

FOR SALE/LEASE

WOODSIDE COMMERCE DISTRICT

0 Industrial Parkway, Marysville, OH 43040



ECONOMIC DATA

SALE PRICE: Starting at \$175k per Acre

LEASE RATE: Negotiable

PROPERTY INFORMATION

COUNTY: Union

MARKET: Marysville

BUILDING DATA

MAX BUILD-ABLE ACREAGE: +/- 8 Acres

ZONING INFORMATION: OCRE

LISTING DATA

AVAILABLE SF: 5,000 - 80,000 SF

COMMENTS:

Build to Suit Sale/Lease back options are available.

PROPERTY OVERVIEW

1 ac to 6 ac lots available in the new Woodside Development. The Woodside Commerce district is designed to accommodate Office, Retail, Entertainment, and Commercial uses (OCRE Zoned). Live, work, and play!

PROPERTY HIGHLIGHTS

- Woodside Commerce District is a 100+ acre fully integrated mixed-use community of over 850 new residential units and tens of thousands of square feet of commercial developments that apply new urbanism concepts which are appealing to millennials and empty nesters alike. It is THE place to live, work and play in Marysville, OH.
- Just off of SR-33 and Industrial Parkway

WOODSIDE COMMERCE DISTRICT - AVAILABLE SITES (ZONED OCRE)

OCRE (OFFICE, COMMERCIAL, RECREATIONAL, ENTERTAINMENT)

OPTIONS (SALE/LEASE BUILD TO SUIT AVAILABLE)

Entertainment/Recreation

Office Space

Tech Flex Space

Retail Space

**RATE AND SIZE ARE TO
BE DETERMINED**

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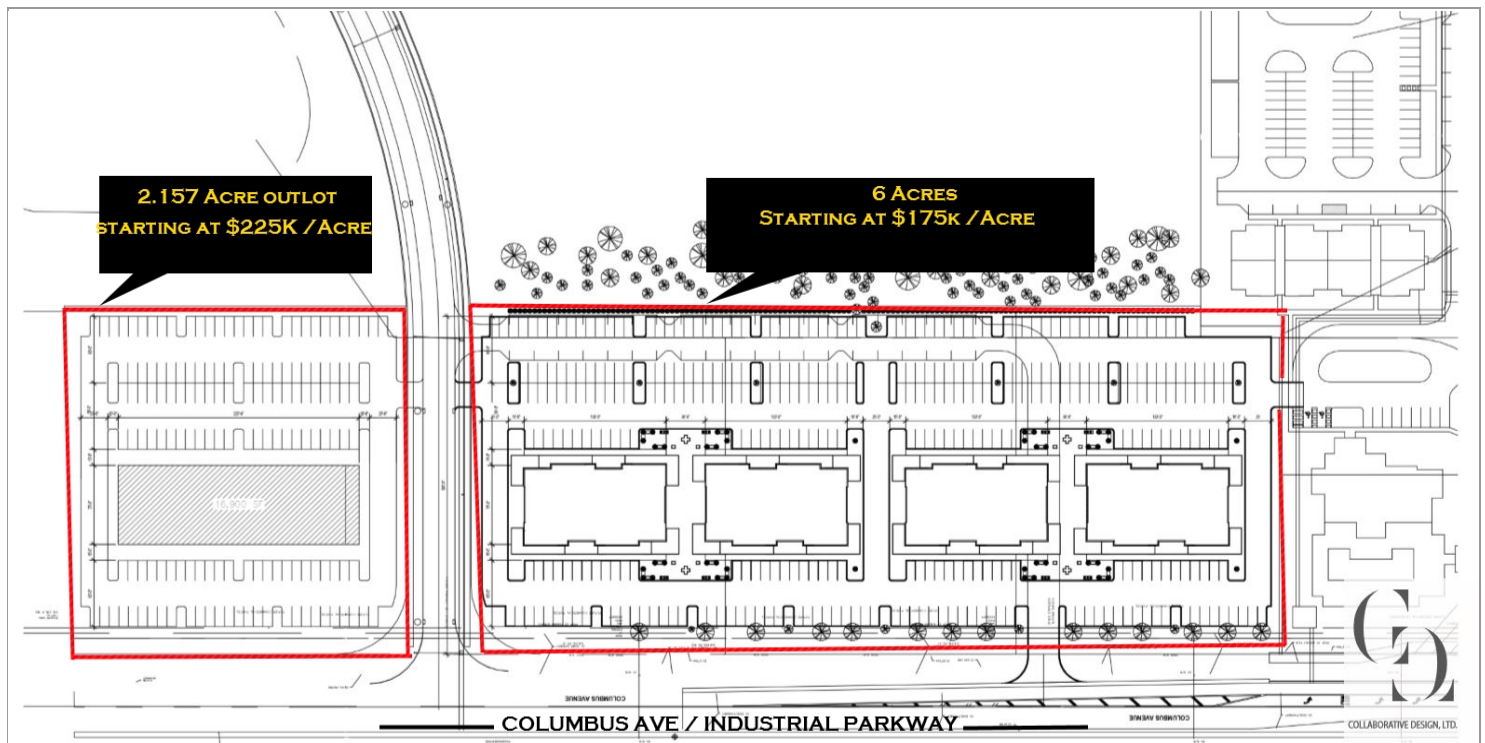
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

