OHIO · BLDG

RESTAURANT/RETAIL
OFFICE
SPACE AVAILABLE
113 N. OHIO AVE SIDNEY, OHIO

THE OHIO BUILDING

NOW LEAS

OHIO · BLDG

113 N. OHIO AVE
SUITE 100

NO
LEASING

OHIO AVE

107

IN GOOD TASTE

Cafe, Cigars & Wines

NOW LEASING

NOW LEASII
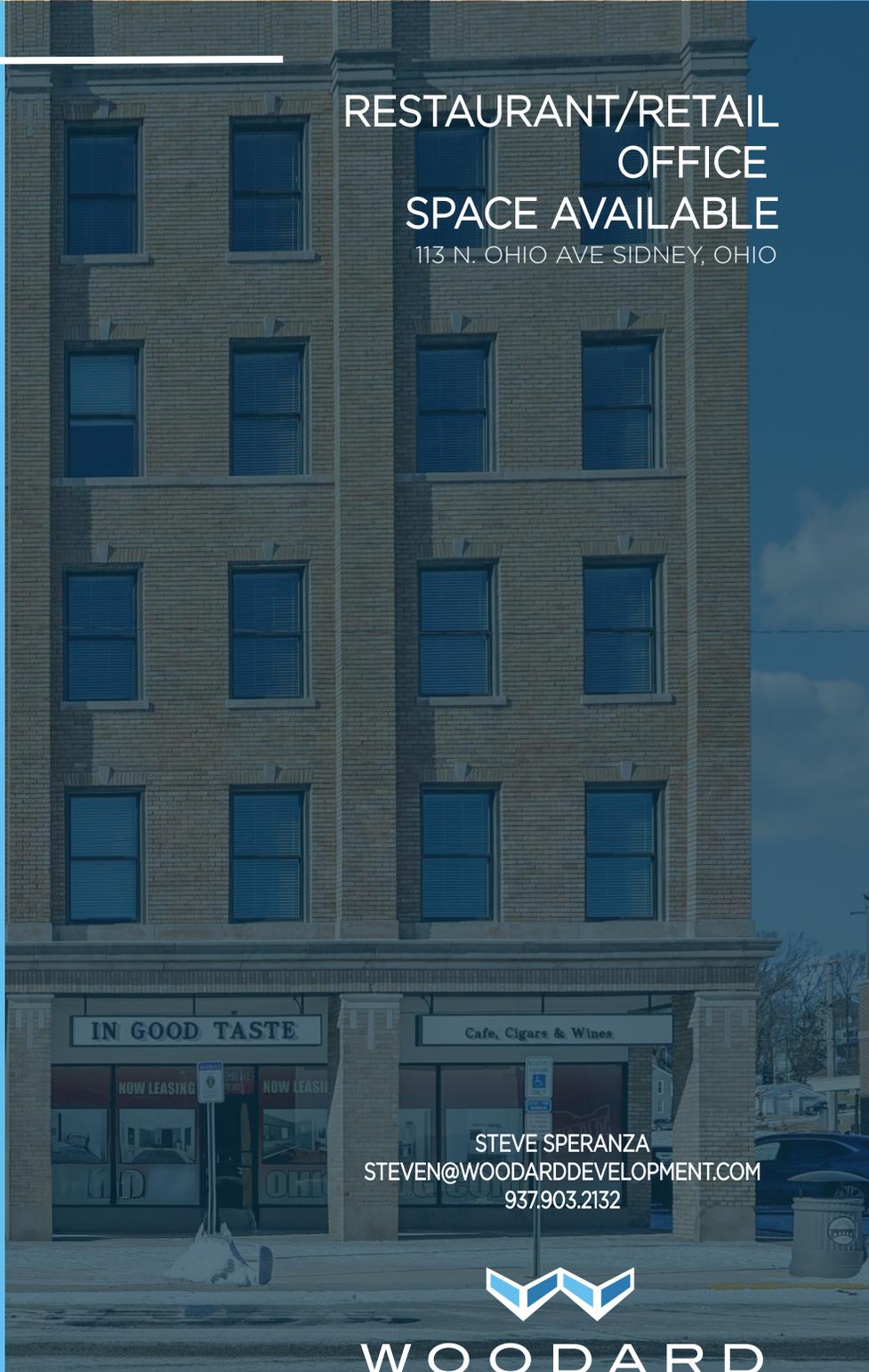
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WOODARD
D E V E L O P M E N T

UNIQUE HISTORIC SETTING

Right in the heart of Downtown Sidney, 113 N. Ohio Ave. boasts three spaces. Space A is 2,522 +/- SF, Space B is 2,380 +/- SF, and Space C is 984 +/- SF. Located within the Court-Square District, potential uses include office space, retail, and other commercial use. The nine block Court-Square area of downtown Sidney is listed on the National Historic Register and the Ohio Building is a contributing factor to that designation. Incredible opportunity for retail on the first floor of an adaptive reuse historic residential building.

