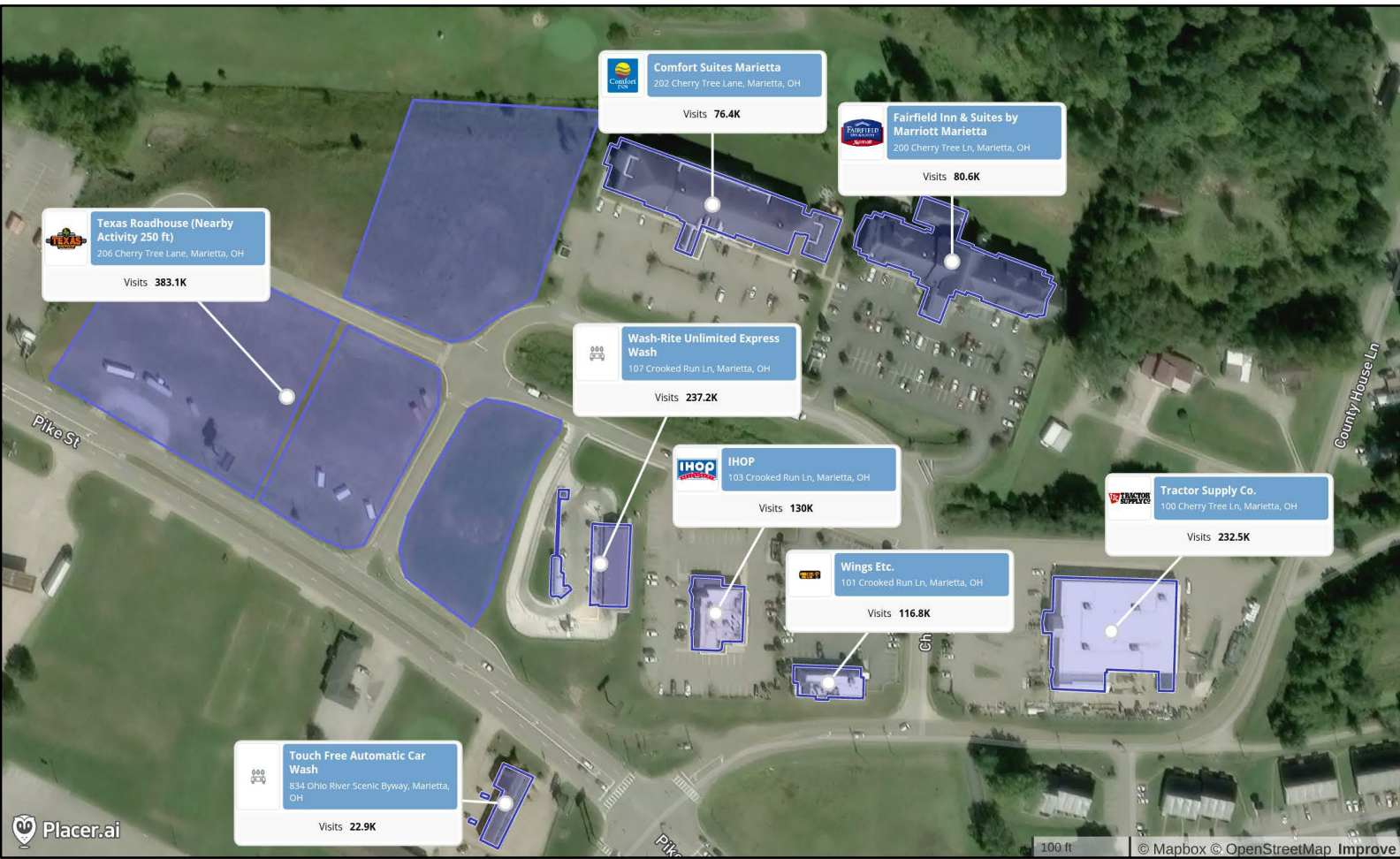


Marietta, Ohio

Crooked Run Lane



AVAILABLE

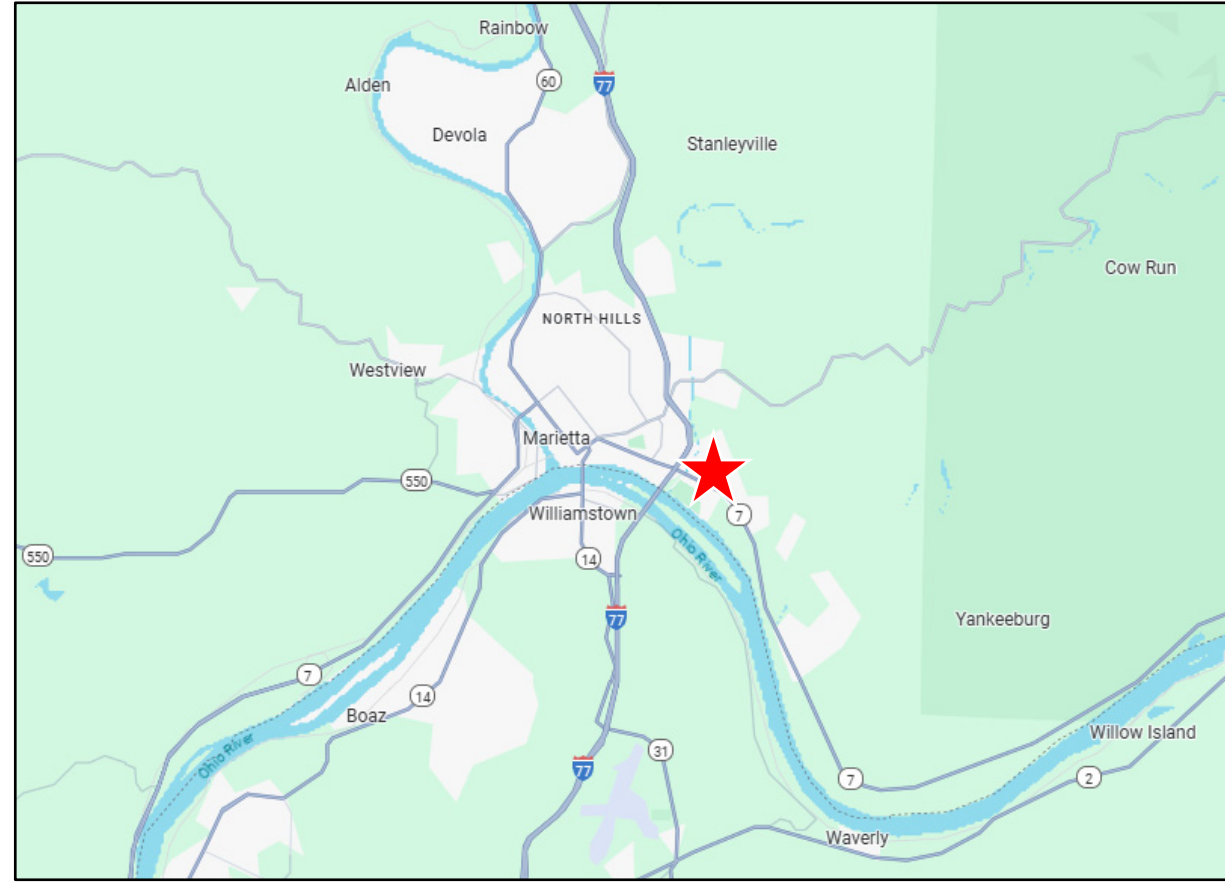


Highlights:

- Several parcels of land available
 - 1.367 AC with 162 ft frontage on Pike St and 264 ft frontage on Cherry Tree Ln
 - 0.759 AC with 91 ft frontage on Pike St and 284 ft frontage on Cherry Tree Ln
 - 2 AC with 245 ft frontage on Crooked Run Ln
- Right in, right out onto Pike St
- Prime regional retail corridor in Marietta—directly across from Walmart Supercenter and Lowe’s, which together draw 3M+ annual visits (Placer.ai)
- Engineered out of the floodplain with ~300,000 cubic yards of fill, delivering risk-mitigated site conditions rarely available in this market

Location:

- High-visibility frontage along Pike St with ±31,000 vehicles per day (ODOT), capturing shoppers from Marietta and the greater southeastern Ohio-West Virginia trade area
- Located 2 miles from Marietta College which has over 1,000 students enrolled & is ranked #15 in Best Regional Colleges Midwest
- Anchored by Tractor Supply, Wings Etc., IHOP, Wash Rite Express Car Wash, and two national-brand hotels, new users to this area are supported with strong cross-shopping and customer synergy
- High-performing retail setting, ideal for users seeking regional reach, consistent consumer flow, and long-term stability such as auto repair, tire stores, coffee shops or fast-food establishments
- Area retailers include Kroger, Walmart Supercenter, Lowes, Aldi, Starbucks, Dairy Queen, Texas Roadhouse, and Tractor Supply Company



