

FOX FIRE CROSSING

OFFICE/RETAIL DEVELOPMENT FOR LEASE

OHIO ROUTE 736, MARYSVILLE, OHIO 43040



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 The submission may be modified or withdrawn at any time by the property owner.

FOX FIRE CROSSING

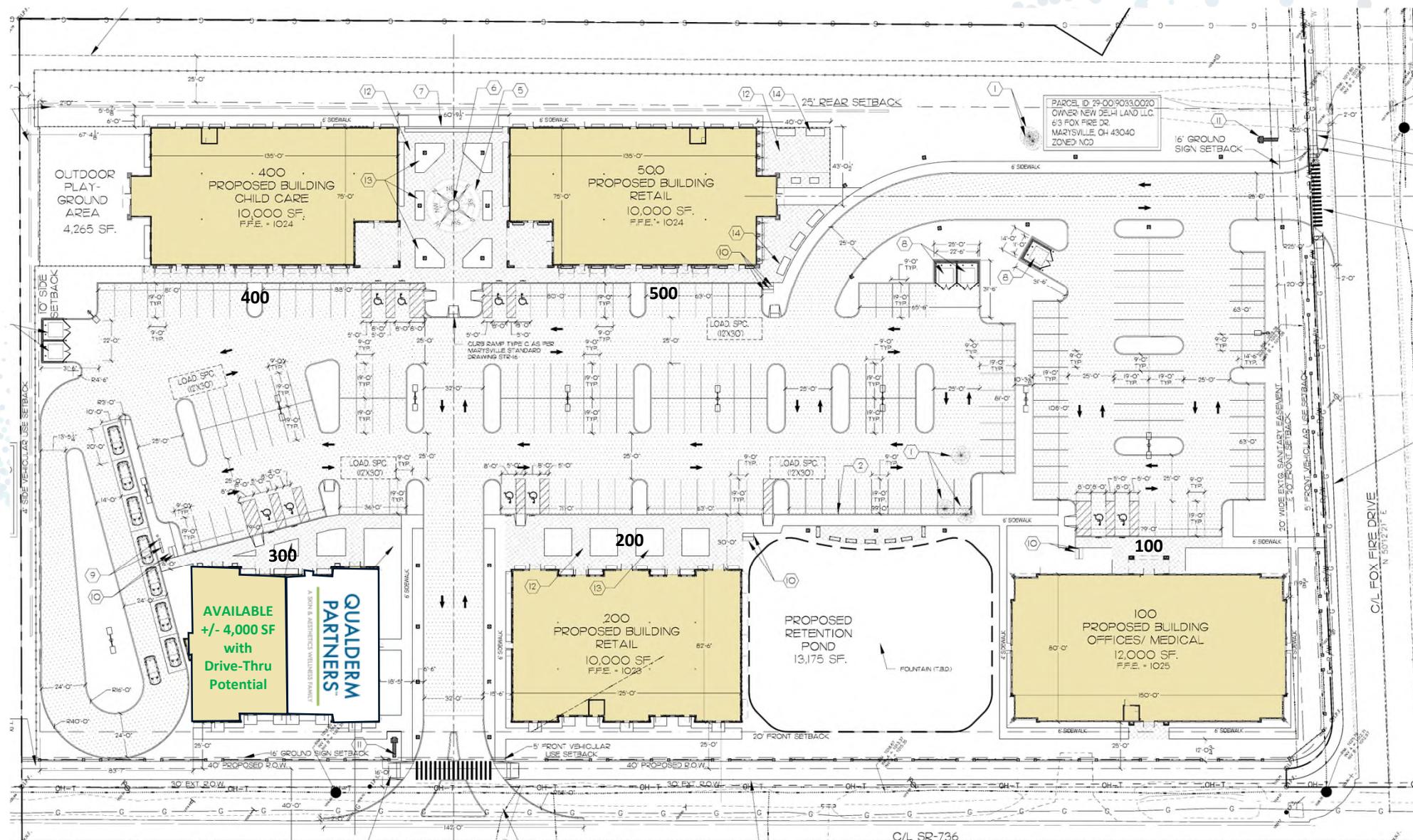
PROPERTY HIGHLIGHTS