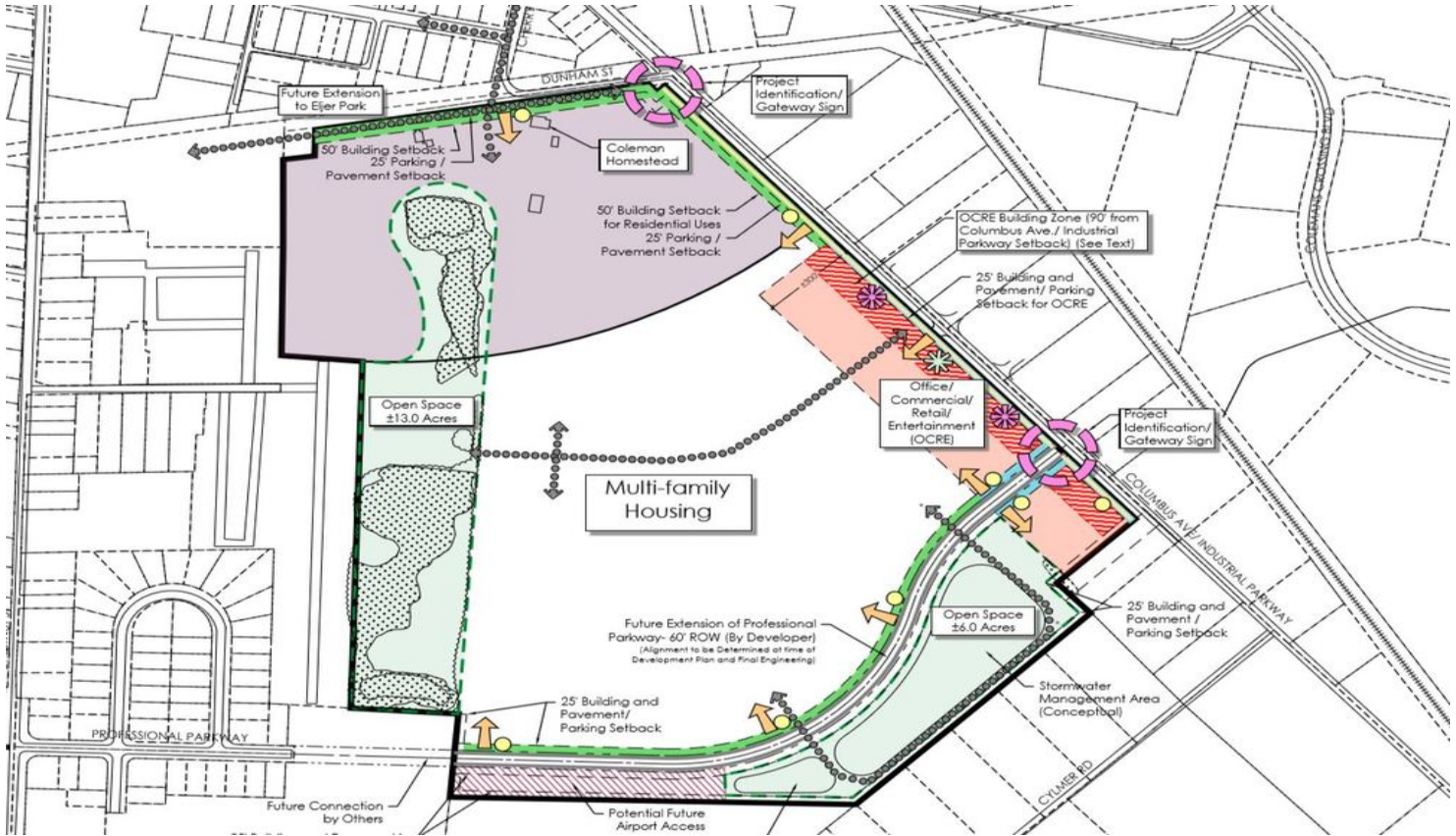


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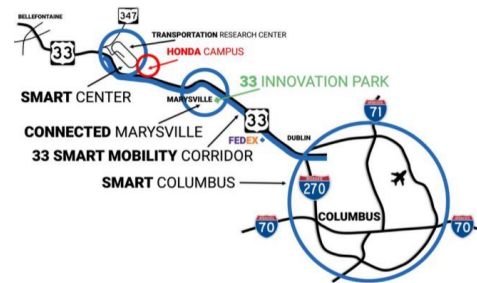
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List of Woodside Permitted Uses

