



WWW.GOODMANREALESTATE.COM
216.381.8200

BURR OAK DEVELOPMENT

Sidney, Ohio



SITE

NEW DEVELOPMENTS IN SIDNEY UNDER CONSTRUCTION

- NEW SEMCORP BATTERY PLANT PROVIDING 1,200 JOBS
- NEW SHEETZ STORE NOW OPEN
- FOUR RESIDENTIAL PHASES LOCATED ALONG WEST RUSSELL ROAD



HIGHLIGHTS

- New 132 AC mixed-use development includes:
 - 33 AC of NEW retail outlots – zoned CC Corridor Commercial
 - 8 AC highway development to be announced soon
 - Planned multi-tenant building 1,770 to 5,824 SF with drive-thru position available (March 2026 construction)
 - Join Sheetz (now open)
 - McDonald's opening in 2026

- 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
- Site work and roads are complete and ready for new uses
- Seeking drug stores, banks, restaurants (sit-down, quick-service, fast food), grocery, retail, and automotive uses
- **AVAILABLE:** Pad sites for sale, ground lease, or build to suit

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
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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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ZACK SOGOI OFF

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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 (Opening 2026)	1.25 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz (Now Open)	3.03 AC
G	Under Contract - Medical User	2.44 AC
H	Under Contract - Medical User	2.24 AC
I	Under Contract - Medical User	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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PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU



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

PARCEL A - 1.00 AC

AVAILABLE

ST. MARYS AVE

PARCEL B - 1.12 AC

B1 B2 B3

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT



PARCEL D - 1.25 AC

OPENING 2026

SHINGLE OAK

HOEWISHER RD

DEER OAK

KEY	LEASED	NEGOTIATING
UNIT	TENANT	SIZE (SQ. FT.)
	AVAILABLE	
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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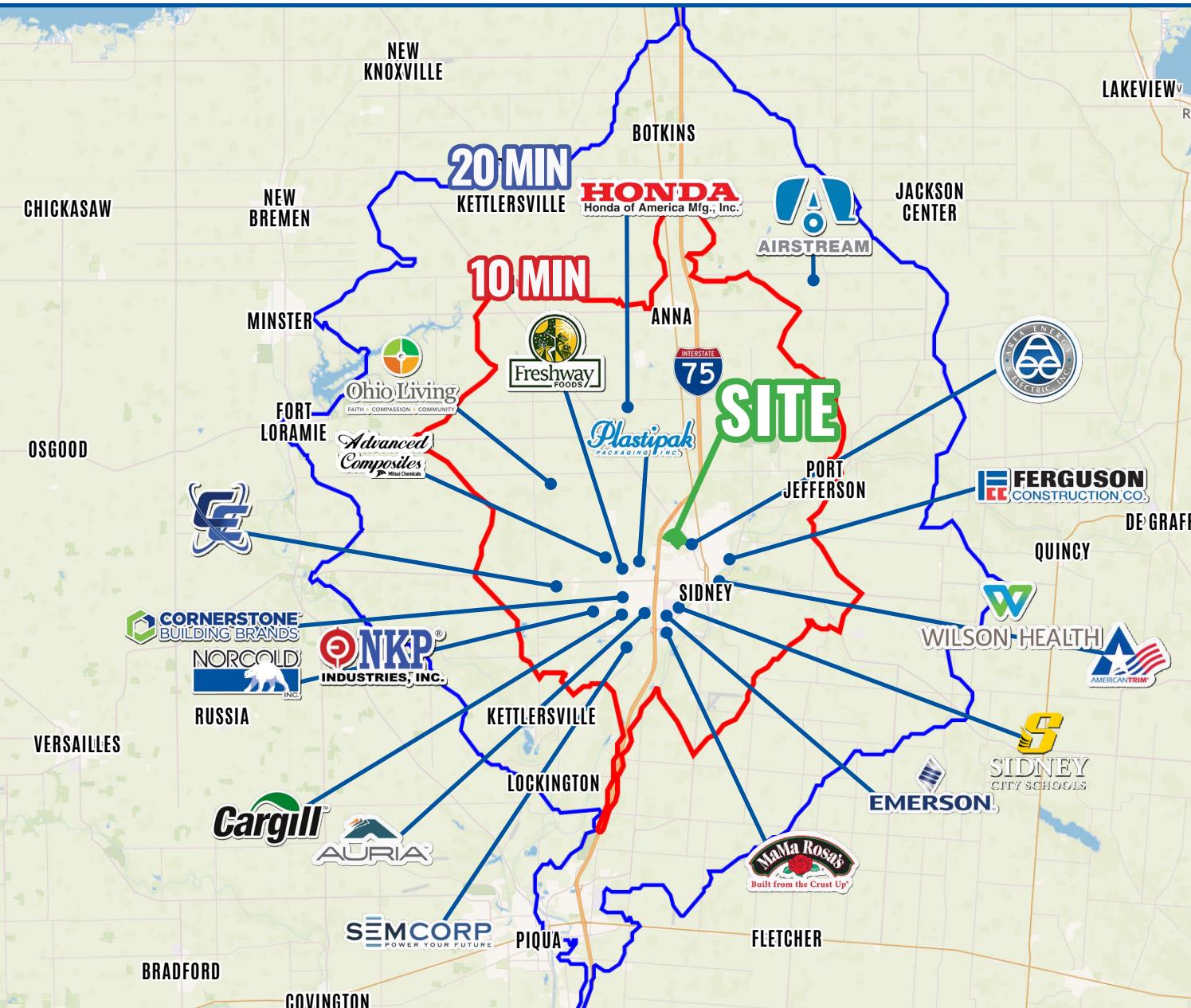
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MAJOR EMPLOYERS | EMPLOYEES

HONDA Honda of America Mfg., Inc.	Honda of American Mgt.	3,000
EMERSON	Emerson	1,705
AIRSTREAM	Airstream	1,254
SEMCORP	Semcorp	1,200
WILSON HEALTH	Wilson Health	812
Plastipak	Plastipak	725
CONTINENTAL EXPRESS	Continental Express	608
NKP INDUSTRIES, INC.	NK Parts Industries	586
FRESHWAY FOODS	Freshway Foods	410
AMERICAN TRIM	American Trim	402
AREA ENERGY & ELECTRIC	Area Energy & Electric	342
ADVANCED COMPOSITES	Advanced Composites	330
CORNERSTONE BUILDING BRANDS	Cornerstone Building	313
SIDNEY CITY SCHOOLS	Sidney City Schools	286
NORCOLD, INC.	Nordcold	280
OHIO LIVING	Ohio Living	275
FERGUSON CONSTRUCTION CO.	Ferguson Construction	271
MAMA ROSA'S	Mama Rosa's	265
AURIA	Auria	261
CARGILL	Cargill	250



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