Kevin Thaxton
 614.309.1597
 kthaxton@zelnikrealty.com

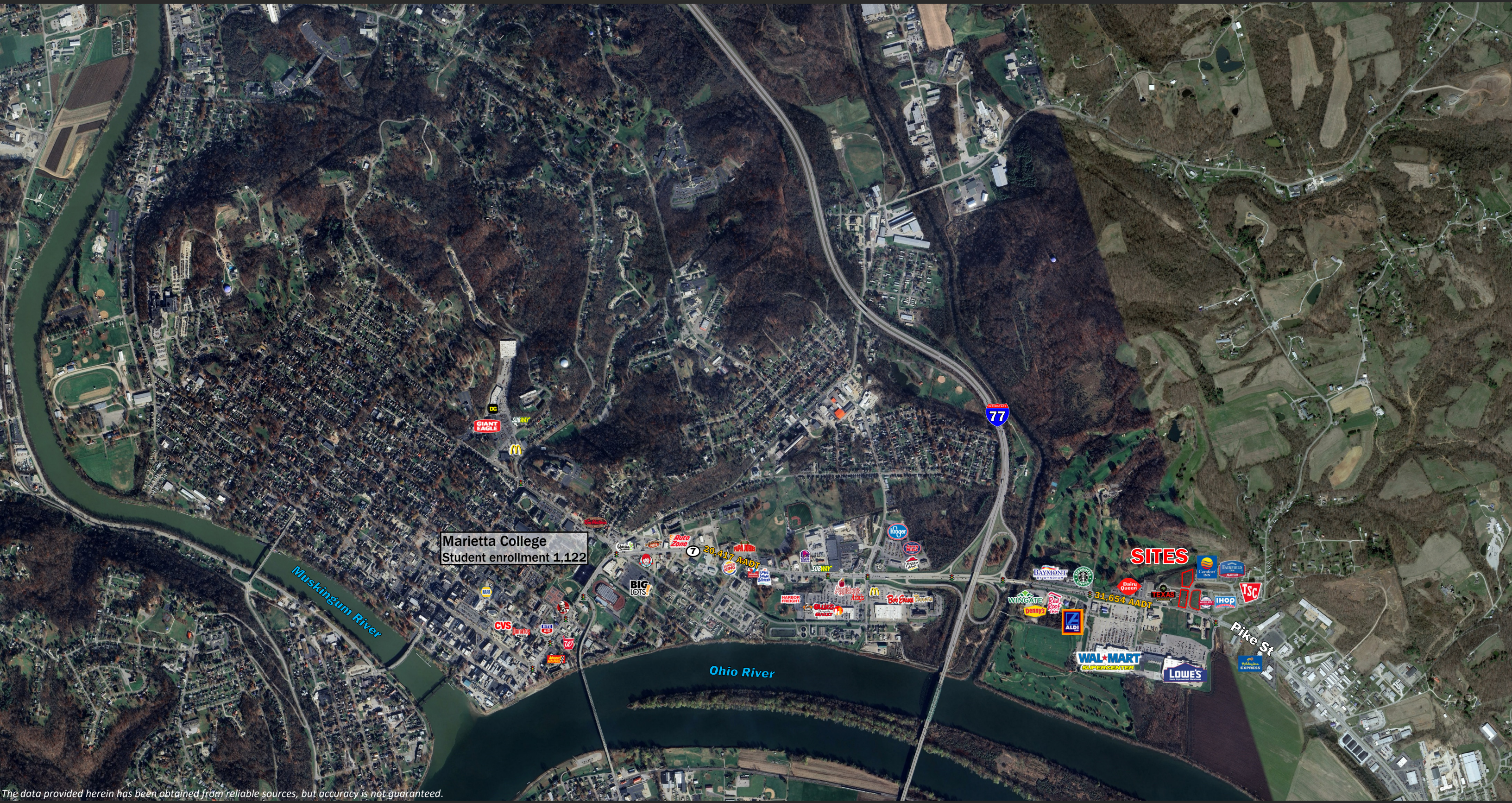
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Marietta, Ohio