TOP FEATURES

brick & masonry structure
new hvac, electrical, plumbing, security/access
fire protection, life safety systems
complete interior renovation keeping historic aspects
of the building via adaptive re-use
prime location in the heart of Sidney's downtown Court
Square district unparalleled visibility & foot traffic
50 brand new modern residential units on the floors above
high ceilings & large windows abundant natural light and
a spacious atmosphere
Join a dynamic downtown district poised for growth and
revitalization, offering ample opportunities for expansion
and long-term success.

WOODARD
DEVELOPMENT

Space A
2,522 SF +/-

Space B
2,380 SF +/-

THE OHIO   BUILDING
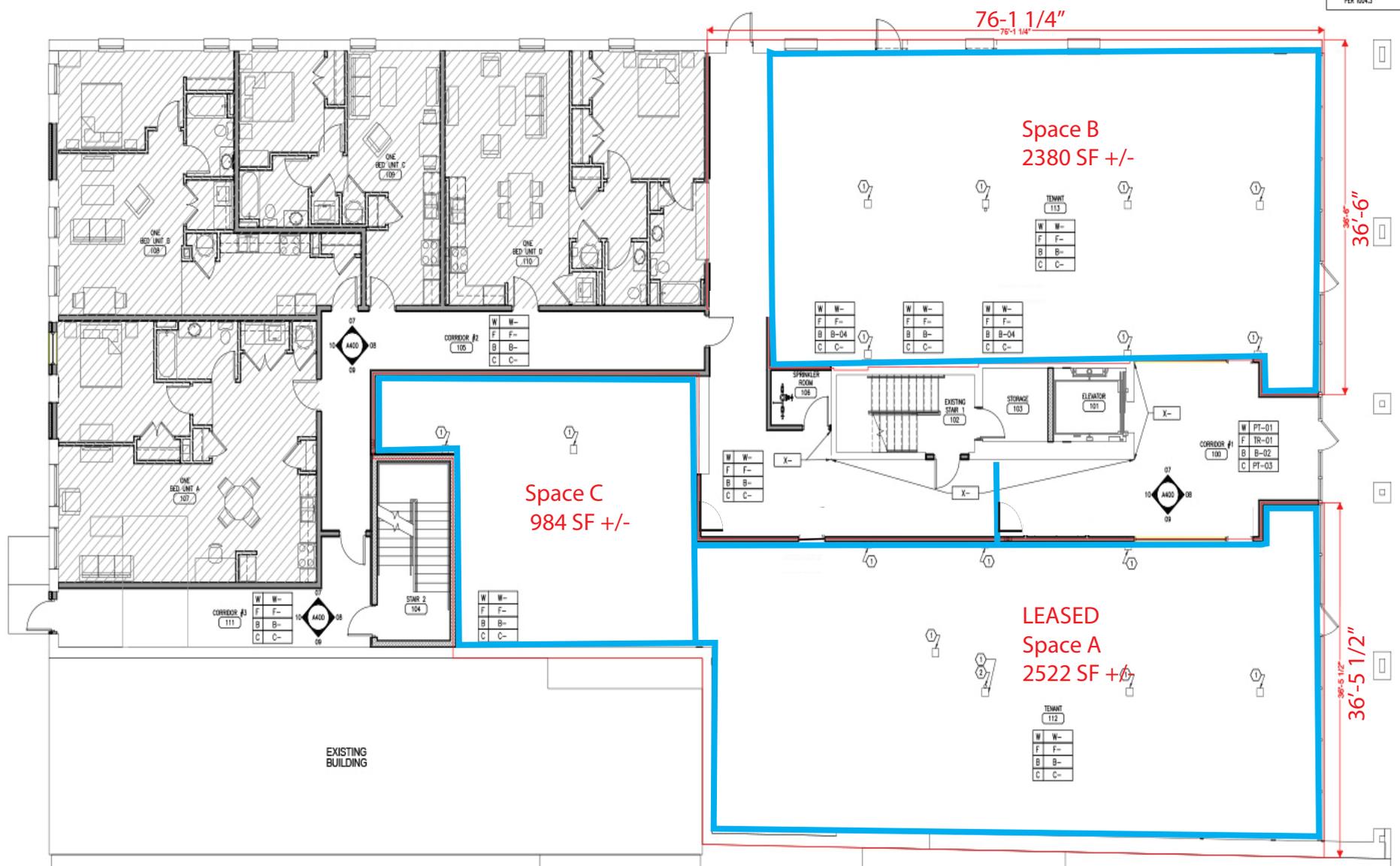
Where history meets commerce, a tale of adaptive reuse unfolds. Resurrected heritage, now a home above, invites retail to set the stage below - a fusion of past and present on the ground floor of opportunity.

