

For Lease: \$34 per SF to \$38 per SF NNN

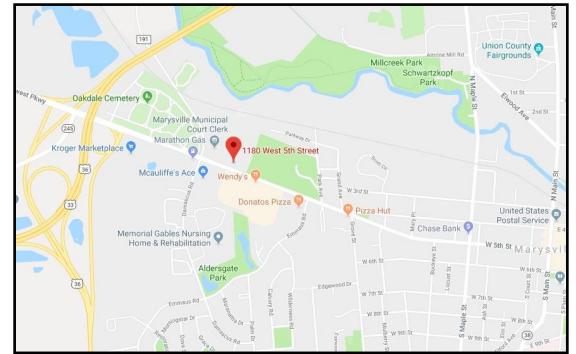
1180-1188 W 5th Street

Marysville OH 43040



## PROPERTY FEATURES:

- New retail center on main retail corridor
- 2,300+/- Sq Ft Drive-in suite available with patio & grease trap
- High Visibility Location
- NNN charges approx. \$5.50 per SF
- Nearby retailers include Kroger, Ace Hardware, doctors offices and restaurants



BEST CORPORATE REAL ESTATE

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Commercial-Retail****Not Actual Property**

List Number: 219013064

 Status: Active  
 Listing Service:  
 Original List Price: \$20.5

 List Price: \$34  
 List Price Sqft: \$0.01  
 VT:

Parcel #: 019019

Previous Use:

Use Code: 425 - NEIGHBORHOOD SHOPPING CTR

Tax District: 290 Zoning: B-1

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Income:

Assoc/Condo Fee:

Total Op Expenses:

Addl Acc Cond: None Known

NOI:

 Tax Abatement: No  
 Taxes (Yrly): 1,658  
 Assessment:

 Abatement End Date:  
 Tax Year: 2020

 Tax Incentive:  
 Possession: at close
**General Information**
 Address: 1180-1188 W 5th Street  
 Between Street: Rayond Rd & Park Ave  
 Complex:  
 Dist To Interchange:

 Unit/Suite #:  
 City: Marysville  
 County: Union  
 Mult Parcels/Sch Dis: Yes

 Zip Code: 43040  
 Corp Limit: Marysville  
 Township: Paris  
 Near Interchange:

Tax District: 290

**Building Information**
 Total SqFt Available: 6,234  
 Bldg Sq Ft: 7,684  
 # Floors AboveGround: 1  
 # of Docks: 0  
 Year Built:  
 Traffic CountPerDay:

 Minimum Sqft Avail: 1,303  
 Acreage: 2.39  
 # Units: 5  
 # Drive-In Doors: 0  
 Year Remodeled:  
 Ceiling Height Ft:

 Max Cont Sqft Avail: 7,684  
 Lot Size: 178 793  
 Parking Ratio/1000:  
 Total Parking: 46  
 Bay Size:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**
 Lease Rate \$/Sq Ft: 34  
 Expenses Paid by L:  
 T Reimburses L: Curr Yr Est \$/SF TRL: 5.5  
 T Contracts Directly:  
 Curr Yr Est \$/SF TRL: 5.5  
 Curr Yr Est \$/SF LL:

 Term Desired:  
 Will LL Remodel:  
 Finish Allow/SQFT \$:  
 Pass Exp Over BaseYr:  
 Exp Stop \$:
**Features**
 Heat Fuel:  
 Heat Type:  
 Electric:  
 Services Available:

 Sewer:  
 Electric:  
 Misc Int & Ext Info:  
 MLS Primary PhotoSrc: Realtor Provided
**Construction:**

Sprinkler:

Mult Use:

New Financing:

**Property Description**

New retail center located on West 5th Street, a main retail corridor in Marysville. +/- 2,300 Sq Ft drive thru space available at \$38/ Sq Ft NNN; in line space available \$34/ Sq Ft. Nearby retailers included Kroger Marketplace, Wendy's and ACE Hardware as well as Marysville Municipal Court Clerk, doctor offices, churches and restaurants.

