



# Sidney, Ohio



- 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

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

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THE OFFICES OF LEGACY VILLAGE  
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CLEVELAND, OH 44124

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

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# 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 (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

## LEASING INFORMATION

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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



OPENING 2026

HOEWISHER RD

DEER OAK

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	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (\$Q. 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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