

# SALE

## 00 SQUARE DR

00 Square Dr Marysville, OH 43040

### LOCATION DESCRIPTION

Square Drive is located just near the intersection of US-33 and US-36 in rapidly growing Marysville. The site is located in an industrial/retail area. The land is located between a Super 8 and Hampton Inn. There is additional traffic from hotels, retail, and businesses. The traffic counts are 35,000 on US33/US36 and 19,000 on Delaware Avenue.

### PROPERTY HIGHLIGHTS

- 2 acres of land in a commercial area (zoned RMU)
- Site is ideal for Hospitality, restaurants or multifamily development
- Located between a Super 8 and Hampton Inn
- Many restaurants and hotels nearby
- 19,000 AADT on Delaware Ave
- Phase I has been done by ownership
- Union County is the fastest growing county (%) in Ohio and 13th in the nation



### OFFERING SUMMARY

Sale Price:	\$250,000 / acre
Lot Size:	2 Acres
Zoning:	RMU (Regional Mixed-Use)
APN:	2900160100000

### OTHER RESOURCES

[bit.ly/00SquareDr](https://bit.ly/00SquareDr)

**Bill Davis**

614 341 9800 x102

**Tom Velalis**

614 341 9800 x109



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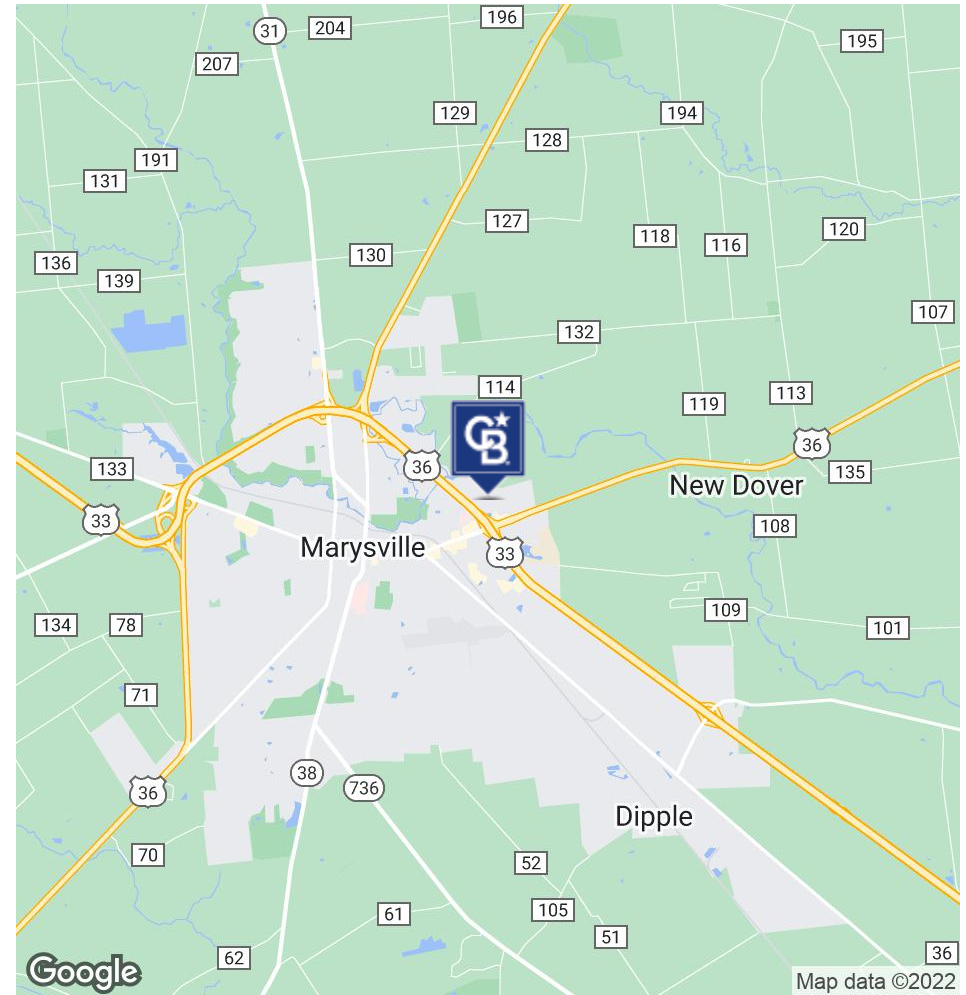
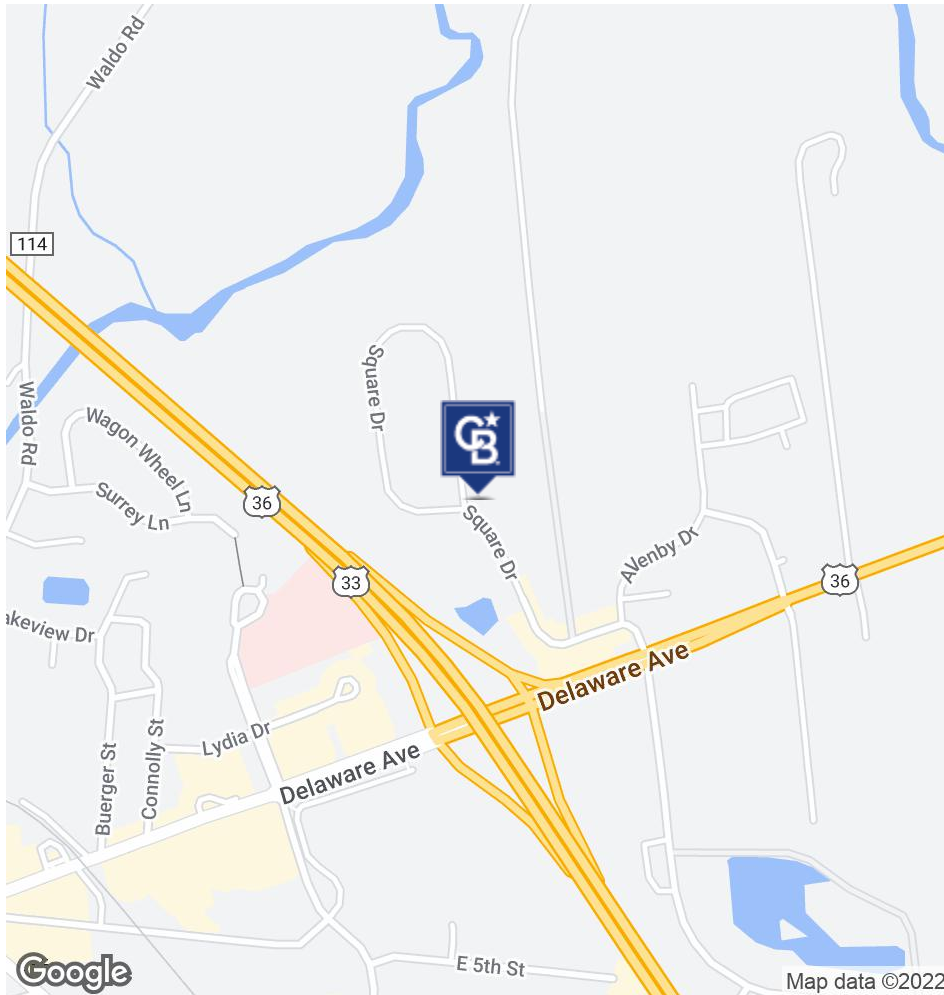
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## FUTURE GROWTH – UNION COUNTY 2050

