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216.381.8200

BURR OAK DEVELOPMENT

Sidney, Ohio



NEW DEVELOPMENTS IN SIDNEY UNDER CONSTRUCTION

- NEW SEMCORP BATTERY PLANT PROVIDING 1,200 JOBS
- NEW 17.64 AC WILSON MEDICAL CAMPUS
- NEW SHEETZ STORE OPENING
- FOUR RESIDENTIAL PHASES LOCATED ALONG WEST RUSSELL ROAD



HIGHLIGHTS

- New 132 AC mixed-use development anchored by Wilson Health development includes:
 - 33 AC of NEW retail outlets – zoned CC Corridor Commercial
 - 17.64 AC of NEW multi-story medical space
- Construction on site has started
- Located at the busy I-75 and St. Mary's Avenue interchange in Sidney, boasting 44,443 vehicles per day
- Sidney is experiencing rapid economic development due to its access and position to I-75
- Sites are available for sale, ground lease, or build to suit
- Multi-tenant building with 1,400 SF inline spaces and 2,100 SF endcaps with drive-thru available
- Seeking drug stores, banks, restaurants (sit-down, quick-service, fast food), grocery, retail, and automotive uses

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2027 Projection	21,264	26,341	32,166
2022 Estimate	21,561	26,692	32,542
INCOME	3 MILE	5 MILE	7 MILE
2022 Average	\$69,688	\$71,948	\$74,344
2022 Median	\$57,486	\$59,686	\$61,843
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2022 Employees	15,082	17,287	20,427

LEASING INFORMATION
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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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THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



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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	2,100
B2	Proposed Multi-Tenant Inline Space	1,400
B3	Proposed Multi-Tenant Inline Space	1,400
B4	Proposed Multi-Tenant Drive-Thru	2,100
C	Proposed Restaurant/Auto	0.87 AC
D	Proposed Restaurant/Retail	1.00 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz	3.03 AC
G	Proposed Hotel	2.44 AC
H	Proposed Hotel	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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PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU



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

ST. MARYS AVE

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT



SHINGLE OAK

PARCEL A
1.00 AC

PARCEL B
1.5 AC

PARCEL C
0.87 AC

PARCEL D
1.00 AC
(NEGOTIATING)

HOEWISHER RD

DEER OAK

KEY	LEASED	NEGOTIATING
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
B1	Proposed Multi-Tenant Endcap	2,100
B2	Proposed Multi-Tenant Inline Space	1,400
B3	Proposed Multi-Tenant Inline Space	1,400
B4	Proposed Multi-Tenant Drive-Thru	2,100

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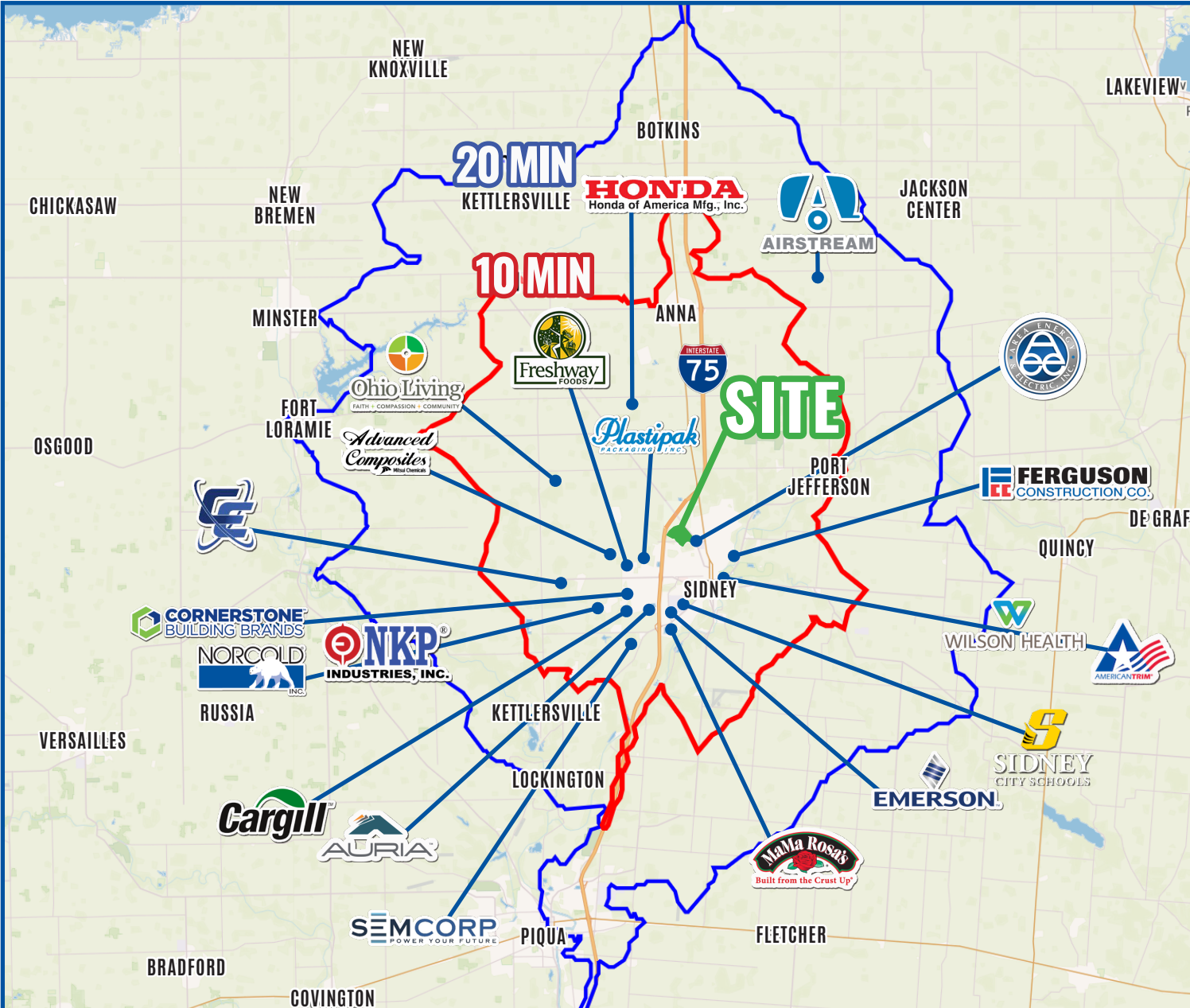
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MAJOR EMPLOYERS | EMPLOYEES

	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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Zoning Map Sidney, Ohio

This is to certify that this is the Official Zoning Map of the City of Sidney, Ohio, adopted on January 24, 2022, and hereby supersedes and replaces any and all previous Zoning Maps.

Planning Commission Chair

Administrator

SITE

