

# SALE

## BETHEL WOODS OUTLOTS

0 W 5th St Marysville, OH 43040

### LOCATION DESCRIPTION

This development is adjacent to a 123,662± Kroger Marketplace. Close proximity to Nature Preserve. Average daily traffic volume of 28k on SR-33. Marysville has seen a lot of growth in recent years with announcements of 33 Innovation Park a 200± acre industrial park and Woodside a mixed-use community with 856± existing/planned multi-family units.

### PROPERTY HIGHLIGHTS

- Lot C (3.122± acres) is available for sale, ground lease or build-to-suit
- Zoned Suburban Commercial (SCD)
- Utilities in place to property
- Adjacent to 123,662± Kroger Marketplace and in close proximity to Nature Preserve
- Great potential for big box/outlots/office/medical/multifamily
- Lot A has been sold for proposed retail center
- Lot B has been sold to McDonald's



### OFFERING SUMMARY

Sale Price:	\$315,000 / Acre
Lot Size:	3.122 Acres
Zoning:	Suburban Commercial (SCD)
APN:	2900190820030 (C)

### PROPERTY WEBSITE

<https://bit.ly/BethelWoodsOutlot>

**Anthony Maronitis, CCIM, MS**

614 352 8669

amaronitis@cbc-aspire.com

**Chris Howard**

614 264 6801

choward@cbc-aspire.com



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# OF LOTS 3 | TOTAL LOT SIZE 3.122 ACRES | TOTAL LOT PRICE \$315,000 / ACRE | BEST USE

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Sold	A	Retail	2.206 Acres	N/A
Sold	B	Retail	1.349 Acres	N/A
Available	C	Retail	3.122 Acres	\$315,000 / Acre



