailer parks for overnight parking or any other allied activity.
  - d) Other Commercial ventures not prohibited by this or other sections of this Ordinance, of like or similar nature.
  - e) Apartments or residences in areas over or above the commercial storerooms or office facilities provided



that each single story dwelling hereafter erected in this district shall have a ground floor area of not less than One Thousand square feet. All such living areas shall be exclusive of basements, porches or garages. All apartments or other multi-family structures constructed within this district shall contain the following minimum floor space, to-wit:

One (1) bedroom unit	-	850 sq. ft.
Two (2) bedroom unit	-	1020 sq. ft.
For each additional bedroom	-	120 sq. ft. per bedroom

and shall otherwise be developed in accordance with S81.15.05 or S81.15.06.

4. **CONDITIONAL USES.** Provisions for conditional uses are unnecessary under the article because, in effect, each application for plan approval is a conditional use granted by the Planning and Zoning Commission and/or the Sunbury Council.
5. **PROCEDURE.** In addition to any other procedure set out in this resolution, all applications for amendments to the zoning map to rezone lands to this district shall follow the procedures hereinafter set forth:
  - a) **Application.** The owner or owners of lots within the municipality may request that the zoning map be amended to include such tracts in the Planned Commercial Development District in accordance with the provisions of this Ordinance.
    - 1) The applicant is encouraged to engage in informal consultations with the Sunbury Planning and Zoning Commission prior to formal submission of a Development Plan and request for an amendment to the zoning map, it being understood that no statement by officials of the municipality shall be binding upon either.
  - b) **Development Plan.** Fifteen (15) copies of the development plan shall be submitted with the application, which plan shall include in the text and map form:
    1. The proposed size and location of the Planned Commercial District.

2. The general development character of the tract including the limitations of controls to be placed on commercial uses, operations, locations or types of tenants with probable lot sizes, minimum set back requirements, and other development features including landscaping.
3. Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
4. The proposed provisions for water, fire hydrants, sanitary sewer, industrial waste disposal and surface drainage with engineering feasibility studies or other evidence of reasonableness.
5. The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.
6. The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.
7. Location of parks and other public facility sites, if any.
8. The proposed time schedule for development of the site, including streets, transportation facilities, buildings, utilities and other facilities.
9. If the proposed timetable for development includes developing the land in phases, in all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Sunbury Officials definitive guidelines for approval of future phases.
10. The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.

11. Specific statements of divergency from the development standards in S81.15.08, S81.15.09 and S81.16.01 and the justification therefore.
  12. Evidence of the applicant's ability to post a bond, if the plan is approved, assuring completion of public service facilities to be constructed within the project by the applicant.
- c) Criteria for Approval. In approving an application for a Planned Commercial District the reviewing authorities shall determine:
- 1) If the proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Ordinance.
  - 2) If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
  - 3) If the proposed development advances the general welfare of the Village and the immediate vicinity.
- d) Effect and Approval. The Development Plan as approved by the Sunbury Council shall constitute an amendment to the Zoning Ordinance as it applies to the lands included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Sunbury, Ohio. Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved development plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years the approval shall be voided and the land shall automatically revert to prior district designation unless the application for time extension is timely submitted and approved.
- e) Extension of Time. An extension of the time limit of the approved development plan may be approved by the Sunbury Council. Such approval shall be given only upon a finding of the purpose and necessity for such

extension and evidence of reasonable effort toward the accomplishment of the original development plan, and that such extension is not in conflict with the general health, welfare and safety of the public or development standards of the district. No extension of time shall be granted except on application filed with the Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed in S81.15.11(4)d as hereinbefore set forth.

- f) Modification of Approved Development Plan. A modification of the approved development plan shall be filed with the Zoning Inspector, and reviewed by Planning and Zoning Commission. Planning and Zoning Commission's recommendation shall then be considered by Sunbury Council. Approval shall be given only upon a finding of the purpose and necessity for such modification, and a determination that it is not in conflict with the general health, welfare and safety of the public or development standards of the district.
- g) Plat Required. In the Planned Commercial District (PCD), no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Sunbury, Ohio and these regulations. The subdivision plat shall be in accord with the approved development plan and shall include:
1. Site arrangement, including building set back lines and space to be built upon or within the site; water, fire hydrants, sewer, and underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.
  2. Deed restrictions, covenants, easements and encumbrances to be used to control the use, development and maintenance of the land, the improvements thereon, and the activities of

tenants, including those applicable to areas within the tract to be developed for residential uses.