- **29,932** *new residents* **79.9%** increase
- **10,160** *new housing units* **76.7%** increase
- **20,429** *new workers* **83.6%** increase
- **10.8 M** *SF of new industrial space* **78.8%** increase
- **3.7 M** *SF of new commercial space* **121%** increase

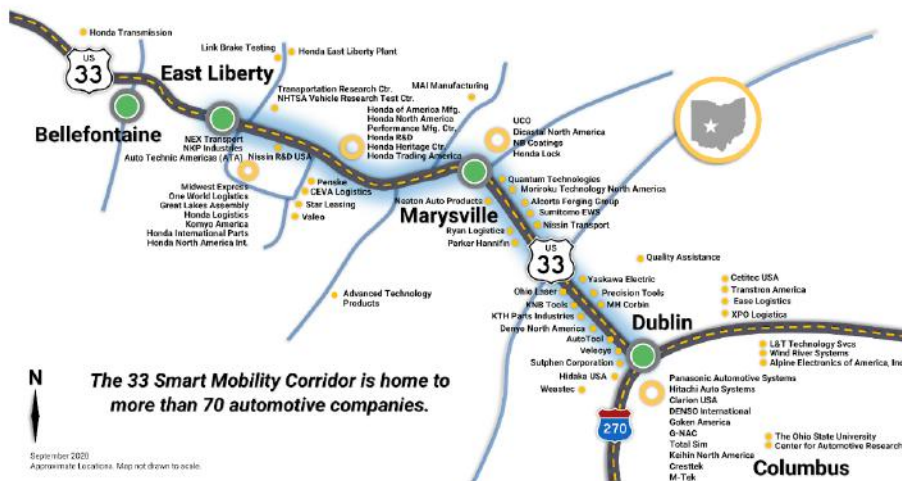
These projections do not include Union County in its entirety, rather it includes the City of Marysville, Village of Plain City, Jerome, Millcreek, and Paris Townships, and portions of Liberty Township.

