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216.381.8200

BURR OAK MULTI-TENANT BUILDING

Sidney, Ohio



CHRISTIAN
ACADEMY

HIGHLIGHTS

- **AVAILABLE:** Proposed NEW multi-tenant building
 - 2,027 SF endcap with drive-thru
 - 1,770 SF inline space
 - 2,027 SF endcap
- Situated in a new 132 AC mixed-use development anchored by Wilson Health
- Located at the busy I-75 and St. Mary's Avenue interchange in Sidney, boasting 51,693 vehicles per day
- Sidney is experiencing rapid economic development due to its access and position to I-75
- New Sheetz coming soon

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

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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BURR OAK DEVELOPMENT

Sidney, Ohio

LEASING INFORMATION

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

ST. MARYS AVE

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT



SHINGLE OAK

PARCEL A
1.00 AC
Negotiating Coffee User

PARCEL B
1.5 AC

B1

B2

B3

PARCEL C
0.87 AC

PARCEL D
1.00 AC
Negotiating Burger User

HOEWISHER RD

DEER OAK

KEY	LEASED	AVAILABLE	NEGOTIATING	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