

\$3,100,000



**For Sale
Or Lease**

1095 W. 5th St.

Marysville, Ohio 43040

Redevelopment Opportunity

- Former Kroger anchored retail center available for redevelopment in Marysville, Ohio.
- 136,750 +/- SF
- 15.24 Acres
- Rezoning underway to allow multi-family
- Approximately \$450,000 in capacity fee credit for future redevelopment
- Outlots available for sale at \$295,000/Acre



BEST CORPORATE REAL ESTATE
JAMES MANGAS CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Customer Full**Commercial-Retail**

List Number: 219042687

Status: Active

Listing Service:

Original List Price: \$3,100,000

List Price: \$3,100,000

Showing Start Date: 11/13/2019

List Price Sqft: \$22.67

VT:

Parcel #: 29-0019008-0000

Use Code:

Tax District: 29

Previous Use: Retail

Zoning: Commercial

For Sale: Yes

For Lease: Yes

Exchange: No

Occupancy Rate: 3

Mortgage Balance:

Gross Income: 0

Assoc/Condo Fee:

Total Op Expenses: 0

Addl Acc Cond: None Known

NOI: 0

Tax Abatement: No

Abatement End Date:

Tax Incentive: No

Taxes (Yrly): 85,322

Tax Year: 2019

Possession: Negotiable

Assessment:

General Information

Address: 1095 W 5th Street

Between Street: Damasus Rd & Emmaus Rd

Complex:

Dist To Interchange:

Building Information

Total SqFt Available: 136,750

Bldg Sq Ft: 136,750

Floors AboveGround: 1

of Docks: 5

Year Built: 1974

Traffic CountPerDay:

Unit/Suite #:

City: Marysville

County: Union

Mult Parcels/Sch Dis: No

Zip Code: 43040

Corp Limit: Marysville

Township: Paris

Near Interchange:

Tax District: 29

Minimum Sqft Avail: 61,000

Acreage: 15.24

Units: 19

Drive-In Doors: 0

Year Remodeled:

Ceiling Height Ft:

Max Cont Sqft Avail: 61,000

Lot Size:

Parking Ratio/1000:

Total Parking:

Bay Size:

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

Financials

Lease Rate \$/Sq Ft: 3.75

Expenses Paid by L:

T Reimburses L: Curr Yr Est \$/SF TRL: 3.75

T Contracts Directly:

Curr Yr Est \$/SF TRL: 3.75

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:

Construction:

Sprinkler:

Mult Use:

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Former Kroger anchored retail center available for redevelopment in Marysville, OH. 61,000 Sf former Kroger space available for lease. Outlots available for sale at \$295,000/AC

Sold Info

Sold Date:

DOM: 140

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Sold Non-MLS: No

March 31, 2020

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. © 2020 MLS and FBS. Prepared by Randy J Best on Tuesday, March 31, 2020 1:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