Crooked Run Lane



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Marietta College
Student enrollment 1,122

SITES

The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

Kevin Thaxton
614.309.1597
kthaxton@zelnikrealty.com

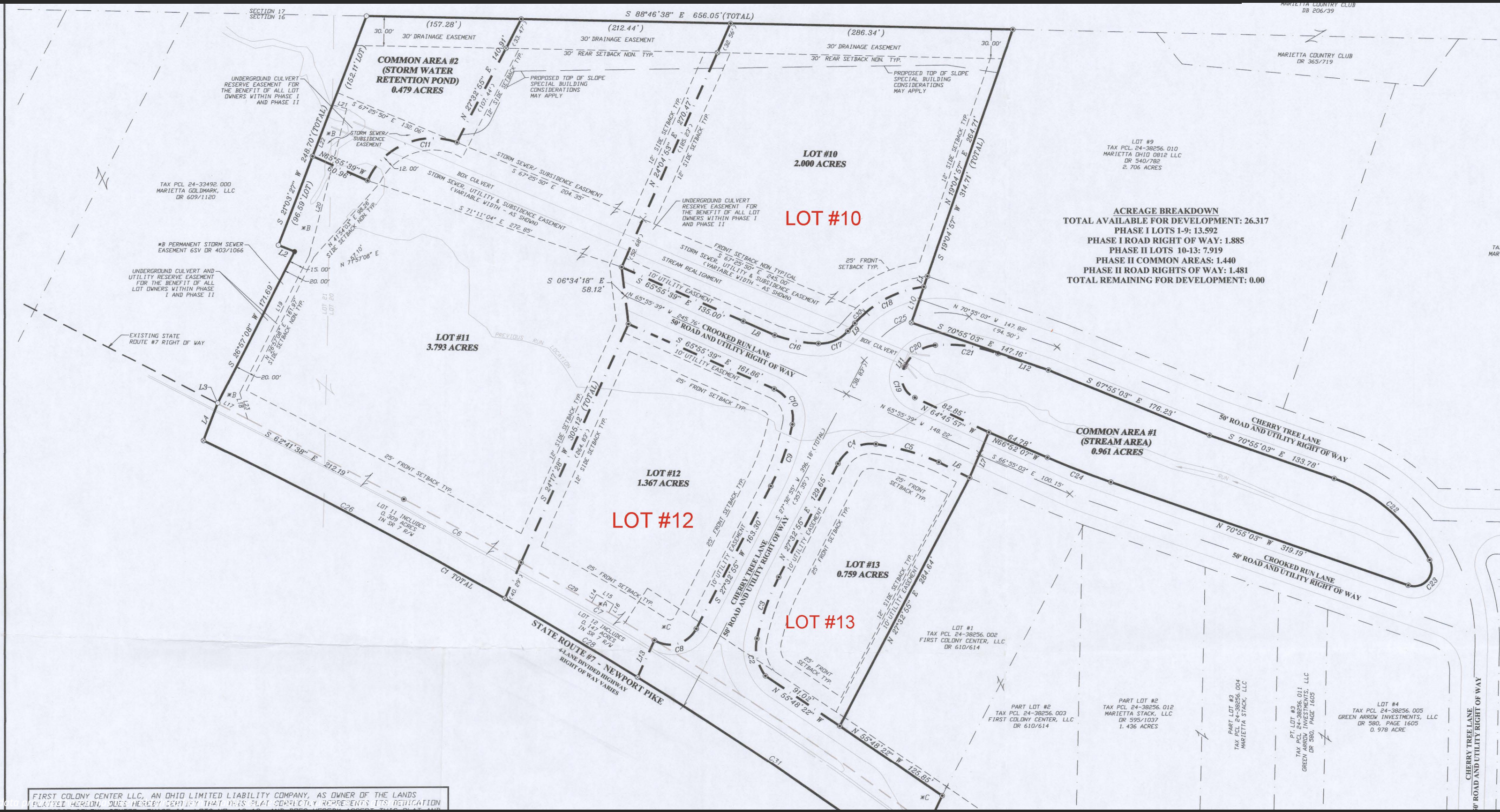
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Marietta, Ohio