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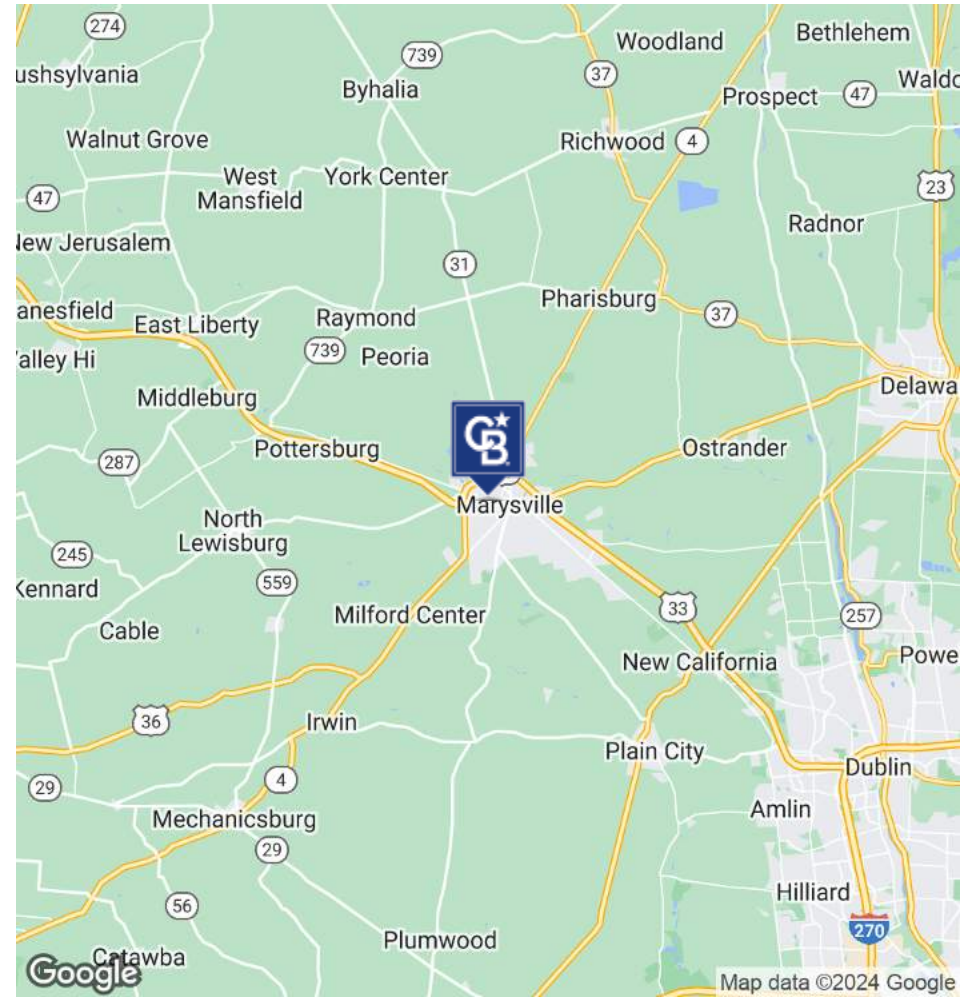
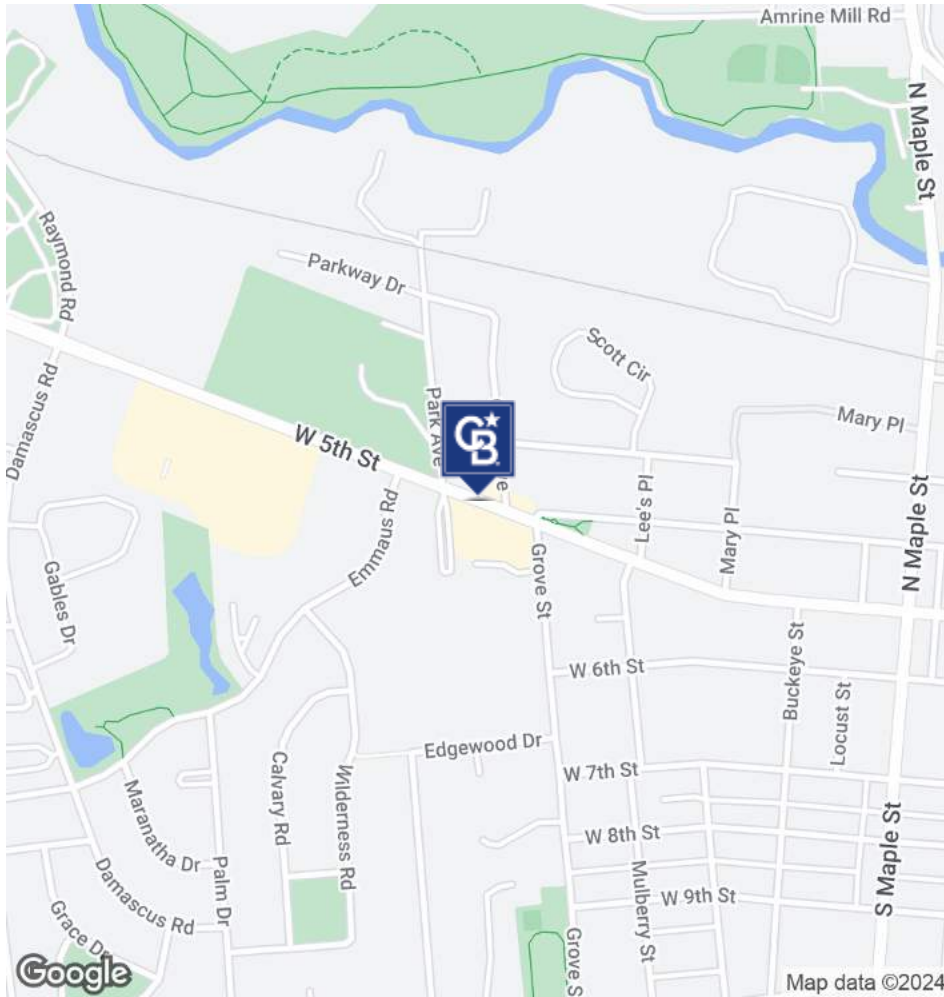
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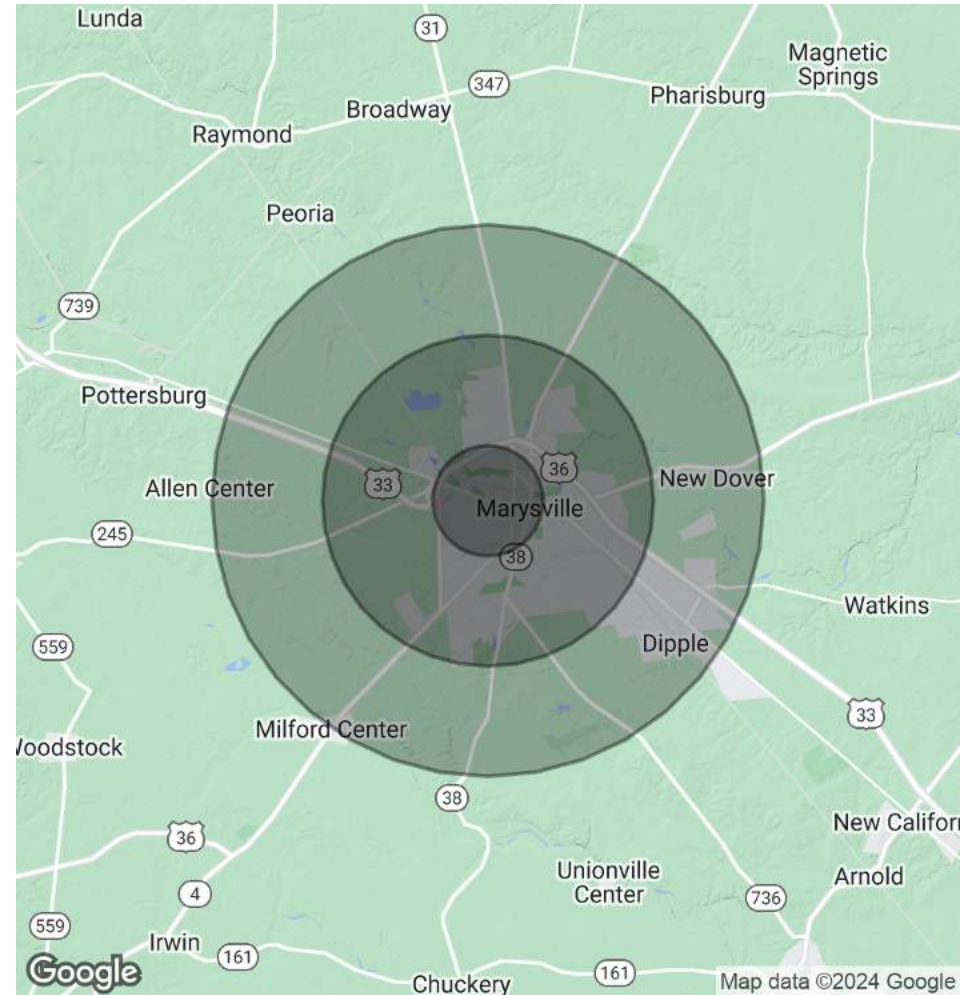
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,796	21,237	29,748
Average Age	37.7	38	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,709	7,848	11,190
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$80,532	\$87,588	\$91,097
Average House Value	\$176,794	\$197,074	\$205,575

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
W 5th St SE of US-33/36	2-way	2020	10,555 AADT
Ramp from US-33 WB to Northwest Pkwy / W 5th Ave	Ramp	2021	4,735 AADT
US-33/5th St	2-way	2020	28,411 AADT



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