

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
 - 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 drivethru 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

DEMOGRAPHICS

POPULATIO	N 3	MILE	7 MILE	10 MILE
2029 Projectio	1 2	1,116	31,401	40,256
2024 Estimate	2	1,310	31,626	40,561
INCOME	3	MILE	7 MILE	10 MILE
2024 Average	\$7	0,900	\$75,577	\$76,172
2024 Median	\$6	0,039	\$63,441	\$63,955
DAYTIME POPULATIO	N 3	MILE	7 MILE	10 MILE
2024 Employee	s 1	2,848	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

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

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KEY	LEASED NEGOTIATING	i
	AVAILABLE NOT PART	
UNIT	TENANT SIZ	E (SQ. FT.)
А	Proposed Restaurant/Bank	1.00 AC
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
В3	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 (Now Open)	3.03 AC
G	Proposed Hotel	2.44 AC
Н	Proposed Restaurant	2.24 AC
T	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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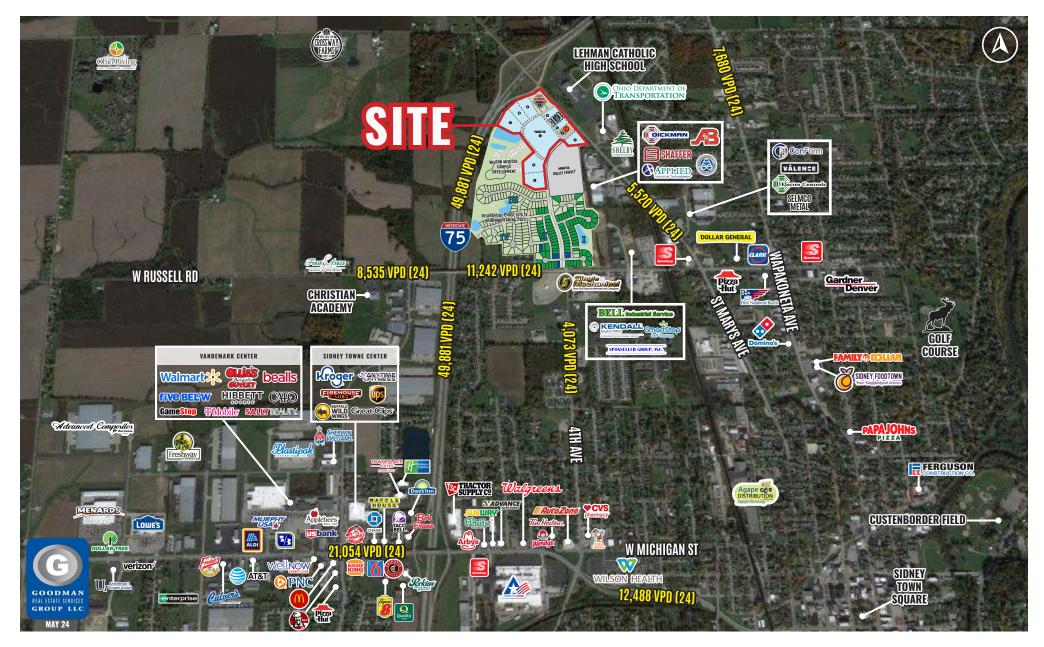
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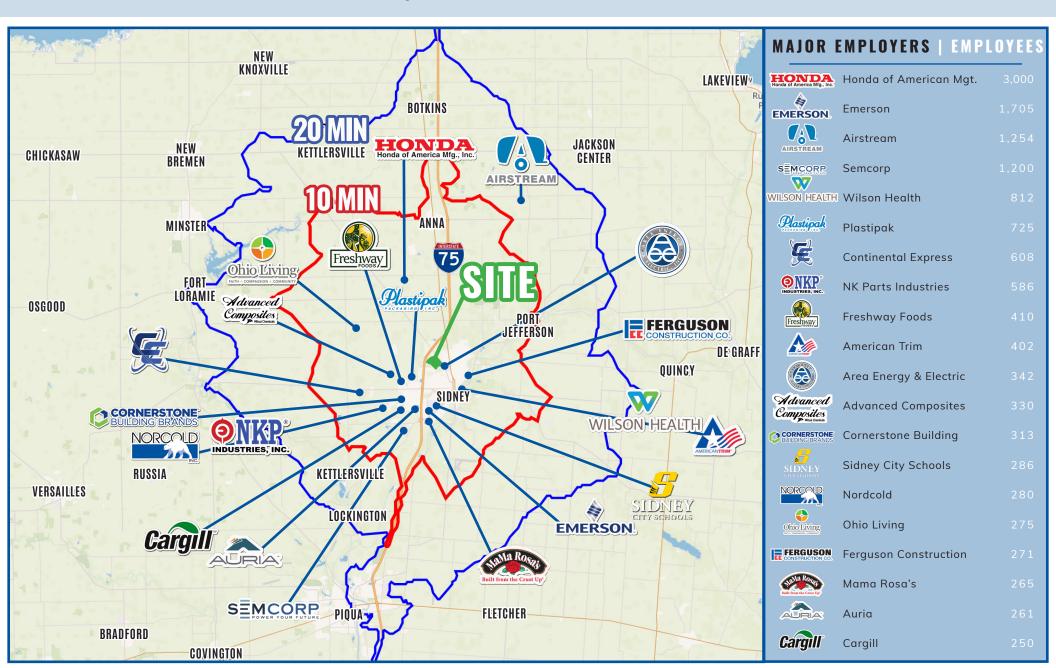
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