

\$3,500,000



For Sale:

1095 W. 5th St.

Marysville, Ohio 43040

Redevelopment Opportunity

- Former Kroger anchored retail center available for redevelopment in Marysville, Ohio.
- 139,269 +/- SF
- 15.24 Acres
- Rezoning underway to allow multi-family
- Approximately \$450,000 in capacity fee credit for future redevelopment



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****List Number:** 221011298**Status:** Pending**List Price:** \$3,500,000**Listing Service:****List Price Sqft:****Original List Price:** \$3,100,000**VT:****Parcel #:** 29-0019008-0000**Use Code:****Tax District:** 29**Previous Use:** Retail**Zoning:** Commercial**For Sale:** Yes**For Lease:** No**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):** 54,968**Tax Year:** 2020**Possession:** Negotiable**Assessment:****General Information****Address:** 1095 W 5th Street**Between Street:** Damasus Rd & Emmaus Rd**Complex:****Dist To Interchange:****Unit/Suite #:****City:** Marysville**County:** Union**Mult Parcels/Sch Dis:** No**Zip Code:** 43040**Corp Limit:** Marysville**Township:** Paris**Near Interchange:****Tax District:** 29**Building Information****Total SqFt Available:** 0**Bldg Sq Ft:** 139,269**# Floors AboveGround:** 1**# of Docks:** 5**Year Built:** 1999**Traffic CountPerDay:****Minimum Sqft Avail:** 0**Acreage:** 15.23**# Units:** 19**# Drive-In Doors:** 0**Year Remodeled:****Ceiling Height Ft:****Max Cont Sqft Avail:** 0**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:** 0**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 0**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:****Electric:**
Misc Int & Ext Info:**MLS Primary PhotoSrc:** Realtor Provided**Property Description**

Former Kroger anchored retail center available for redevelopment in Marysville, Ohio. 15.24 Acres Rezoning underway to allow multi-family. Approximately \$450,000 in capacity fee credit for future development.

Sold Info**Sold Date:****DOM:** 1**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**April 15, 2021****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. © 2021 [MLS](#) and [FBS](#). Prepared by Randy J Best on Thursday, April 15, 2021 2:10 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

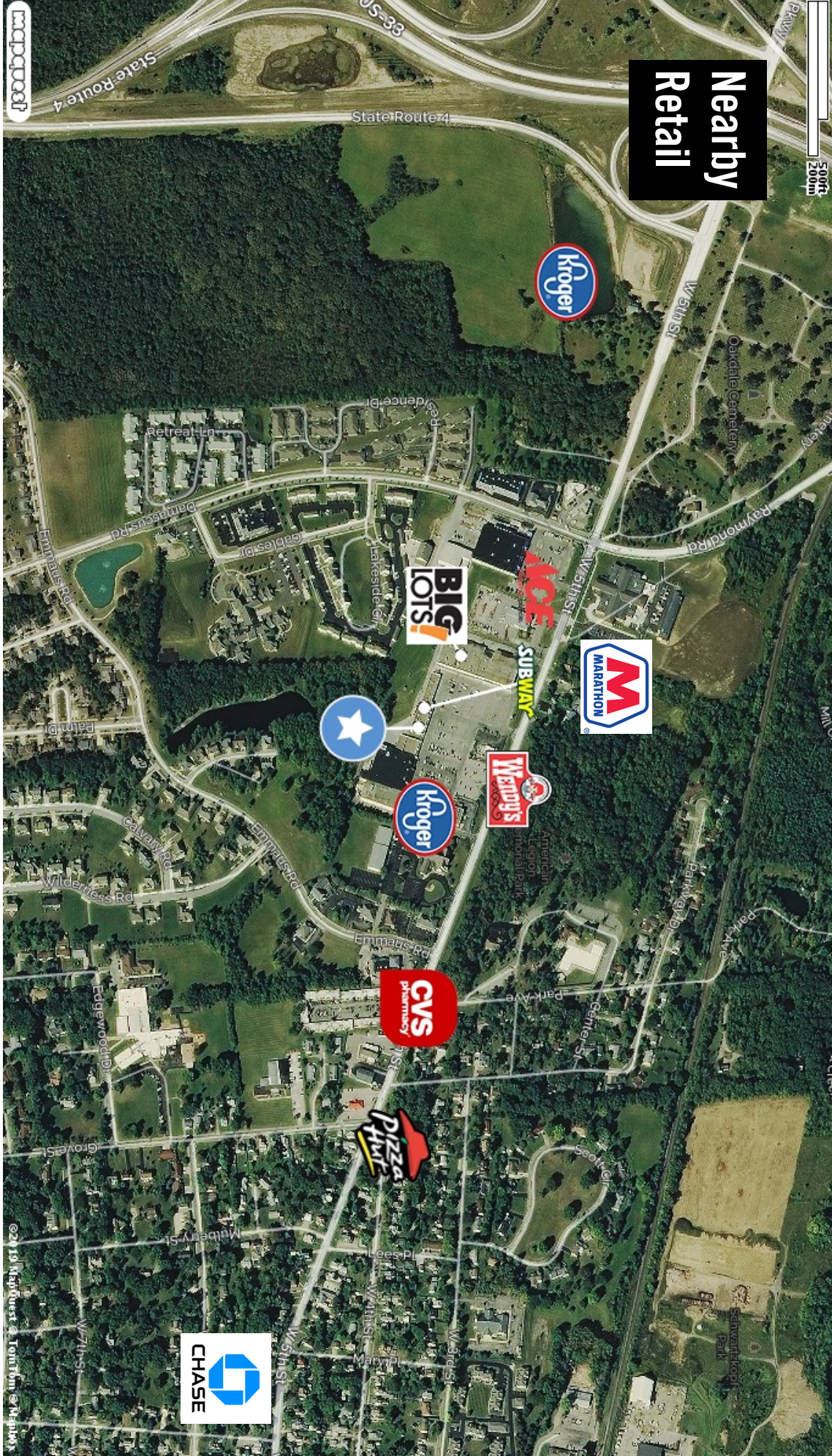
DETAIL OF LEASABLE BUILDING AREA

Suite	Tenant	RSF
1	Vacant Retail	55,519
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		139,269
Occupancy SF		6,800
Occupancy Rate		5%

Marysville Plaza

Best Corporate Real Estate

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



Nearby
Retail

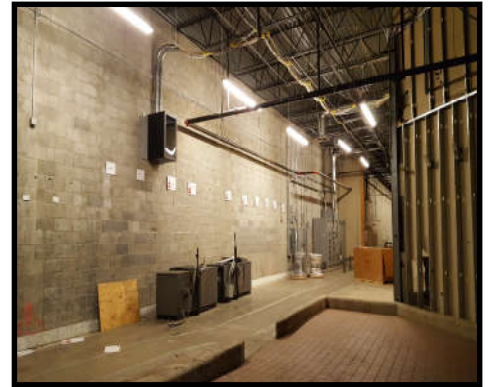


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Photos

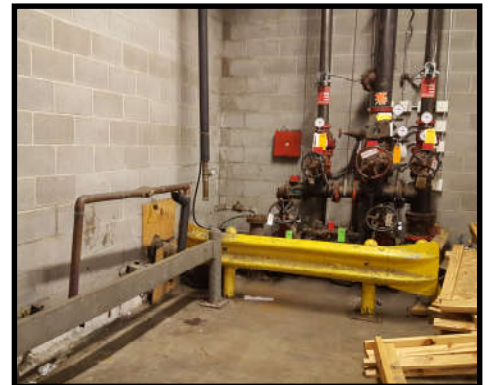


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Photos



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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

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