**Sold Info**

Sold Date: DOM: 1408

 SP:  
 Sold Non-MLS: No  
 SrAst:

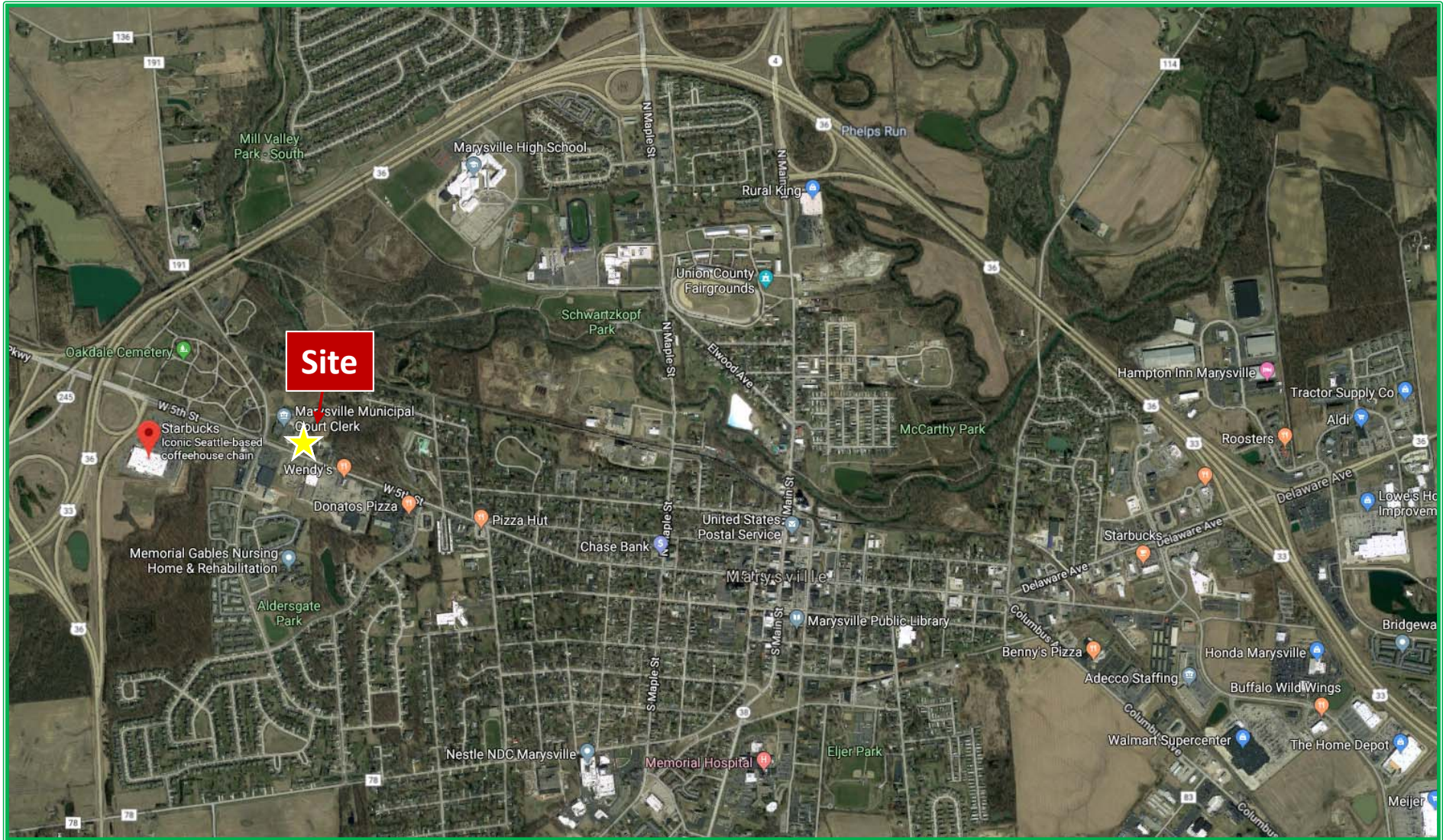
 SrCns:  
 Concession Comments:

 Sold Non-MLS: No  
 March 01, 2023

Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Randy J Best on Wednesday, March 01, 2023 10:44 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

