

# FOX FIRE CROSSING

## OFFICE/RETAIL DEVELOPMENT FOR LEASE

OHIO ROUTE 736, MARYSVILLE, OHIO 43040



JESSE SHKOLNIK *ADVISOR*

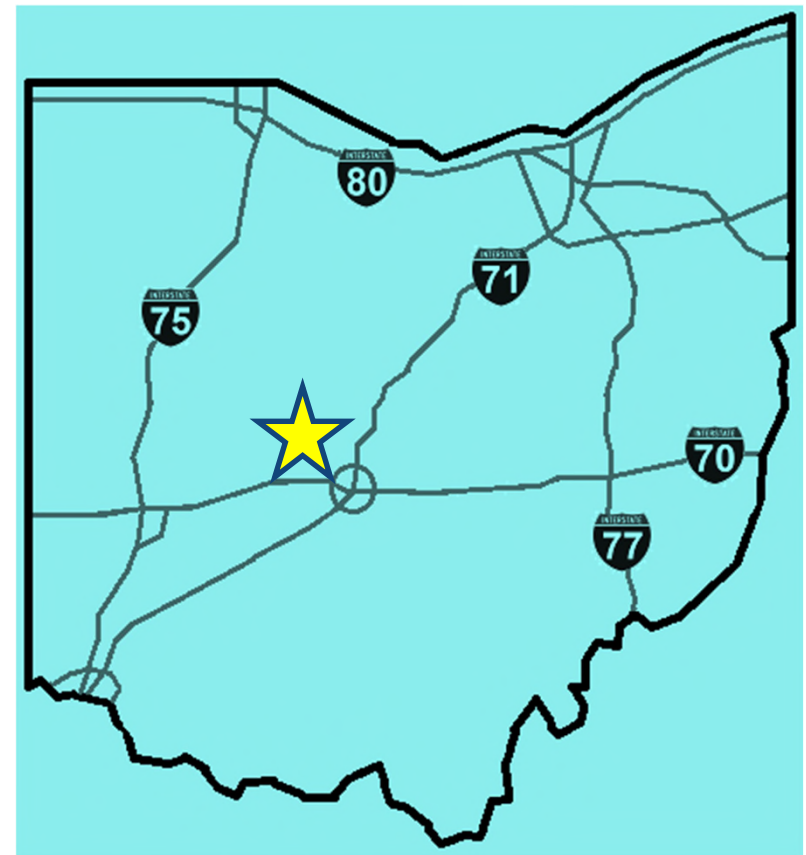
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**equity** | brokerage

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 The submission may be modified or withdrawn at any time by the property owner.

