

FOR SALE



\$550,000

0 Square Drive, Marysville, Ohio 43040

2 Acres of Commercial Land for Sale in Marysville

- Parcel Number is 29-0016010.0000
- Approximately +/- 2 Acres
- Located near high traffic US Route 36 and US Route 33
- High street visibility and in close proximity to downtown Marysville
- Easy highway access, and less than 30 minute drive to Columbus, Ohio



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Property Information

LEGAL

Legal Property Description:	2 Acres of Commercial Land
Price:	\$550,000
Parcel Number:	29-0016010.0000
Occupancy:	0%

LAND

Land Acreage:	+/- 2 Acres
Current Zoning:	Commercial
Designated Use:	Commercial

ADDITIONAL INFO

Lot Specifics:	High visibility from US Route 33 and easy access to US Route 36
Water System:	City
Sewer System:	City

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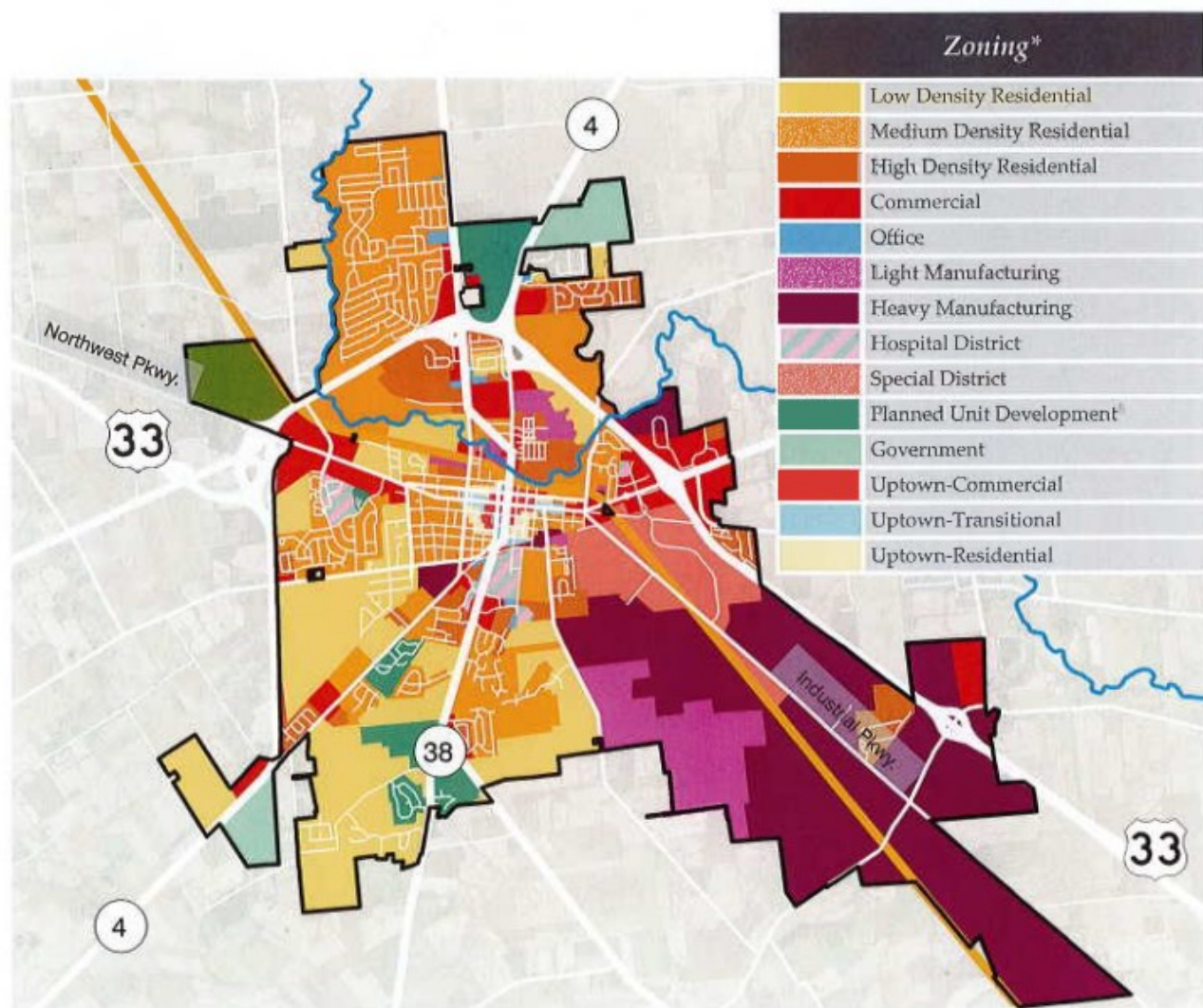


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Marysville Zoning Map

Existing zoning roughly reflects existing land use patterns. The vast majority of the City is zoned for low and medium density residential, although there are smaller pockets zoned for high density residential. Commercial use is centered along major

thoroughfares including US 33, US 36, and in near the City center. Both light and heavy manufacturing uses encompass the majority of the southeast portion of the City with limited high density residential and commercial use.