- Professional Offices, including accounting, legal, medical and bookkeeping services
- Barber shops, beauty shops, hair salons and personal care services
- Child care centers
- Banks, savings and loans and other financial services
- General office uses
- Home health care services
- Insurance offices and agencies
- General retail establishments
- Computer maintenance and repair
- Convenience stores
- Dance Studios
- Eating, drinking and entertainment establishments
- General repair services
- Hardware stores
- Home furnishings, furniture and equipment stores
- Electronics and appliances stores
- Sporting goods, hobby, book and music stores
- Postal, packaging, mailing and delivery services
- Medical and dental laboratories
- Miscellaneous health and allied services
- Paint, glass and wallpaper stores
- Physical fitness facilities
- Personal and household goods repair and maintenance
- Multifamily residential
- Independent living, assisted living, memory care, skilled care or similar developments including one or more of the foregoing components, designed for senior housing options where services such as the foregoing are provided
- Flex office/warehouse containing business offices with adjoining warehouse space
- For sale attached and detached dwelling units designed for empty nesters, controlled by either a condominium association or homeowner's association
- Upon application to and approval of the Board of Zoning Appeals, uses in addition to the foregoing that are complimentary to the foregoing and represent new and or innovative uses occurring after the rezoning of Woodside shall be permitted as conditional uses



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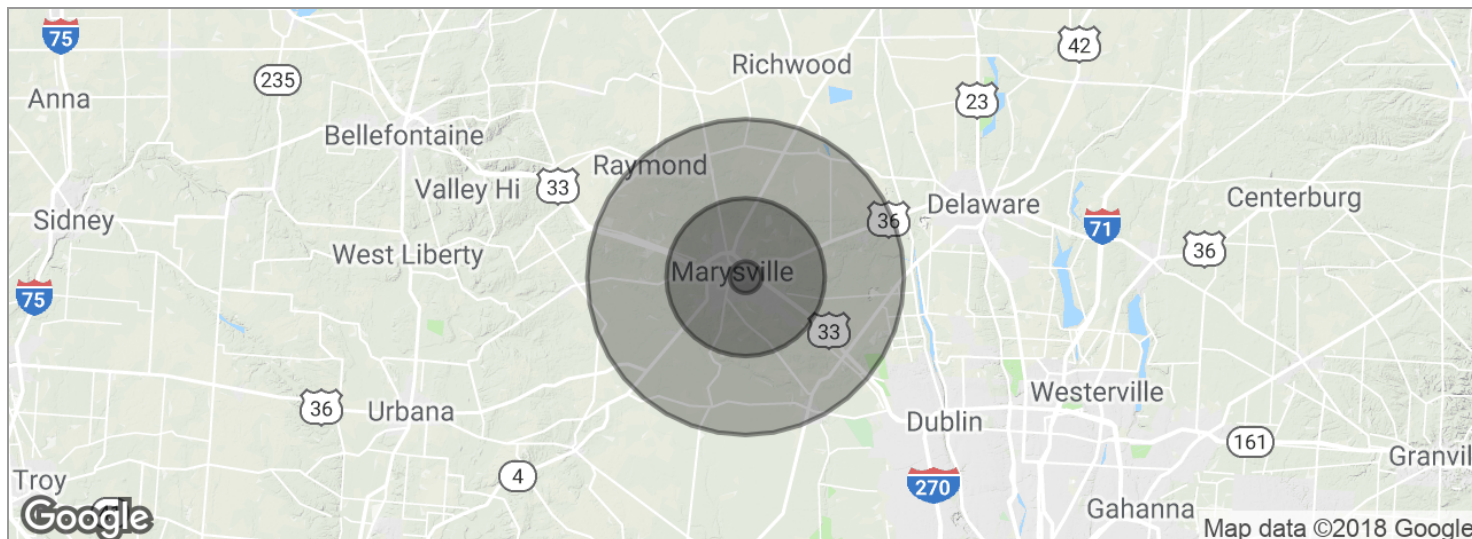
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,496	30,966	49,000
Median age	39.2	34.9	36.2
Median age (Male)	37.8	34.4	36.2
Median age (Female)	40.7	35.5	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	664	10,520	17,051
# of persons per HH	2.3	2.9	2.9
Average HH income	\$51,587	\$68,989	\$75,316
Average house value	\$175,911	\$187,631	\$219,705

** Demographic data derived from 2010 US Census*

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