Space B
2380 SF +/-

76'-1 1/4"

36'-6"

TENANT
113

Space C
984 SF +/-

SPRINKLER
ROOM
106

EXISTING
STAIR 1
102

STORAGE
103

ELEVATOR
101

CORRIDOR #1
100

CORRIDOR #2
105

LEASED
Space A
2522 SF +/-

36'-5 1/2"

TENANT
112

STAIR 2
104

CORRIDOR #3
111

ONE
BED UNIT C
109

ONE
BED UNIT B
108

ONE
BED UNIT D
110

ONE
BED UNIT A
107

EXISTING
BUILDING

EXISTING
BUILDING

01 FINISH PLAN-FIRST FLOOR
3/16" = 1'-0"

N. THE OCCUPANT LOAD OF ROOM
PER 1004.3

Space A
2,522 SF +/-

Space B
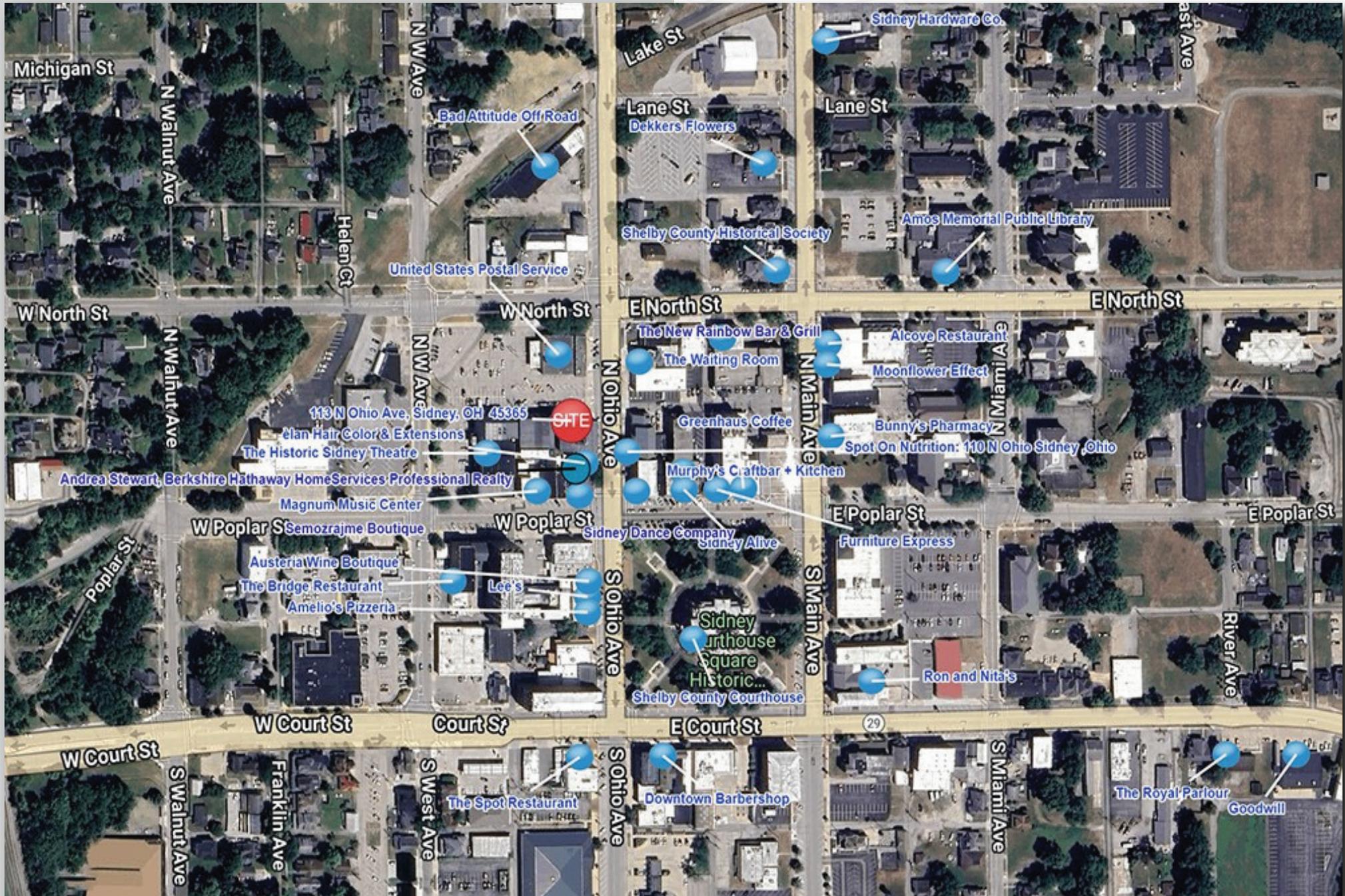2,380 SF +/-

THE OHIO BUILDING SIDNEY, OH SPACE 112

THE OHIO BUILDING SIDNEY, OH 1923-24

THE OHIO BUILDING SIDNEY, OH SPACE 113

THE OHIO BUILDING SIDNEY, OH 1927

Michigan St
N Ave
Lake St
Sidney Hardware Co.
Lane St
Lane St
Dekkers Flowers
Bad Attitude Off Road
Amos Memorial Public Library
N Walnut Ave
Helen Ct
Shelby County Historical Society
United States Postal Service
W North St
W North St
E North St
E North St
N Ave
The New Rainbow Bar & Grill
Alcove Restaurant
N Main Ave
The Waiting Room
Moonflower Effect
N Walnut Ave
113 N Ohio Ave, Sidney, OH 45365
SITE
Greenhaus Coffee
Bunny's Pharmacy
élan Hair Color & Extensions
Spot On Nutrition: 110 N Ohio Sidney, Ohio
The Historic Sidney Theatre
N Ohio Ave
Andrea Stewart, Berkshire Hathaway HomeServices Professional Realty