3. In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the Village of Sunbury in a satisfactory amount assuring expeditious completion of said facilities within one year after the recording of said plat. In no event, however, shall any zoning certificate be issued for any building until such time as the facilities for the phase in which the building is located are completed.

h) Administrative Review. All plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Inspector, the Planning and Zoning Commission and the Sunbury Council or their designated technical advisors for administrative review and approval to insure substantial compliance with the development plan as approved.

i) Appended with the required plat and filed accordingly shall be the following: site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.

6. DEVELOPMENT STANDARDS. In addition to any other provisions of this Ordinance the following standards for arrangement and development of lands and buildings are required in the Planned Commercial District.

a) Screening - A use allowed in this district shall entirely enclose its operation within a structure or behind screening. Open storage, service areas and loading docks shall be screened by walls, fences or shrubbery at least six (6) feet but not more than

twelve (12) feet in height. These walls, fences or shrubbery shall be of a design so as to effectively screen such storage, production or service areas and loading facilities from adjoining streets or other zoning districts. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner. Landscape materials shall be in strict compliance with Sections 81.16.03, 81.16.11, 81.16.19, 81.16.20 and 81.16.21 of this Ordinance.

- b) Lot Size - The minimum lot size shall be 20,000 square feet.
- c) Building Set Back - No building, service or storage area shall be constructed closer than fifty (50) feet to the right-of-way line or one hundred (100) feet of the center line of any public road, whichever is closer.
- d) Side Yard - For main and accessory structures, including open storage, processing, servicing or loading areas, the side yard shall be equal to one-third (1/3) of the sum of the height and depth of the structure but in no case shall side yards adjacent to the residential districts, be less than one hundred (100) feet.
- e) Rear Yards - For main and accessory structures, including open storage, processing servicing or loading areas, the rear yard shall be equal to one-third (1/3) of the sum of the height and width of the structure but in no case shall rear yards adjacent to the residential districts be less than one hundred (100) feet.
- f) Building Height - No building within this district shall exceed two (2) stories or thirty-five (35) feet in height.
- g) Landscaping - All yards, front, rear and side, shall be landscaped. Such landscape plan shall be submitted with the Subdivision Plat and shall be subject to approval in the same manner required of the Subdivision Plat. All landscaping used for screening purposes shall be nondeciduous. Landscaping standards shall be in strict compliance with Section 81.16.03,

81.16.19, 81.16.20 and 81.16.21 of this Ordinance.

- h) Parking - Off street parking shall be provided, at the time of construction of the main structure or building, with adequate provisions for ingress and egress. Parking standards shall be in strict compliance with Section 81.16.02 and 81.16.03 of this Ordinance.
- i) Lighting - The light from the exterior lighting shall be so shaded, shielded or directed that the light intensity or brightness shall not be objectionable to surrounding areas. Lighting standards shall be in strict compliance with Section 81.16.02(g) of this Ordinance.
- j) Freight Loading Areas - When any use within this district requires the pickup or delivery of merchandise or supplies, an adequate loading area for such activity shall be provided on the lot occupied by the use. No such loading area shall be located on any public street or alley. Such loading area, as provided shall be adequate in size to accommodate tractor-trailer (semi) units with adequate room to permit entry to such loading area without interfering with traffic on adjacent streets or highways. Freight loading standards shall be in strict compliance of Section 81.16.04 and 81.16.05 of this Ordinance.
- k) Additional Conditions - The Sunbury Council upon recommendation of the Sunbury Planning and Zoning Commission may impose special additional conditions relating the development with regard to type and extent of public improvements to be installed; landscaping, development, improvement and maintenance of common open space; and any other pertinent development characteristics.
- l) Lot Width - The Minimum lot width shall be 80'.