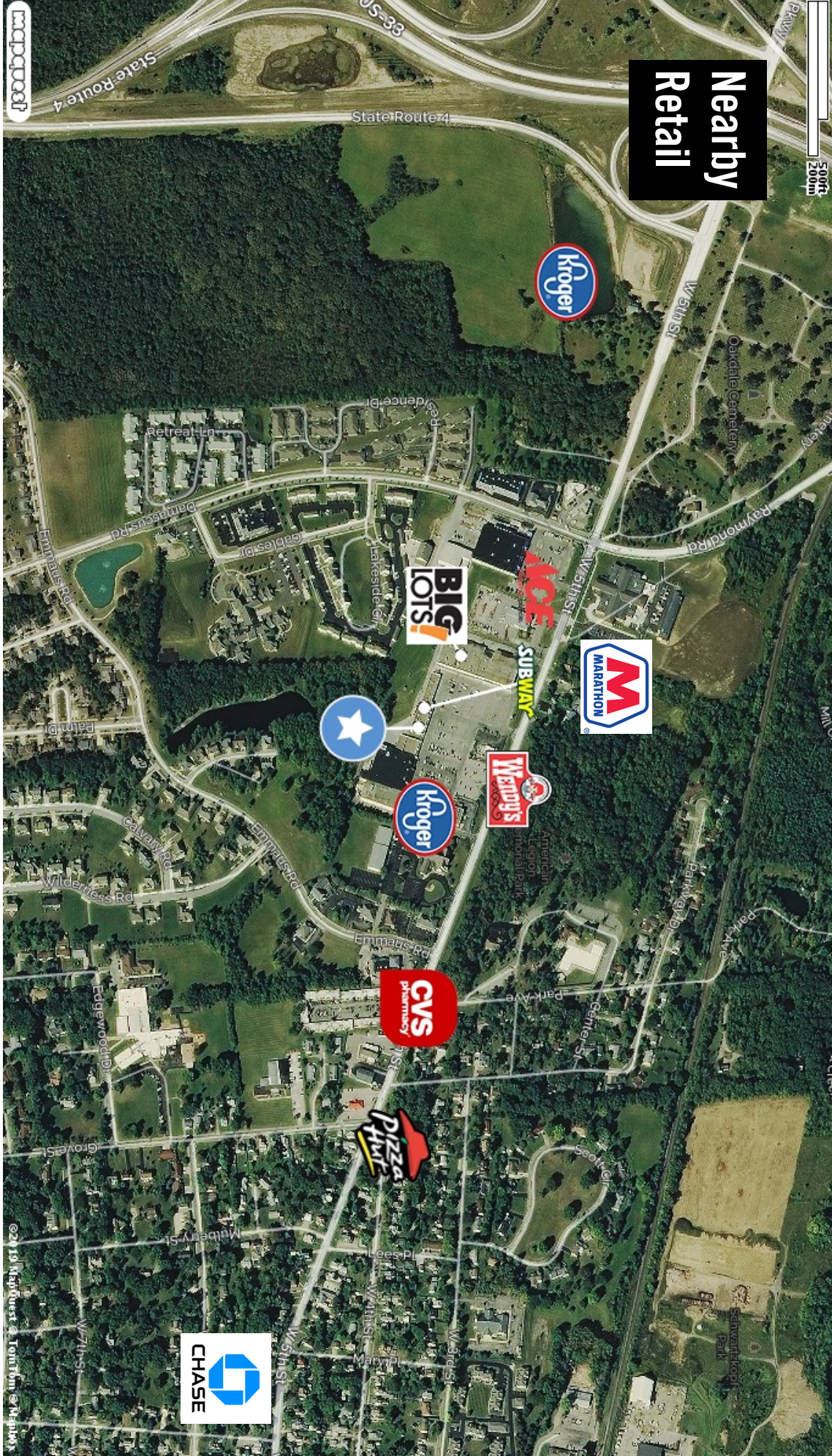
DETAIL OF LEASABLE BUILDING AREA

Suite	Tenant	RSF
1	Vacant Retail	53,000
2	Cleaners	2,000
3	Vacant Retail	2,000
4	Vacant Retail	2,000
5	Vacant Retail	2,000
6	Vacant Retail	1,600
7	Vacant Retail	1,600
8	Locksmith	1,600
9	Smoke Shop	1,600
10	Vacant Retail	1,600
11	Subway	1,600
12	Vacant Retail	1,350
13	Vacant Retail	1,350
14	Vacant Retail	1,350
15	Vacant Retail	1,350
16	Vacant Retail	1,350
17	Vacant Retail	30,000
18	Vacant Retail	7,000
19	Vacant Retail	22,400
Total SF		136,750
Occupancy SF		6,800
Occupancy Rate		5%