# Oakland Plaza 1180-1188 W 5<sup>th</sup> Ave Marysville, OH



# Oakland Plaza

1180-1188 W 5<sup>th</sup> Ave  
Marysville, OH



Oakland Plaza  
1180-1188 W 5<sup>th</sup> Ave  
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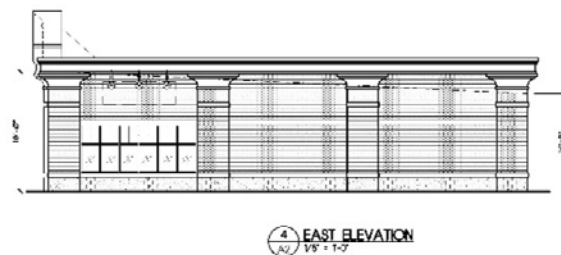
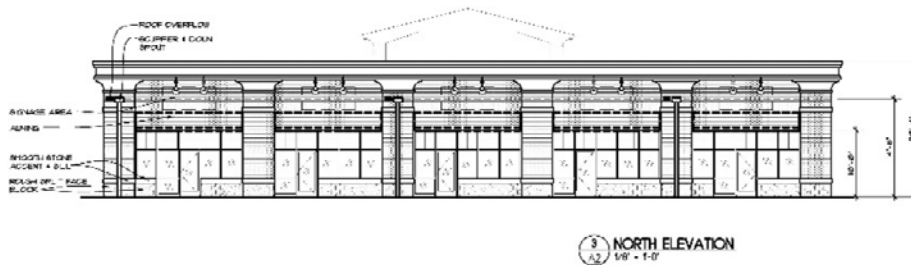
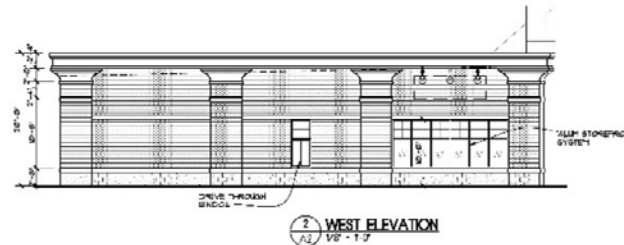
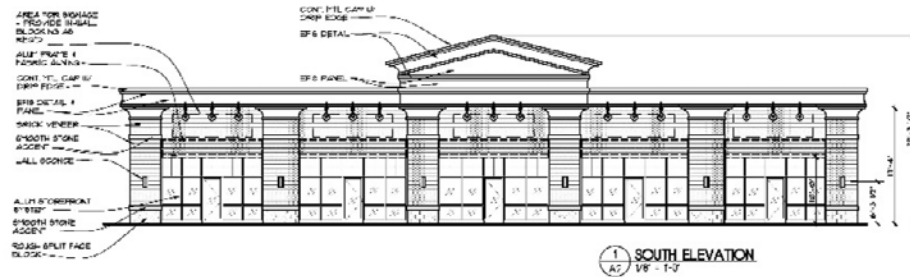


*Plan modified to allow for a drive-thru lane*

# Oakland Plaza

## 1180-1188 W 5<sup>th</sup> Ave

### Marysville, OH



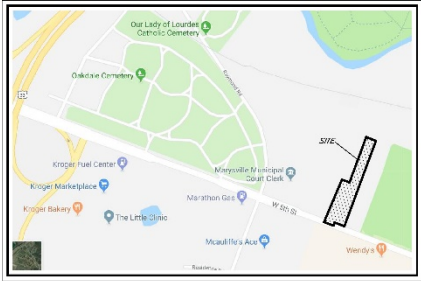
#### ELEVATION NOTES:

1. ROUGH SPLIT FACE BLOCK TYPE & COLOR SHALL BE SELECTED BY THE OWNER.
2. BRICK VENER TYPE & COLOR SHALL BE SELECTED BY THE OWNER.
3. TRIM COLOR & TYPE SHALL BE SELECTED BY THE OWNER.
4. THE STONE OR CAST WINDOW SILL & LATER TABLE SHALL BE SELECTED BY THE OWNER.
5. COORDINATE EXACT LOCATION, STYLE & FINISH OF DOWNSPOUTS W/ THE OWNER. DRAIN ONTO THE HARD SURFACE AROUND THE BLDG. SEE THE CIVIL DWGS.
6. EXTERIOR PAINT COLORS SHALL BE SELECTED BY THE OWNER.
7. CEMENT BD SIDING SHALL BE JAMES HARDIE FIBER CEMENT LAF SIDING W/ SMOOTH FINISH - 1/2\"/>
- 8. COORDINATE EXACT LOCATION, STYLE & FINISH OF DOWNSPOUTS W/ THE OWNER. DRAIN ONTO THE HARD SURFACE AROUND THE BLDG.
- 9. DOWNSPOUTS SHALL BE 5' x 5' SQUARE (201) ALUM. PRE-FINISHED TO UNDERGROUND DRAIN. PROVIDE MANUFACTURER'S STANDARD FASTENERS & FOLLOW DIRECTIONS. COORDINATE THE EXACT, STYLE, & FINISH OF DOWNSPOUTS W/ THE OWNER BEFORE ORDERING & INSTALLATION.