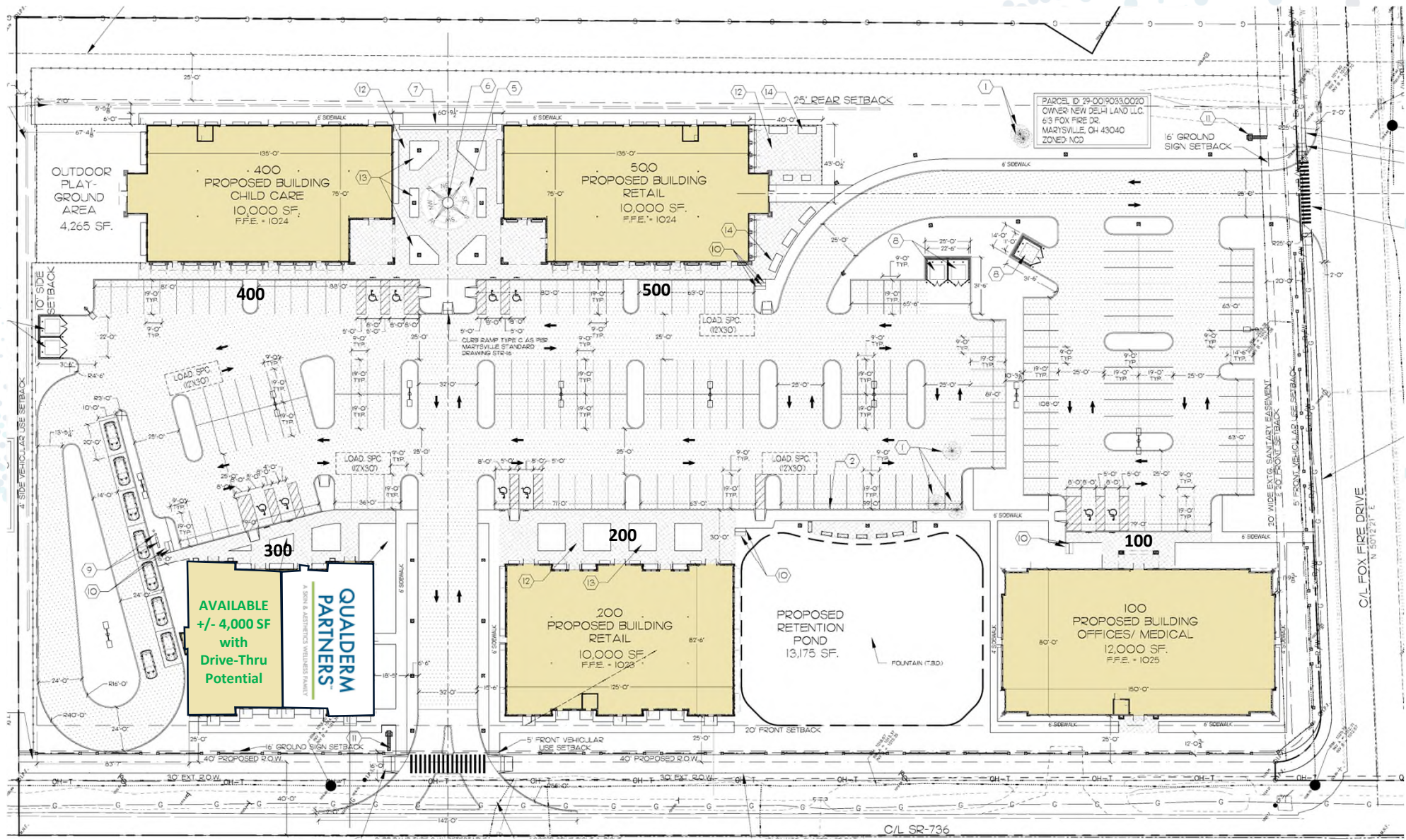
# PROPERTY HIGHLIGHTS

- New mixed-use development on 7.5 acres in rapidly growing Marysville—home to Honda and Scotts Miracle-Gro HQ
- Building **300**: 2,000-4,000 SF remaining with a drive-thru available
  - Building **400**: 10,000 SF designed for daycare
  - Building **200**: 10,000 SF for retail or office/medical
  - Building **100**: 12,000 SF for office/medical or retail
  - Building **500**: 10,000 SF for retail or office/medical
- Located on OH-736 at Fox Fire Drive, just south of London Avenue (OH-38)
- Just minutes to Memorial Hospital and several new high-end housing developments
- Near Timberview Golf Club and Marysville Golf Club





