

# **BURR OAK DEVELOPMENT**

Sidney, Ohio





## HIGHLIGHTS

- New 132 AC mixed-use development anchored by Wilson Health includes:
  - 33 AC of NEW retail outlots zoned CC Corridor Commercial
  - 17.64 AC of NEW multi-story medical space
  - Coming Soon: Sheetz and Dunkin'
  - Lease Signed (Subject to Due Diligence): McDonald's
- Construction on site has started and site work and roadways are now complete

- Multi-tenant building with 1,770 SF inline space and 2,027 SF endcaps with drive-thru possible
- Seeking drug stores, banks, restaurants (sit-down, quick-service, fast food), grocery, retail, and automotive uses
- Sites are available for sale, ground lease, or build to suit
- Located at the busy I-75 and St. Mary's Avenue interchange in Sidney, boasting 51,693 vehicles per day
- Sidney is experiencing rapid economic development due to its access and position to I-75

## DEMOGRAPHICS

POPULATION	3 MILE	7 MILE	10 MILE
2029 Projection	21,116	31,401	40,256
2024 Estimate	21,310	31,626	40,561
INCOME	3 MILE	7 MILE	10 MILE
2024 Average	\$70,900	\$75,577	\$76,172
2024 Median	\$60,039	\$63,441	\$63,955
DAYTIME POPULATION	3 MILE	7 MILE	10 MILE
2024 Employees	12,848	16,965	19,188

#### **LEASING INFORMATION**

www.goodmanrealestate.com 216.381.8200

**CLEVELAND** 

THE OFFICES OF LEGACY VILLAGE 25333 CEDAR ROAD, SUITE 305 CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE COLUMBUS, OHIO 43215

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KEY	LEASED NEGOTIATING	i
	AVAILABLE NOT PART	
UNIT	TENANT SIZ	ZE (SQ. FT.)
А	Dunkin' (Coming Soon)	1.00 AC
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027
С	Proposed Restaurant/Auto	1.00 AC
D	McDonalds – Signed Lease (subject to Due Diligence)	1.25 AC
Е	Proposed Auto/Retail 2.17 AC	
F	Sheetz (Coming Soon)	3.03 AC
G	Proposed Hotel	2.44 AC
Н	Proposed Restaurant	2.24 AC
I	Proposed Hotel	3.79 AC
J	Proposed Grocery/Retail	8.95 AC
K	Proposed Office	3.27 AC
L	Proposed Office	3.53 AC