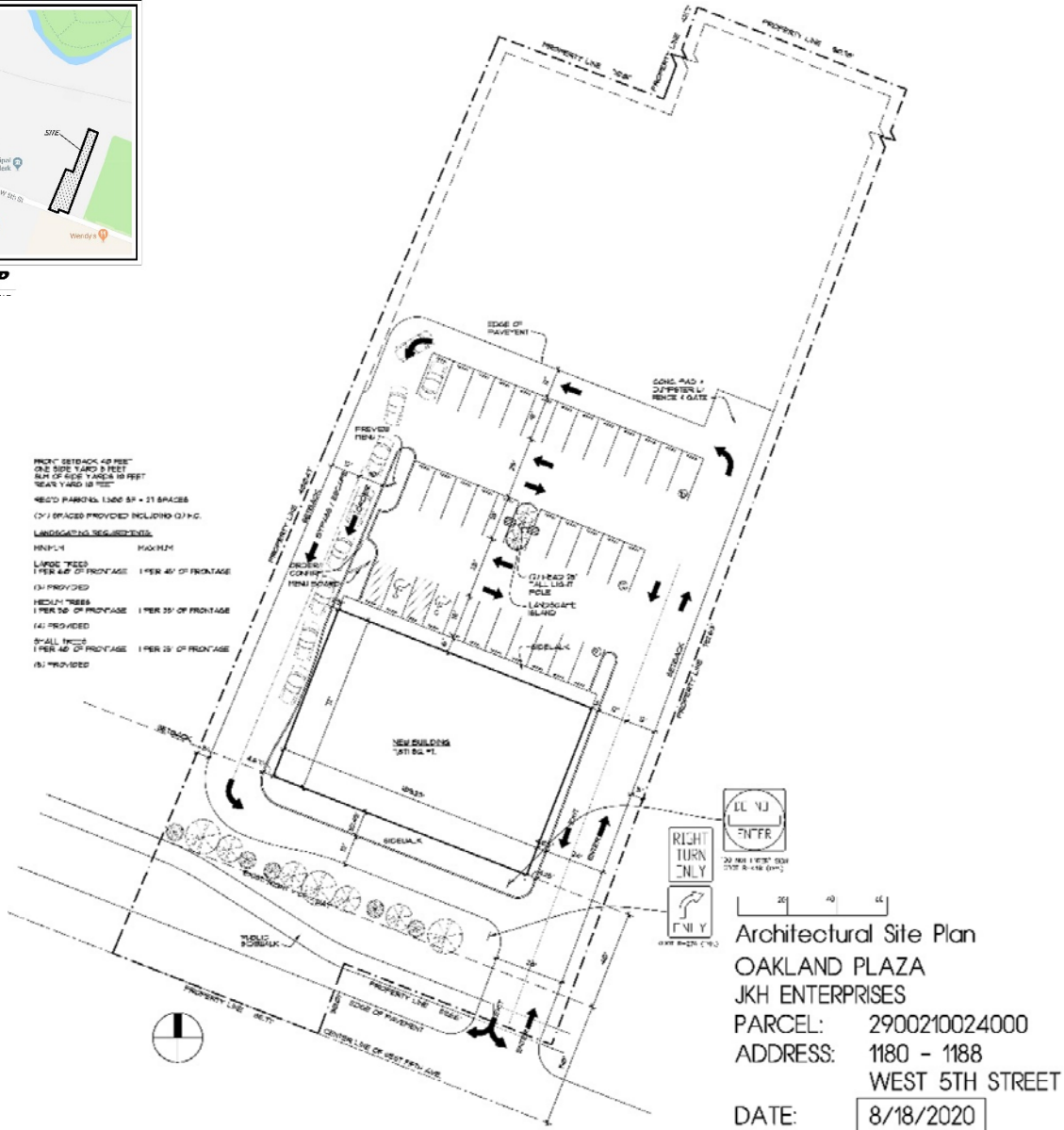
# Oakland Plaza

## 1180-1188 W 5<sup>th</sup> Ave

### Marysville, OH



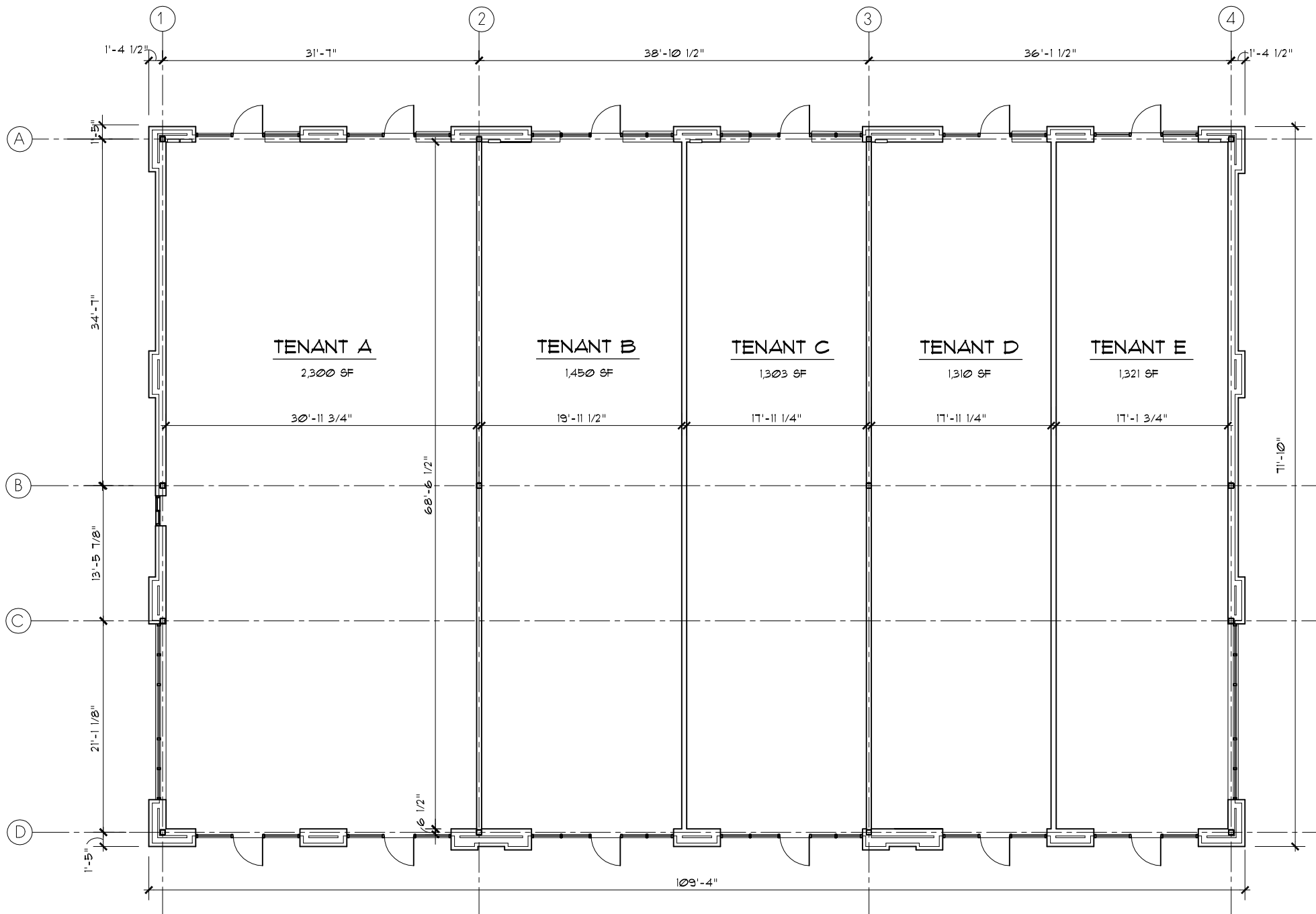
**VICINITY MAP**





- FRONT SETBACK 40 FEET
- ONE SIDE YARD 5 FEET
- RUN OF SIDE YARD 30 FEET
- REAR YARD 10 FEET
- REAR PARKING 1,300 SF + 21 SPACES
- (2) SPACES PROVIDED INCLUDING (2) H.C.
- LANDSCAPING REQUIRED PER:
- MIN 1 PL 1 MAG 1 CM
- LANDSCAPE
- 1 PER 40' OF FRONTAGE 1 PER 20' OF FRONTAGE
- (3) PROVIDED
- HEALTH TREES
- 1 PER 20' OF FRONTAGE 1 PER 20' OF FRONTAGE
- (4) PROVIDED
- SMALL TREES
- 1 PER 40' OF FRONTAGE 1 PER 20' OF FRONTAGE
- (5) PROVIDED

Architectural Site Plan  
 OAKLAND PLAZA  
 JKH ENTERPRISES  
 PARCEL: 2900210024000  
 ADDRESS: 1180 - 1188  
 WEST 5TH STREET  
 DATE: 8/18/2020





OAKLAND PLAZA  
 1180 - 1188 WEST 5TH ST.  
 MARYSVILLE, OHIO 43040

  **BUILDING PLAN**  
 1/8" = 1'-0"

AREA: \_\_\_\_\_  
 BUILDING: \_\_\_\_\_ 1,684 SF

# Demographic Summary Report

1180 W 5th St, Marysville, OH 43040

Building Type: **General Retail** Total Available: **8,124 SF**  
 Secondary: **Storefront Retail/Office** % Leased: **0%**  
 GLA: **8,124 SF** Rent/SF/Yr: **\$19.95**  
 Year Built: **2021**