- 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

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SITE PLAN



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RENDERINGS



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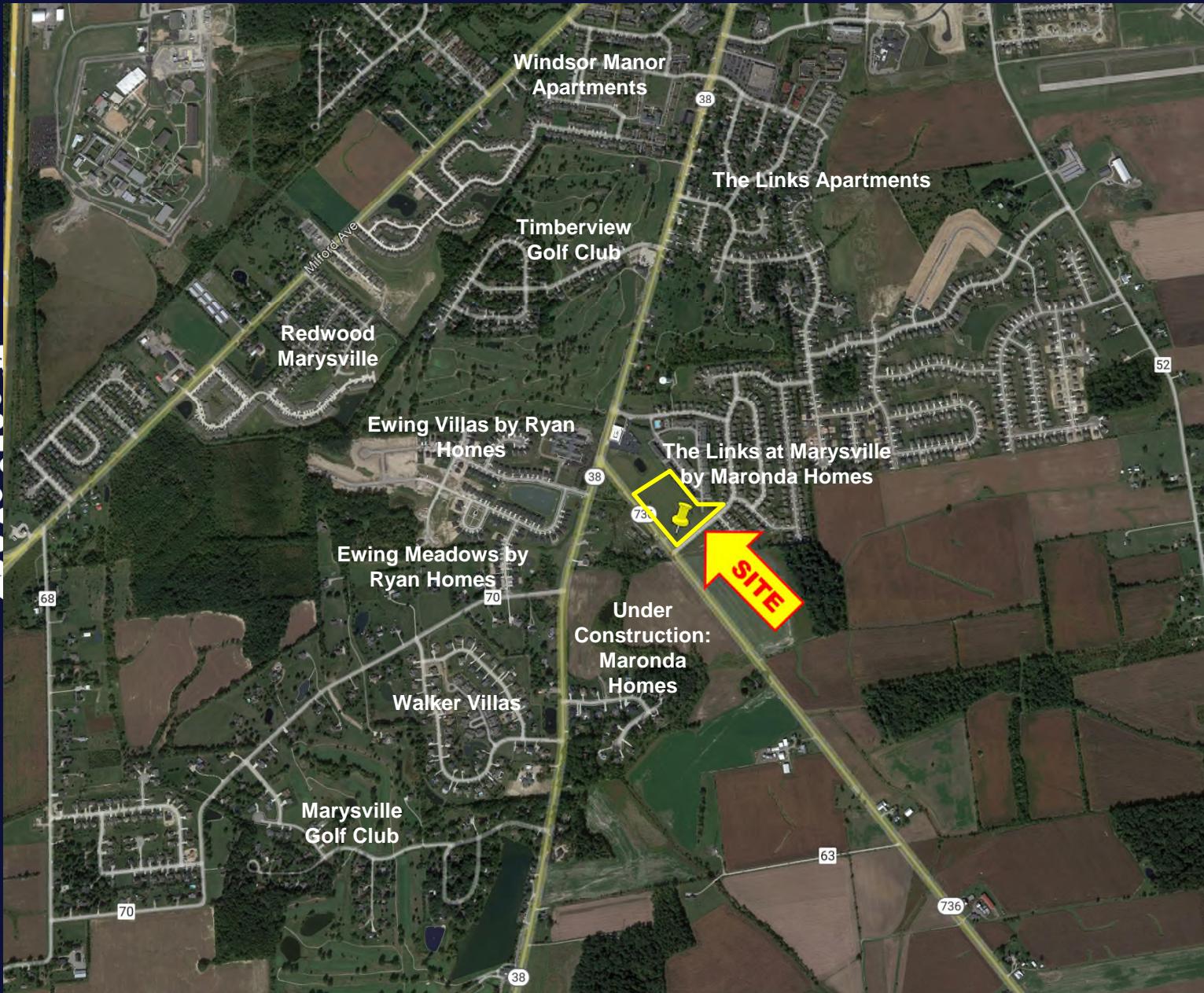
RENDERINGS