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### 33 Smart Mobility Corridor - Automotive Cluster



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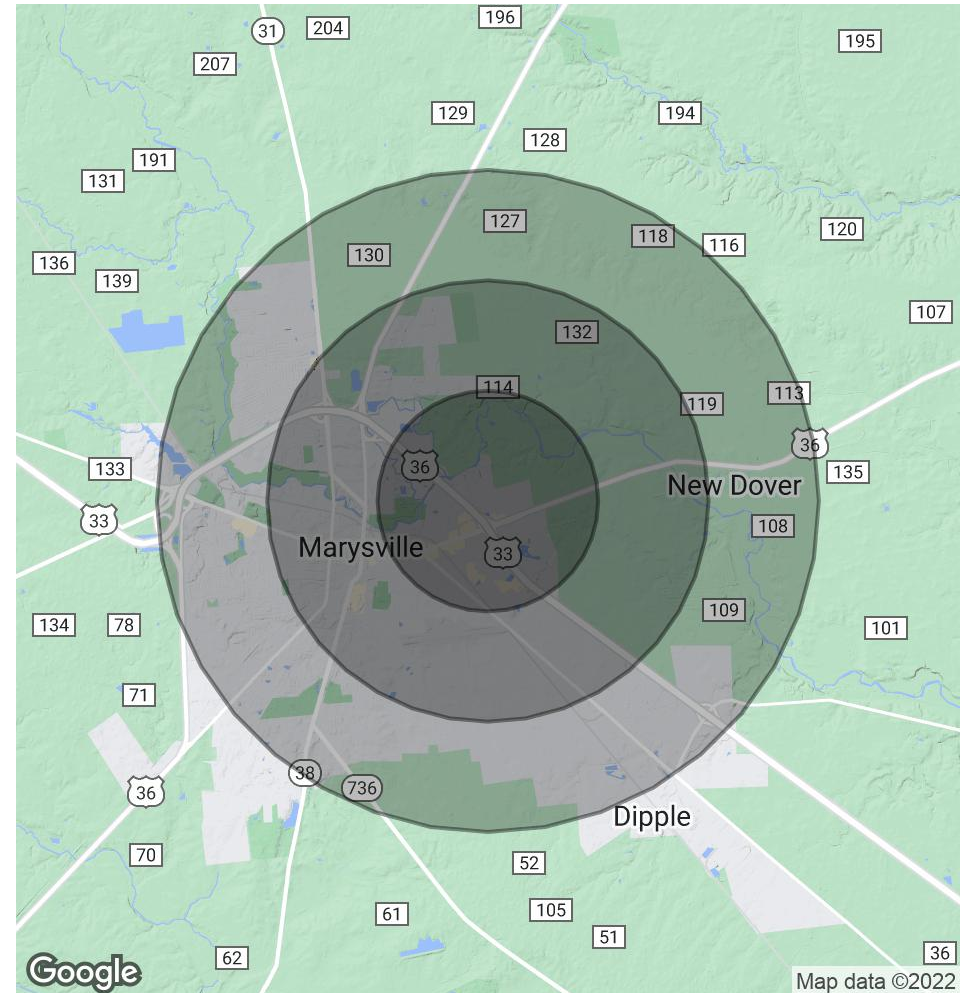
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,894	7,057	21,485
Average Age	34.9	35.8	36.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	905	3,166	8,235
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$67,242	\$74,565	\$83,541
Average House Value	\$399,358	\$415,744	\$266,110

\* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	CROSS STREETS	DIRECTION	YEAR	COUNTS
Delaware Ave / US-36, northeast of US-33 ramps		2-way	2021	19,259 AADT
Ramp from US-33 to Delaware Ave / US-36		Ramp SE	2021	8,646 AADT
US-33 between SR-4 and US-36 (northwest of site)		2-way	2021	50,445 AADT



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