



WWW.GOODMANREALESTATE.COM
216.381.8200

BURR OAK MULTI-TENANT BUILDING

Sidney, Ohio



HIGHLIGHTS

- **AVAILABLE:** Proposed NEW multi-tenant building
 - 2,027 SF endcap with drive-thru
 - 1,770 SF inline space
 - 2,027 SF endcap
- March 2027 construction
- Join Sheetz and McDonald's (NOW OPEN)
- Situated in a new 132 AC mixed-use development
- Located at the busy I-75 and St. Mary's Avenue interchange in Sidney, boasting nearly 50,000 vehicles per day
- Sidney is experiencing rapid economic development due to its access and position to I-75

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE
2031 Projection	25,855	40,056	89,175
2026 Estimate	26,067	40,359	90,377
INCOME	5 MILE	10 MILE	15 MILE
2026 Average	\$92,741	\$96,938	\$98,463
2026 Median	\$70,663	\$76,272	\$78,261
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE
2026 Employees	14,013	18,563	38,311

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

CHAD HAMRICK | 216.331.2714
chad@goodmanrealestate.com

LARRY KLEIN | 216.342.9325
larry@goodmanrealestate.com

ZACK SOGOLOFF
zack@goodmanrealestate.com



zack@goodmanrealestate.com

Sidney, Ohio





BURR OAK DEVELOPMENT

Sidney, Ohio

LEASING INFORMATION

P 216.381.8200

F 216.381.8211

WWW.GOODMANREALESTATE.COM

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

CHAD HAMRICK

216.331.2714

chad@goodmanrealestate.com

LARRY KLEIN

216.342.9325

larry@goodmanrealestate.com

ZACK SOGOLOFF

zack@goodmanrealestate.com



PROP. RIGHT-IN,
RIGHT-OUT TURN
LANE ONLY

ST. MARYS AVE

FULL ACCESS
INTERSECTION WITH
TRAFFIC LIGHT



PARCEL A – 1.00 AC

PARCEL B – 1.12 AC

PARCEL C – 1.00 AC

PARCEL D – 1.25 AC

AVAILABLE

AVAILABLE

B1

B2

B3



NOW OPEN

HOEWISHER RD

DEER OAK

KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.