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216.381.8200

BURR OAK MULTI-TENANT BUILDING

Sidney, Ohio



HIGHLIGHTS

- **AVAILABLE:** Proposed NEW multi-tenant building
 - 2,027 SF endcap with drive-thru
 - 1,770 SF inline space
 - 2,027 SF endcap
- March 2026 construction
- Join Sheetz (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 nearly 50,000 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
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CLEVELAND

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

COLUMBUS

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Sidney, Ohio





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



PARCEL A – 1.00 AC

PARCEL B – 1.12 AC

PARCEL C – 1.00 AC

PARCEL D – 1.25 AC

AVAILABLE

AVAILABLE


SIGNED LEASE
(SUBJECT TO DUE DILIGENCE)

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 |