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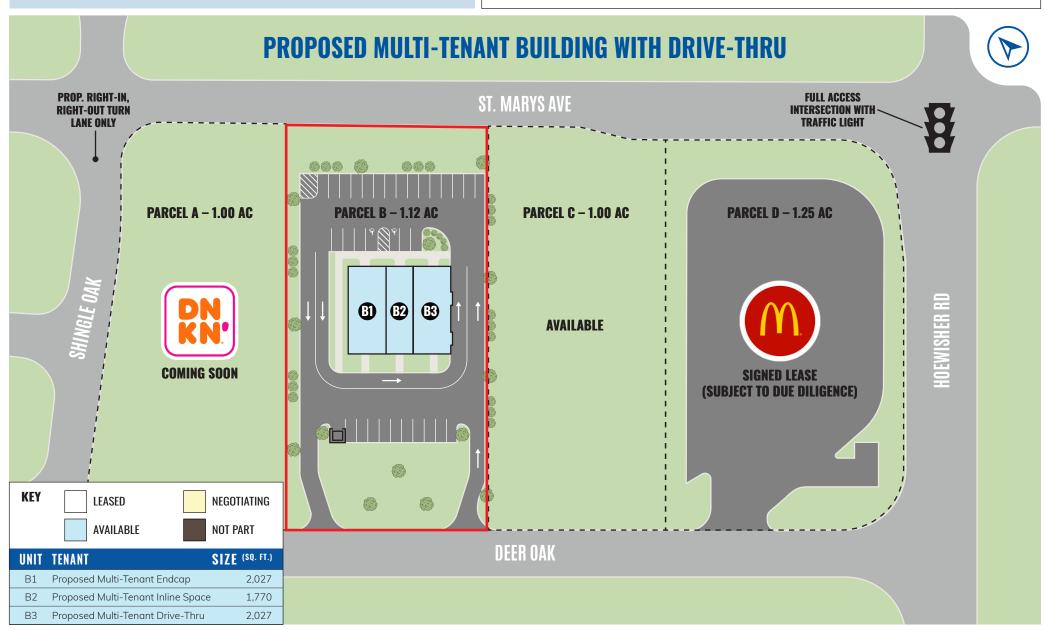
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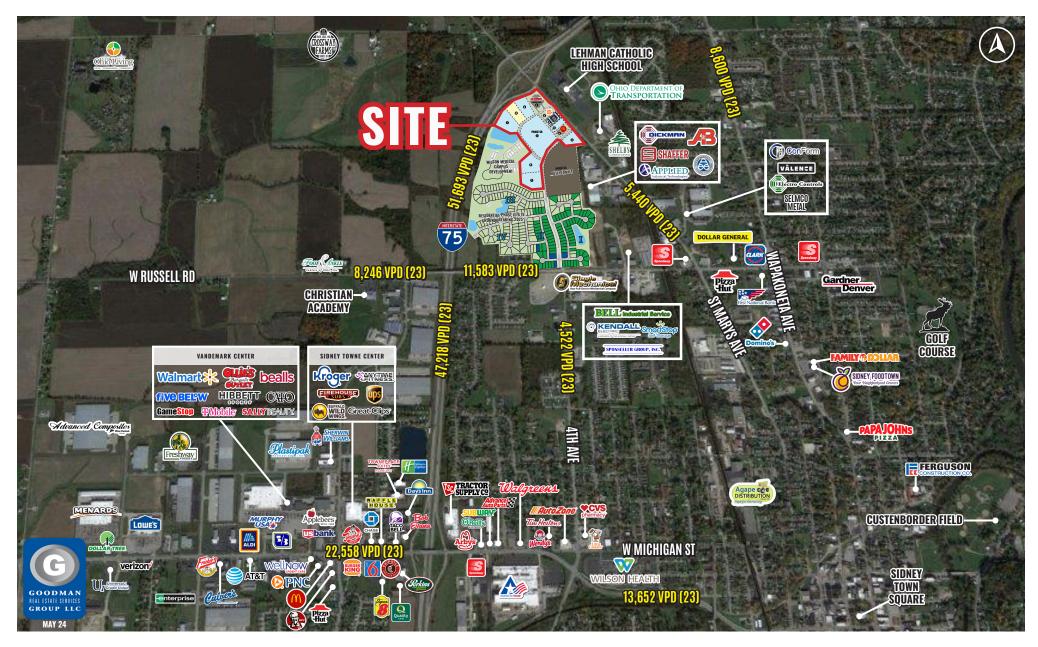
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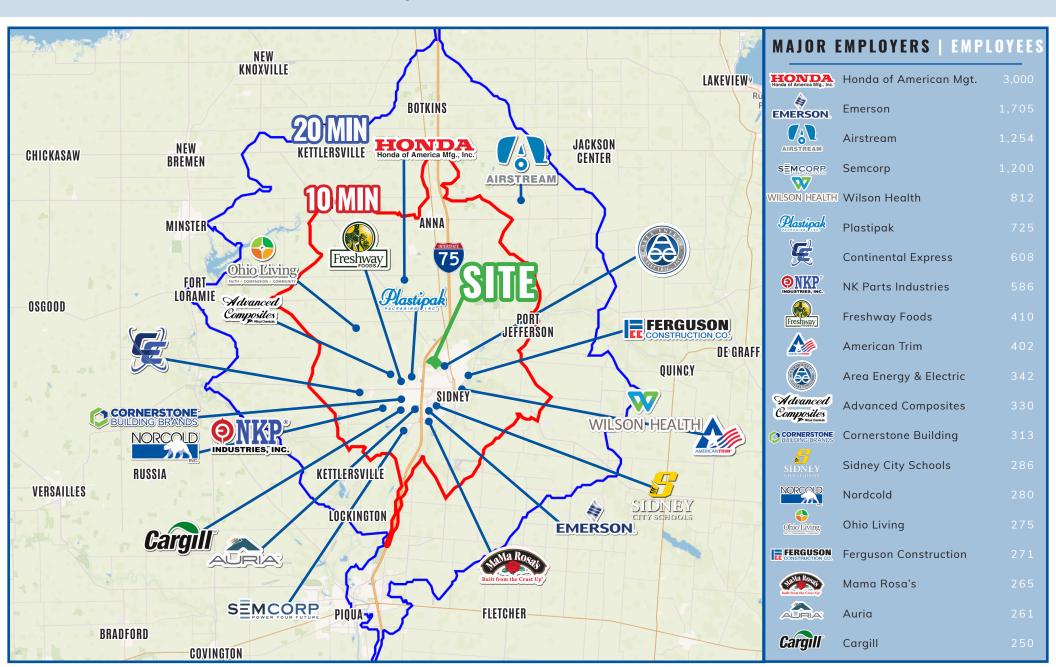
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