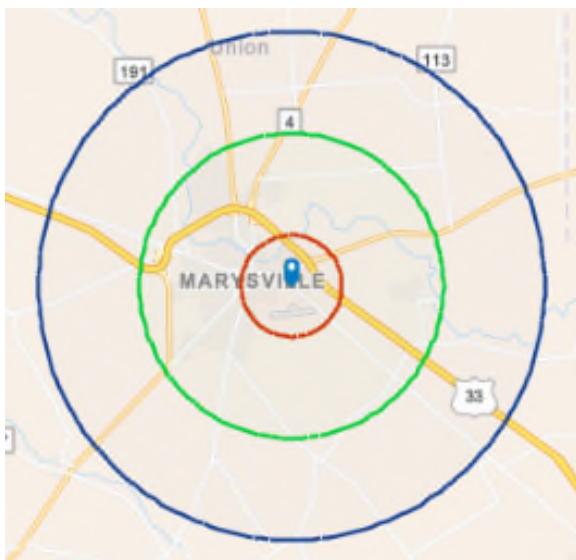
MARYSVILLE AERIAL



HOUSING SUBDIVISIONS



1-MILE RADIUS DEMOS



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KEY FACTS

3,332
Population



Average
Household Size

37.2

Median Age

\$67,082

Median Household Income

BUSINESS



Total Businesses

476



Total Employees

6,250

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 %

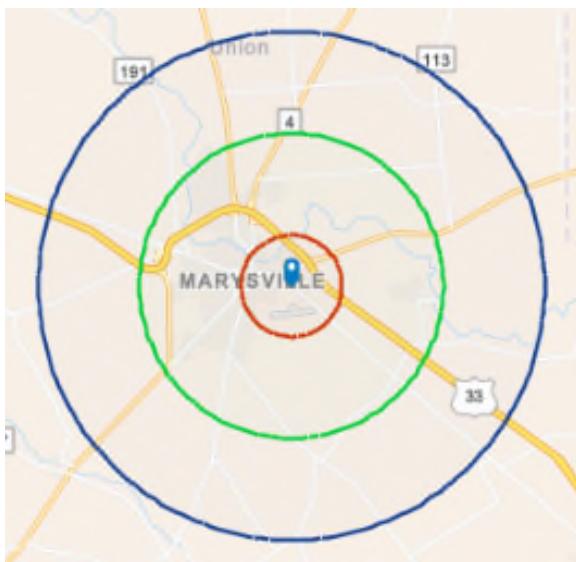


34.9
Blue
Collar %



14.6
Services
%

3-MILE RADIUS DEMOS



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KEY FACTS

27,138
Population



Average
Household Size

35.9

Median Age

\$84,882

Median Household Income

BUSINESS



Total Businesses



Total Employees

INCOME

\$39,848

Per Capita
Income

\$84,882

Median
Household
Income

\$110,113

Average
Household
Income

EDUCATION



7%
No High School
Diploma



36%
High School
Graduate



28%
Some
College



30%
Bachelor's/Grad/Prof
Degree

EMPLOYMENT



64.4
White
Collar %

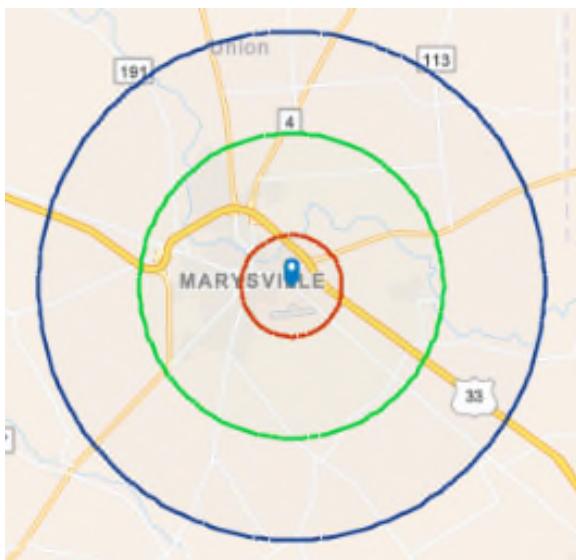


25.6
Blue
Collar %



10.0
Services
%

5-MILE RADIUS DEMOS



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KEY FACTS

32,442

Population



Average Household Size

36.6

Median Age

\$89,609

Median Household Income

BUSINESS



Total Businesses

947



Total Employees

13,144

EDUCATION



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/Prof Degree

INCOME



\$41,420

Per Capita Income



\$89,609

Median Household Income



\$115,852

Average Household Income

EMPLOYMENT



White Collar %



Blue Collar %



Services %