# DEMOGRAPHICS



NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

DEMOGRAPHICS // 24

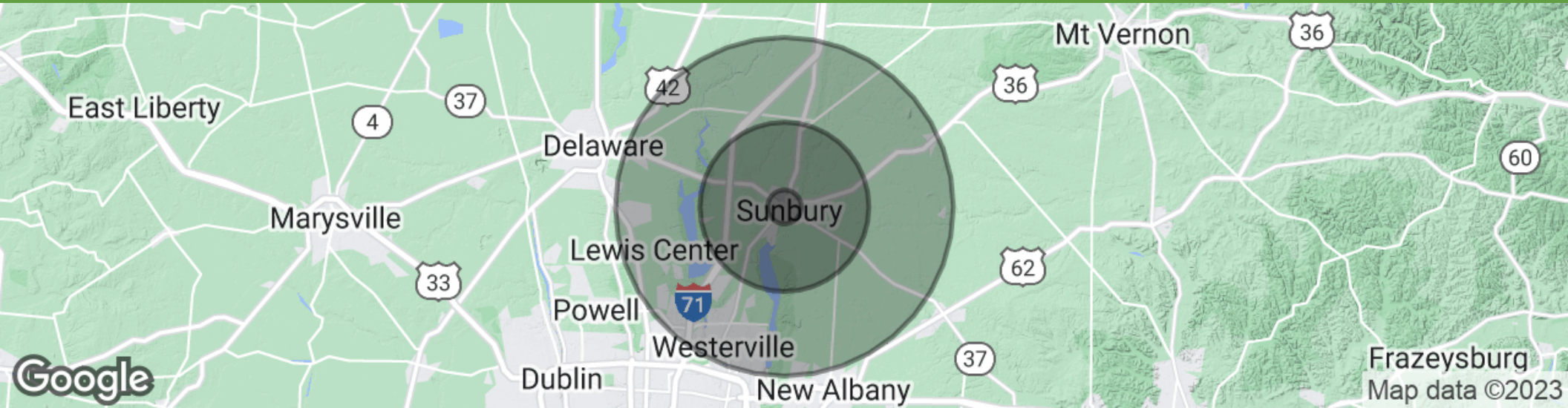


\*Each SperryCGA office independently owned and operated



# DEMOGRAPHICS

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	690	14,797	116,632
Median age	37.1	39.4	38.8
Median age (Male)	35.2	38.5	38.4
Median age (Female)	39.5	40.8	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	274	5,655	42,617
# of persons per HH	2.5	2.6	2.7
Average HH income	\$83,363	\$100,566	\$108,382
Average house value	\$246,042	\$280,275	\$304,556

\* Demographic data derived from 2020 ACS - US Census

**NW OF SR 37 & SR 36**

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SUNBURY, OH 43074**

**DEMOGRAPHICS MAP & REPORT // 25**



\*Each SperryCGA office independently owned and operated

# ADVISOR BIOS



**NW OF SR 37 & SR 36**

**SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SUNBURY, OH 43074**

**ADVISOR BIOS // 26**



\*Each SperryCGA office independently owned and operated

# ADVISOR BIOS

## ADVISOR BIO & CONTACT - TIM TREASURE

### TIM TREASURE

Principal



1123 Goodale Blvd., Suite 500  
Columbus, Ohio 43212  
T 614.403.8162  
tim.treasure@sperrycga.com  
OH #2009002222

### PROFESSIONAL BACKGROUND

Tim Treasure is the Principal of Treasure & Associates Commercial Real Estate. Treasure and Associates strives to provide its clients with local market knowledge, detailed financial analysis, and negotiation expertise to fully maximize their commercial real estate needs. In addition to office leasing, Treasure & Associates, specializes in selling or locating value-added acquisitions and investment grade real estate opportunities for local and national investors.

Tim has over twenty years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio (Columbus, Ohio MSA). Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious "Rookie of the Year" award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased (and/or sold) commercial real estate transactions totaling an average of \$21,000,000 annually. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald's Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., and Advanced Data Processing, Inc.

Tim is a certified member of SIOR (Society of Industrial and Office Realtors) which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Less than ten percent of the commercial real estate industry has earned this designation. Tim has served on numerous committees and boards including a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally Tim is happily married to wife Anne for more than thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, OH

NW OF SR 37 & SR 36

SperryCGA - Treasure and Associates // 1123 GOODALE BLVD., SUITE 500, COLUMBUS, OHIO 43212 // SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUNBURY, OH 43074

ADVISOR BIO & CONTACT - TIM TREASURE



\*Each SperryCGA office independently owned and operated