



Sidney, Ohio



- 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
 - Now Open: Sheetz
 - 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 (March 2026 construction)
- 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 nearly 50,000 vehicles per day
- Sidney is experiencing rapid economic development due to its access and position to I-75

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

www.goodmanrealestate.com
216.381.8200

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

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

larry@goodmanrealestate.com

zack@goodmanrealestate.com

tristan@goodmanrealestate.com



BURR OAK DEVELOPMENT

Sidney, Ohio

KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
A	Proposed Restaurant/Bank	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
C	Proposed Restaurant/Auto	1.00 AC
D	McDonalds – Signed Lease (subject to Due Diligence)	1.25 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz (Now Open)	3.03 AC
G	Proposed Hotel	2.44 AC
H	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

LEASING INFORMATION

LARRY KLEIN

larry@goodmanrealestate.com

ZACK SOGOLOFF

zack@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com

CLEVELAND

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COLUMBUS

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WORTHINGTON, OH 43085

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F 216.381.8211

WWW.GOODMANREALESTATE.COM



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PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU

PROP. RIGHT-IN,
RIGHT-OUT TURN
LANE ONLY

ST. MARYS AVE

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT



PARCEL A – 1.00 AC

PARCEL B – 1.12 AC

PARCEL C – 1.00 AC

PARCEL D – 1.25 AC

AVAILABLE

AVAILABLE



SIGNED LEASE
(SUBJECT TO DUE DILIGENCE)

HOEWISHER RD

DEER OAK

KEY

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	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027



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MAJOR EMPLOYERS | EMPLOYEES

	Honda of American Mgt.	3,000
	Emerson	1,705
	Airstream	1,254
	Semcorp	1,200
	Wilson Health	812
	Plastipak	725
	Continental Express	608
	NK Parts Industries	586
	Freshway Foods	410
	American Trim	402
	Area Energy & Electric	342
	Advanced Composites	330
	Cornerstone Building	313
	Sidney City Schools	286
	Nordcold	280
	Ohio Living	275
	Ferguson Construction	271
	Mama Rosa's	265
	Auria	261
	Cargill	250



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