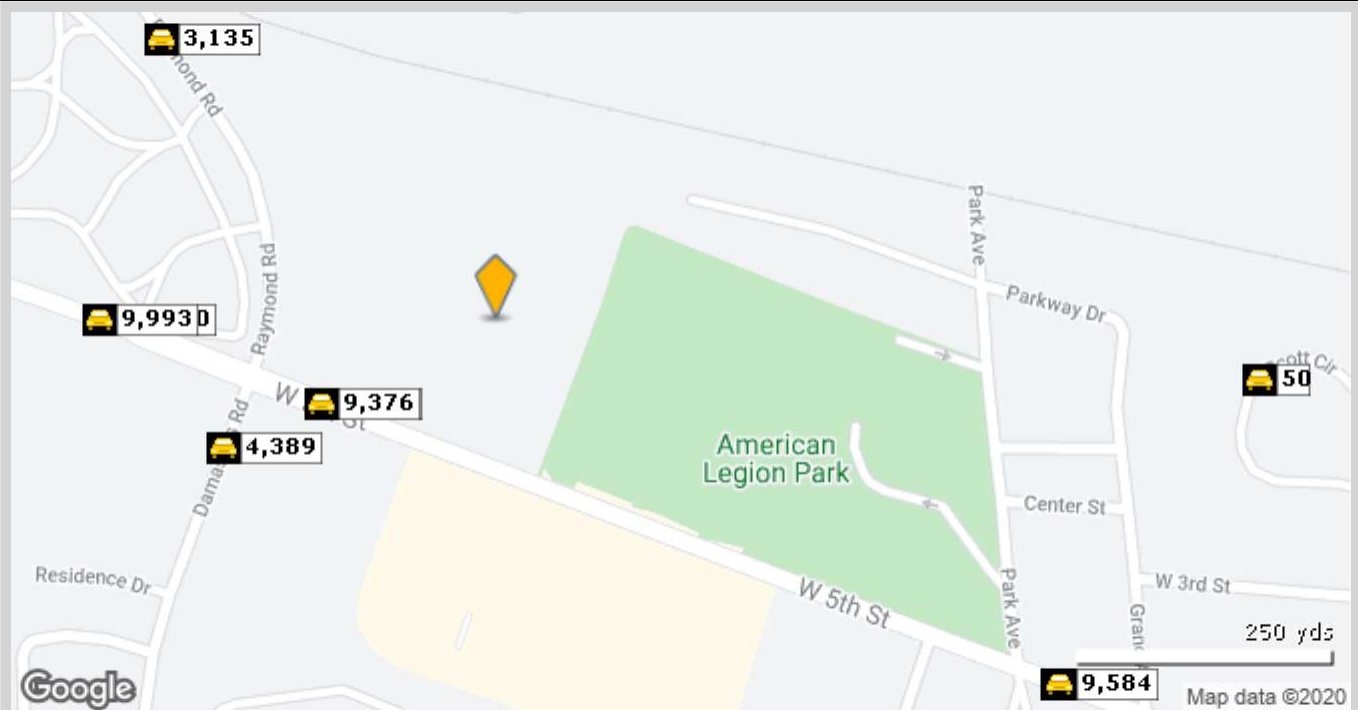
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	8,958	28,636	33,604
2020 Estimate	8,447	26,428	31,021
2010 Census	8,090	23,554	27,849
Growth 2020 - 2025	6.05%	8.35%	8.33%
Growth 2010 - 2020	4.41%	12.20%	11.39%
<b>2020 Population by Hispanic Origin</b>	196	628	695
<b>2020 Population</b>	8,447	26,428	31,021
White	7,083 83.85%	23,378 88.46%	27,607 88.99%
Black	968 11.46%	1,273 4.82%	1,312 4.23%
Am. Indian & Alaskan	24 0.28%	83 0.31%	93 0.30%
Asian	255 3.02%	1,120 4.24%	1,358 4.38%
Hawaiian & Pacific Island	4 0.05%	19 0.07%	19 0.06%
Other	113 1.34%	555 2.10%	631 2.03%
U.S. Armed Forces	3	23	27
<b>Households</b>			
2025 Projection	2,415	9,759	11,602
2020 Estimate	2,222	8,928	10,633
2010 Census	2,024	7,784	9,391
Growth 2020 - 2025	8.69%	9.31%	9.11%
Growth 2010 - 2020	9.78%	14.70%	13.23%
Owner Occupied	1,537 69.17%	6,170 69.11%	7,544 70.95%
Renter Occupied	685 30.83%	2,758 30.89%	3,089 29.05%
<b>2020 Households by HH Income</b>	2,224	8,929	10,634
Income: <\$25,000	321 14.43%	1,488 16.66%	1,637 15.39%
Income: \$25,000 - \$50,000	347 15.60%	1,578 17.67%	1,827 17.18%
Income: \$50,000 - \$75,000	239 10.75%	1,113 12.47%	1,434 13.49%
Income: \$75,000 - \$100,000	372 16.73%	1,365 15.29%	1,705 16.03%