Murphy's Craftbar + Kitchen
Magnum Music Center
E Poplar St
E Poplar St
W Poplar St
W Poplar St
Semozrajme Boutique
Sidney Dance Company
Furniture Express
Sidney Alive
Austeria Wine Boutique
N Miami Ave
The Bridge Restaurant
Lee's
S Ohio Ave
Amelio's Pizzeria
S Main Ave
River Ave
Poplar St
Sidney Courthouse Square Historic...
Ron and Nita's
Shelby County Courthouse
W Court St
Court St
E Court St
W Court St
S Ohio Ave
S Walnut Ave
Franklin Ave
S West Ave
(29)
The Spot Restaurant
Downtown Barbershop
The Royal Parlour
Goodwill
S Miami Ave

Located in west-central Ohio, Sidney is a thriving small city with a strong economic base, historic charm, and a growing downtown. Positioned along I-75, it offers seamless connectivity to Dayton, Columbus, and Cincinnati, making it an ideal location for businesses seeking regional access. Sidney's revitalized downtown features a mix of modern amenities and preserved historic architecture, attracting both residents and visitors. With ongoing investment in infrastructure, walkable streets, and a vibrant community atmosphere, Sidney presents a prime opportunity for commercial tenants looking to serve a built-in customer base within a high-end, 50-unit Class A apartment building with first floor retail-restaurant-service space that is available now.