*Some residential zoning categories have been grouped for simplicity. Reference the City's zoning code for a more complete map.

Figure 3.9 existing zoning.



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Parcel View

*Line Drawings are Approximate



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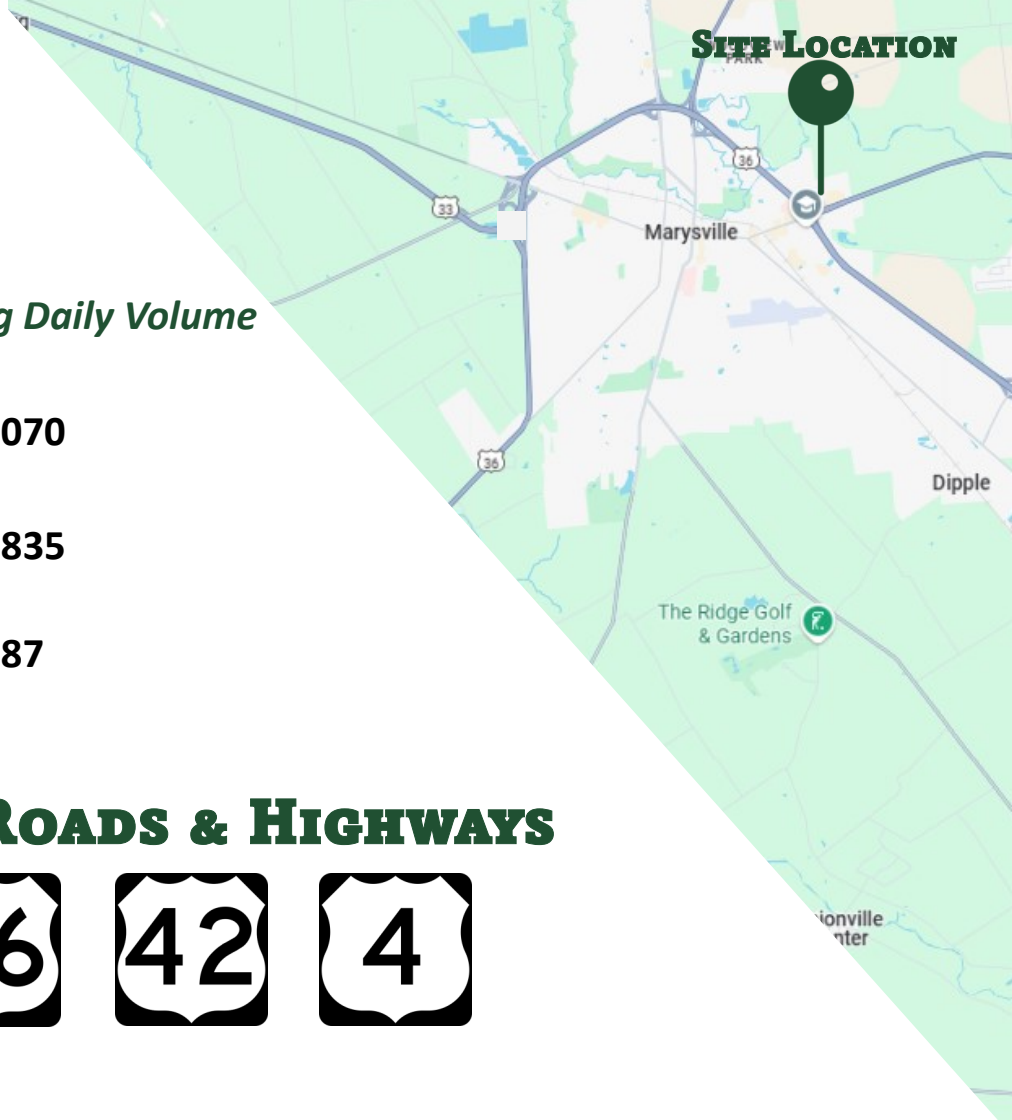
Nearby Amenities



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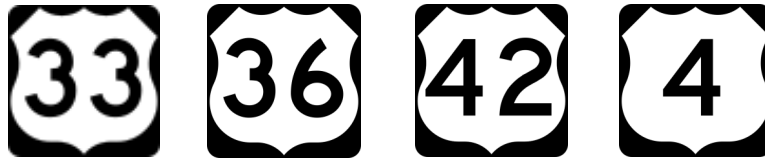
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TRAFFIC COUNT

Street	Avg Daily Volume
US Highway 36	21,070
US Highway 33	36,835
Square Drive—Watkins	4,787

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		1,293	12,947	27,890
Households (2020)		2,574	9,796	14,765
Avg Household Income (2020)		\$70,004	\$66,838	\$72,279

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Disclaimer And Confidentiality Agreement - Continued -

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