# SITE PLAN





# RENDERINGS





# RENDERINGS



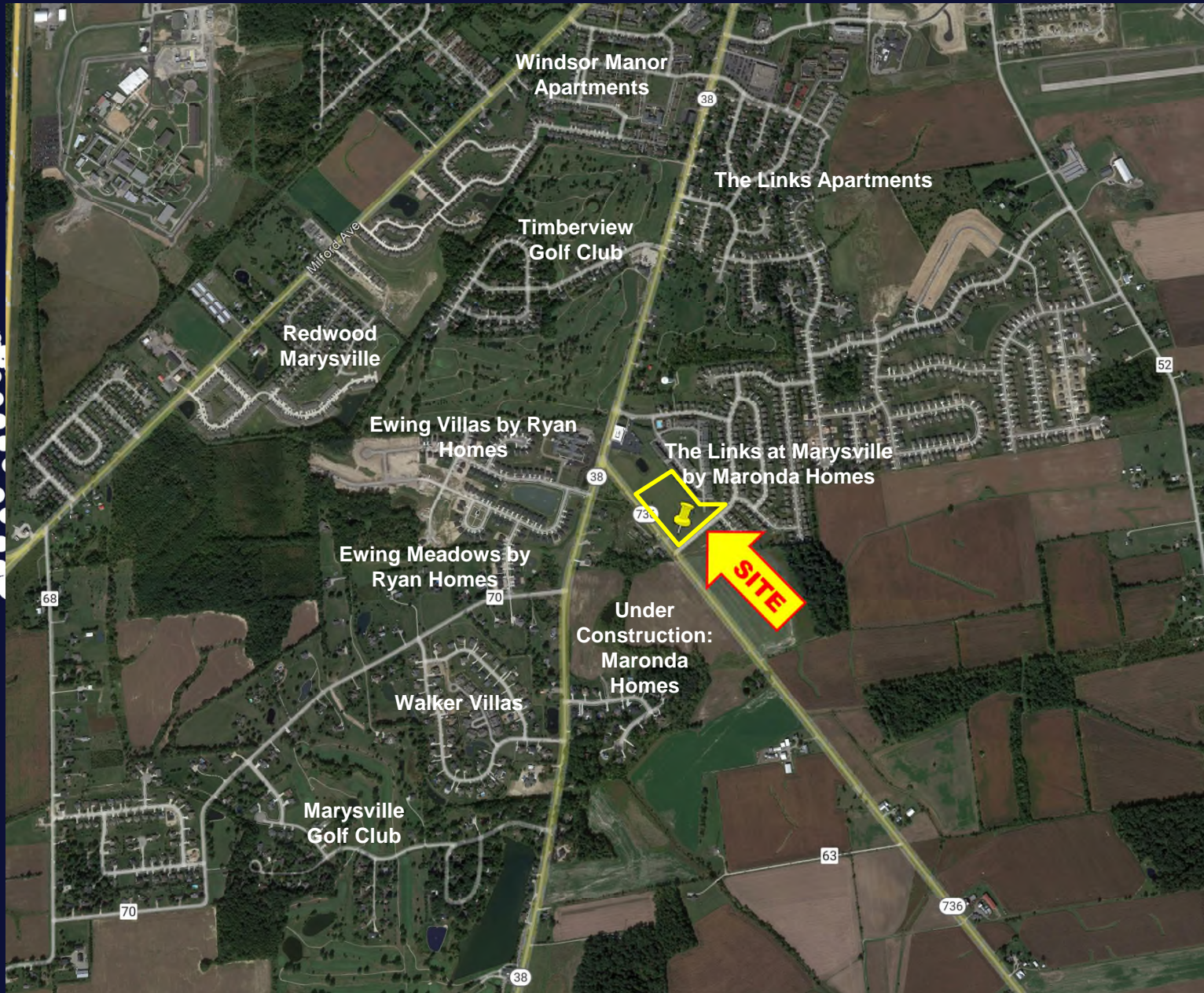


# MARYSVILLE AERIAL





# HOUSING SUBDIVISIONS



# 1-MILE RADIUS DEMOS



## KEY FACTS

**3,332**

Population



**2.3**

Average  
Household Size



**37.2**

Median Age

**\$67,082**

Median Household Income

## BUSINESS



**476**

Total Businesses



**6.250**

Total Employees

## EDUCATION



**10%**

No High School  
Diploma



**40%**

High School  
Graduate



**27%**

Some  
College



**23%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,181**

Per Capita  
Income



**\$67,082**

Median  
Household  
Income



**\$94,618**

Average  
Household  
Income

## EMPLOYMENT



**50.5**

White  
Collar %



**34.9**

Blue  
Collar %



**14.6**

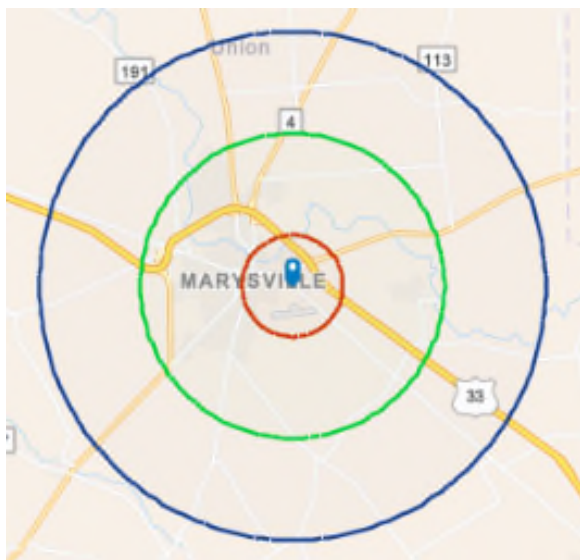
Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**27,138**

Population



Average  
Household Size



Median Age

**\$84,882**

Median Household Income

## BUSINESS



**868**

Total Businesses



**12,109**

Total Employees

## EDUCATION



**7%**

No High School  
Diploma



**36%**

High School  
Graduate



**28%**

Some  
College



**30%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,848**

Per Capita  
Income



**\$84,882**

Median  
Household  
Income



**\$110,113**

Average  
Household  
Income

## EMPLOYMENT



**64.4**

White  
Collar %



**25.6**

Blue  
Collar %



**10.0**

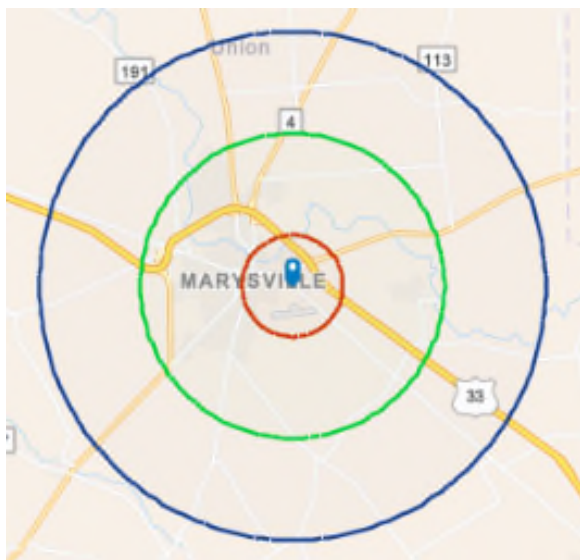
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**32,442**

Population



Average  
Household Size



Median Age

**\$89,609**

Median Household Income

## BUSINESS



**947**

Total Businesses



**13,144**

Total Employees

## EDUCATION



**6%**

No High School  
Diploma



**35%**

High School  
Graduate



**28%**

Some  
College



**32%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$41,420**

Per Capita  
Income



**\$89,609**

Median  
Household  
Income



**\$115,852**

Average  
Household  
Income

## EMPLOYMENT



**65.8**

White  
Collar %



**24.2**

Blue  
Collar %



**10.0**

Services  
%

**equity** | brokerage

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