



WWW.GOODMANREALESTATE.COM
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
- Join Sheetz (coming soon), Dunkin' (coming soon), and McDonald's (lease signed - subject to due diligence)
- 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

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
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

LARRY KLEIN

larry@goodmanrealestate.com

ZACK SOGOLOFF

zack@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com



BURR OAK DEVELOPMENT

Sidney, Ohio

LEASING INFORMATION

P 216.381.8200

F 216.381.8211

WWW.GOODMANREALESTATE.COM

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

LARRY KLEIN

larry@goodmanrealestate.com

ZACK SOGOLOFF

zack@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com



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

ST. MARYS AVE

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT

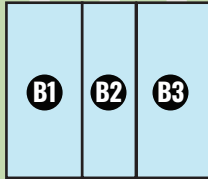


PARCEL A – 1.00 AC



COMING SOON

PARCEL B – 1.12 AC



PARCEL C – 1.00 AC

AVAILABLE

PARCEL D – 1.25 AC



SIGNED LEASE
(SUBJECT TO DUE DILIGENCE)

SHINGLE OAK

HOEWISHER RD

DEER OAK

KEY	LEASED	NEGOTIATING
	AVAILABLE	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