WOODARD
DEVELOPMENT
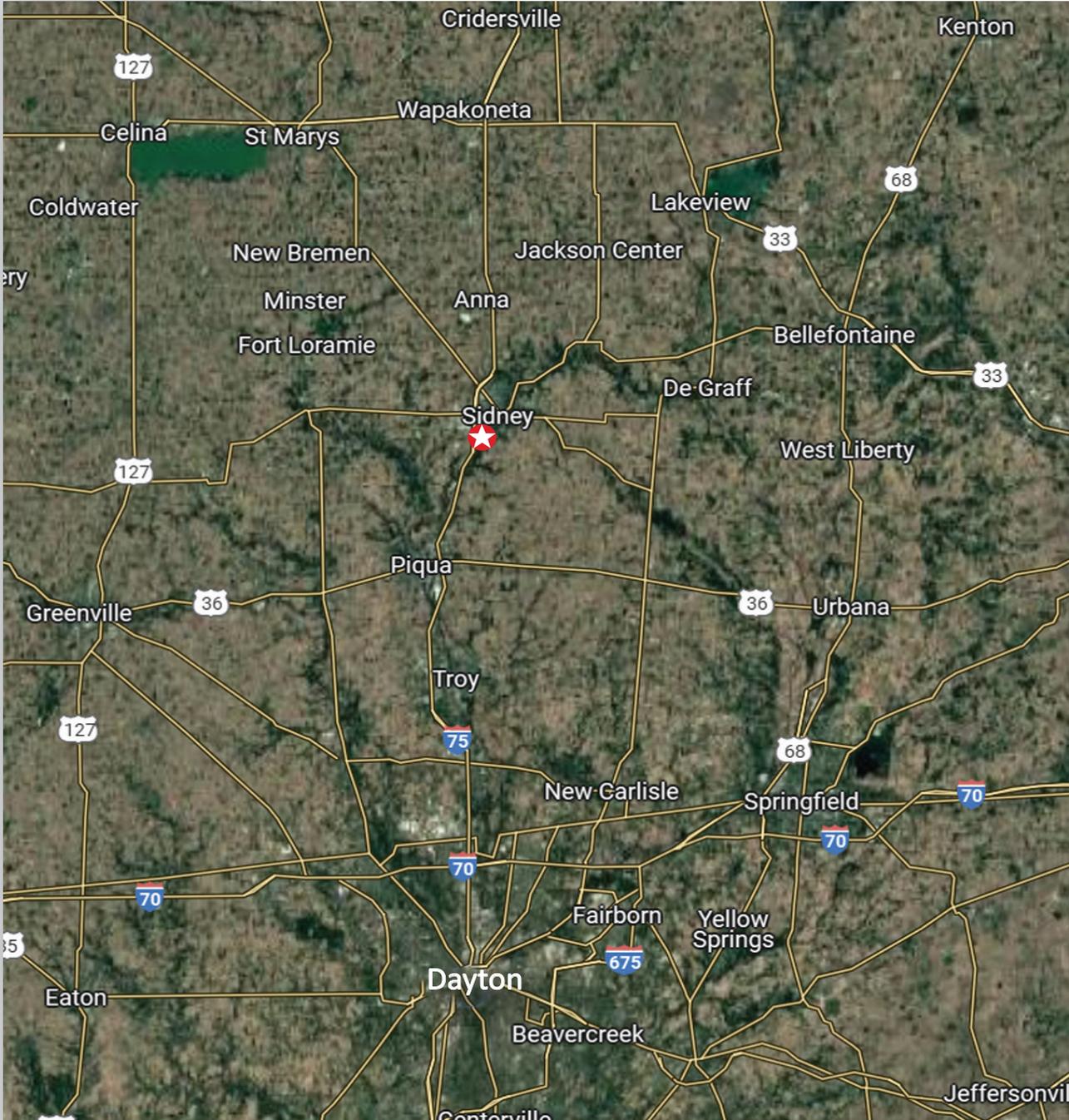
Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.2849/-84.156

113 N. Ohio Ave. Sidney, Oh	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Population								
Estimated Population (2023)	9,375		22,684		27,467		30,831	
Households								
Estimated Households (2023)	3,569		9,080		10,877		12,129	
Average Household Income								
Estimated Household Income (2023)	$81,514		$92,941		$94,063		$95,689	
Occupation								
White Collar Workers	-509	-0.5%	-688	-0.3%	-905	-0.3%	-1,014	-0.3%
Blue Collar Workers	2,986	-0.5%	803	-0.3%	350	-0.3%	200	1.0%
Total Annual Consumer Expenditure (2023)								
Total Household Expenditure	$217.99M		$605.09M		$731.84M		$826.59M	
Total Non-Retail Expenditure	$114.66M		$318.82M		$385.61M		$435.54M	
Total Retail Expenditure	$103.32M		$286.27M		$346.23M		$391.05M	
Apparel	$7.6M		$21.22M		$25.69M		$29.04M	
Contributions	$6.86M		$19.68M		$23.86M		$27M	
Education	$6.05M		$17.61M		$21.4M		$24.28M	
Entertainment	$12.13M		$34.13M		$41.37M		$46.81M	
Food and Beverages	$32.41M		$89.27M		$107.88M		$121.77M	
Furnishings and Equipment	$7.58M		$21.27M		$25.76M		$29.14M	
Gifts	$5.22M		$14.83M		$17.89M		$20.22M	
Health Care	$18.81M		$51.77M		$62.52M		$70.51M	
Household Operations	$8.46M		$23.75M		$28.74M		$32.47M	
Miscellaneous Expenses	$4.11M		$11.45M		$13.86M		$15.66M	
Personal Care	$2.94M		$8.15M		$9.85M		$11.13M	
Personal Insurance	$1.49M		$4.26M		$5.17M		$5.86M	
Reading	$471.49K		$1.32M		$1.6M		$1.81M	
Shelter	$45.9M		$126.98M		$153.6M		$173.47M	
Tobacco	$1.41M		$3.7M		$4.44M		$4.98M	
Transportation	$39.98M		$110.71M		$133.94M		$151.32M	
Utilities	$16.58M		$44.99M		$54.26M		$61.11M	