Income: \$100,000 - \$125,000	449 20.19%	1,425 15.96%	1,686 15.85%
Income: \$125,000 - \$150,000	223 10.03%	908 10.17%	1,061 9.98%
Income: \$150,000 - \$200,000	154 6.92%	590 6.61%	725 6.82%
Income: \$200,000+	119 5.35%	462 5.17%	559 5.26%
<b>2020 Avg Household Income</b>	\$94,970	\$89,874	\$91,077
<b>2020 Med Household Income</b>	\$88,776	\$80,229	\$81,143



# Traffic Count Report

1180 W 5th St, Marysville, OH 43040

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **8,124 SF**  
 Year Built: **2021**  
 Total Available: **8,124 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$19.95**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W 5th St	Raymond Rd	0.04 NW	2020	9,663	MPSI	.11
2	W 5th St	Raymond Rd	0.04 NW	2018	9,376	MPSI	.11
3	Damascus Rd	Residence Dr	0.13 S	2020	4,389	MPSI	.17
4	Fifth Street	Raymond Rd	0.09 SE	2020	10,530	MPSI	.22
5	W 5th St	Raymond Rd	0.09 SE	2018	9,993	MPSI	.22
6	Raymond Rd	W 5th St	0.20 S	2018	1,729	MPSI	.25
7	Raymond Road	W 5th St	0.20 S	2020	3,135	MPSI	.25
8	W 5th St	Park Ave	0.03 NW	2014	6,375	AADT	.38
9	West 5th Street	Park Ave	0.03 NW	2020	9,584	MPSI	.38
10	Scott Cir	3rd St	0.15 SE	2018	50	MPSI	.44



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