Marysville Plaza

Best Corporate Real Estate

2121 Riverside Dr. Columbus, OH 43221 | 614-559-3350



Nearby
Retail

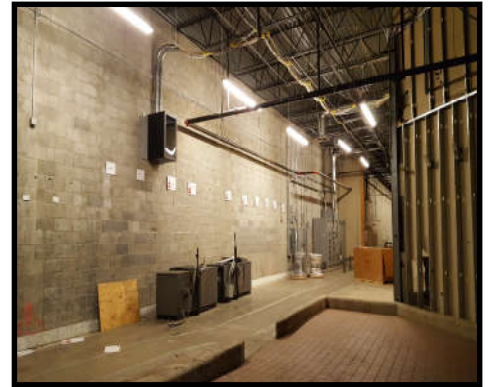


Randy Best
rbest@bestcorporaterealestate.com
614-559-3350





Photos

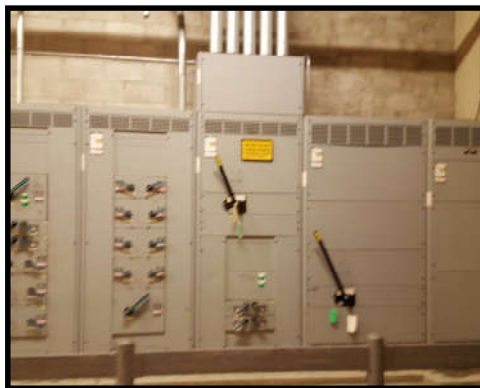
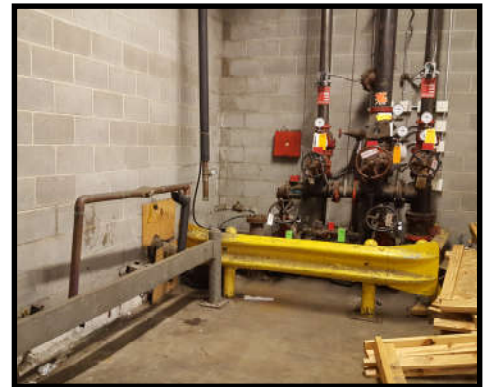


BEST CORPORATE REAL ESTATE
JAMES MANGAS CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM





Photos



BEST CORPORATE REAL ESTATE
JAMES MANGAS CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



Marysville Plaza Redevelopment Opportunity





Traffic Count Profile

1095 W 5th St, Marysville, Ohio, 43040
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.24001
Longitude: -83.38661

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.18	W 5th St	Raymond Rd (0.04 miles NW)	2013	9,344
0.23	Damascus Rd	Residence Dr (0.13 miles S)	2013	4,364
0.26	W 5th St	Park Ave (0.03 miles NW)	2014	6,375
0.32	W 5th St	Raymond Rd (0.09 miles SE)	2015	10,587
0.35	3rd St	Grand Ave (0.06 miles W)	2015	1,275
0.37	Scott Cir	3rd St (0.15000001 miles SE)	2015	50
0.38	Raymond Rd	W 5th St (0.2 miles S)	2014	2,053
0.49	W 6th St	Mulberry St (0.04 miles E)	2015	2,565
0.52	Grove St	Edgewood Dr (0.02 miles N)	2014	1,344
0.53		(0.0 miles)	2013	4,960
0.57		(0.0 miles)	2015	3,716
0.58		(0.0 miles)	2015	775
0.60	Hickory Dr	Collins Ave (0.15000001 miles S)	2015	408
0.62	US Hwy 33	Raymond Rd (0.08 miles NE)	2004	35,060
0.62	W 5th St	Northwest Pkwy (0.02 miles NW)	2015	11,444
0.63	US Hwy 33	Northwest Pkwy (0.17 miles N)	2015	30,995
0.65	US Hwy 33	Northwest Pkwy (0.09 miles SW)	2004	12,640
0.66	US Hwy 33	US Rte 36 (0.16 miles SW)	2004	25,360
0.67	US Hwy 33	Raymond Rd (0.40000001 miles SW)	2015	45,133
0.71		(0.0 miles)	2015	1,166
0.71	State Rte 245	Northwest Pkwy (0.08 miles NE)	2015	4,498
0.71	US Hwy 33	Northwest Pkwy (0.05 miles SW)	2015	4,039
0.72	Raymond Rd	Mill Rd (0.06 miles N)	2014	2,828
0.73	Cedar St	W 5th St (0.02 miles S)	2015	76
0.73		(0.0 miles)	2015	2,927
0.73	Collins Ave	Beech Dr (0.01 miles E)	2014	2,694
0.73	Northwest Pkwy	US Hwy 33 (0.02 miles SE)	2013	7,939
0.74	US Rte 36	US Hwy 33 (0.28999999 miles NW)	2004	8,700
0.75	US Hwy 33	Northwest Pkwy (0.07 miles NE)	2015	3,289
0.77	N Maple St	3rd St (0.02 miles N)	2002	11,460

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2019. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q2 2019).

November 14, 2019

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.