Crooked Run Lane



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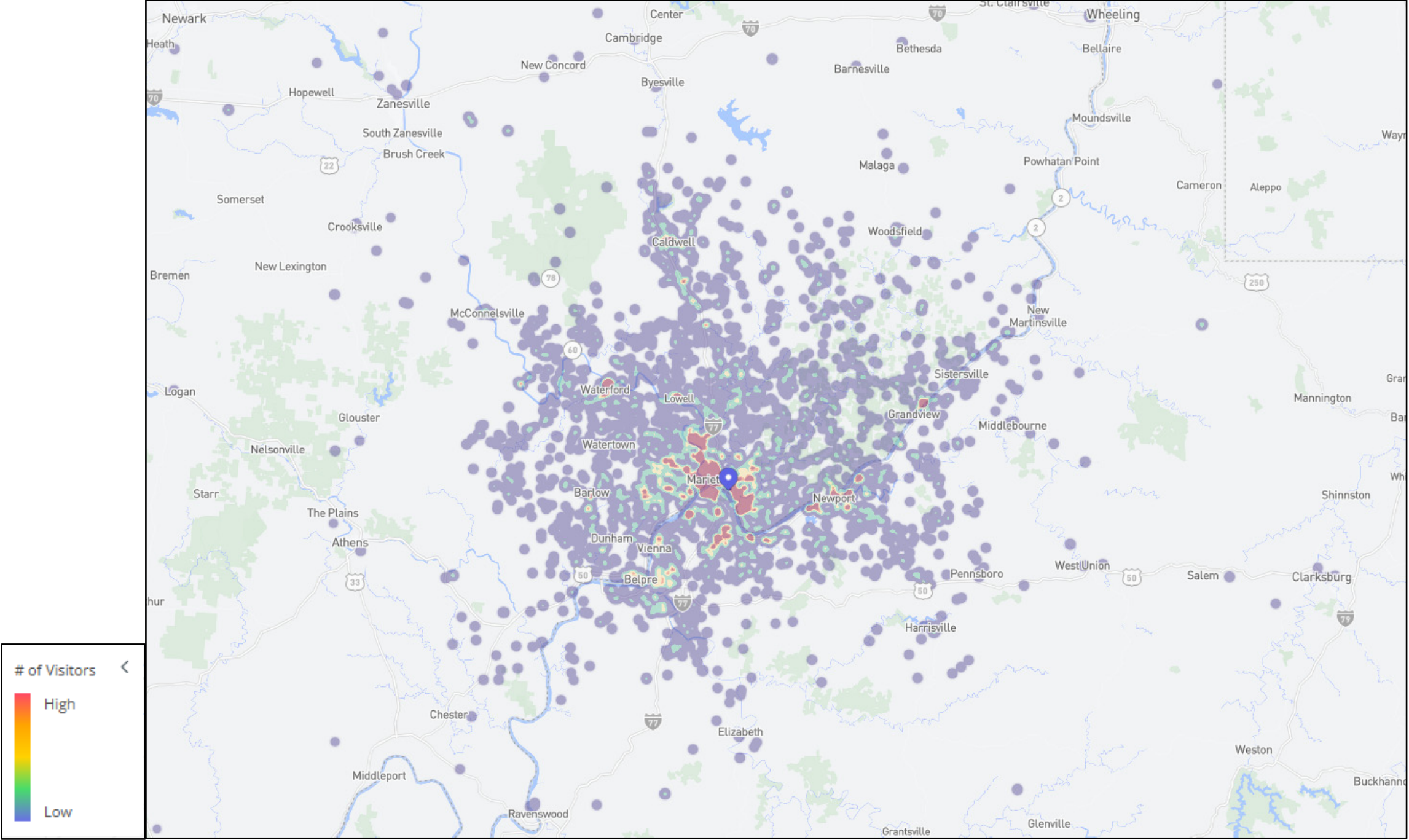
FIRST COLONY CENTER LLC, AN OHIO LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS PLATTED HEREON, DOES HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS ITS DEDICATION

Kevin Thaxton
 614.309.1597
 kthaxton@zelnikrealty.com

500 Trillium Dr
 Galloway, Ohio 43119

Trade area map of Rivers Edge:

This data represents the approximate home location and density of customers who visited Lafayette Plaza at least 12 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



Rivers Edge / 804 Pike St, Marietta, OH 45750 | Based on Home Location, by Visitors | Min. Visits: 12 | Nov 1st 2024 to Oct 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)

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Marietta, Ohio

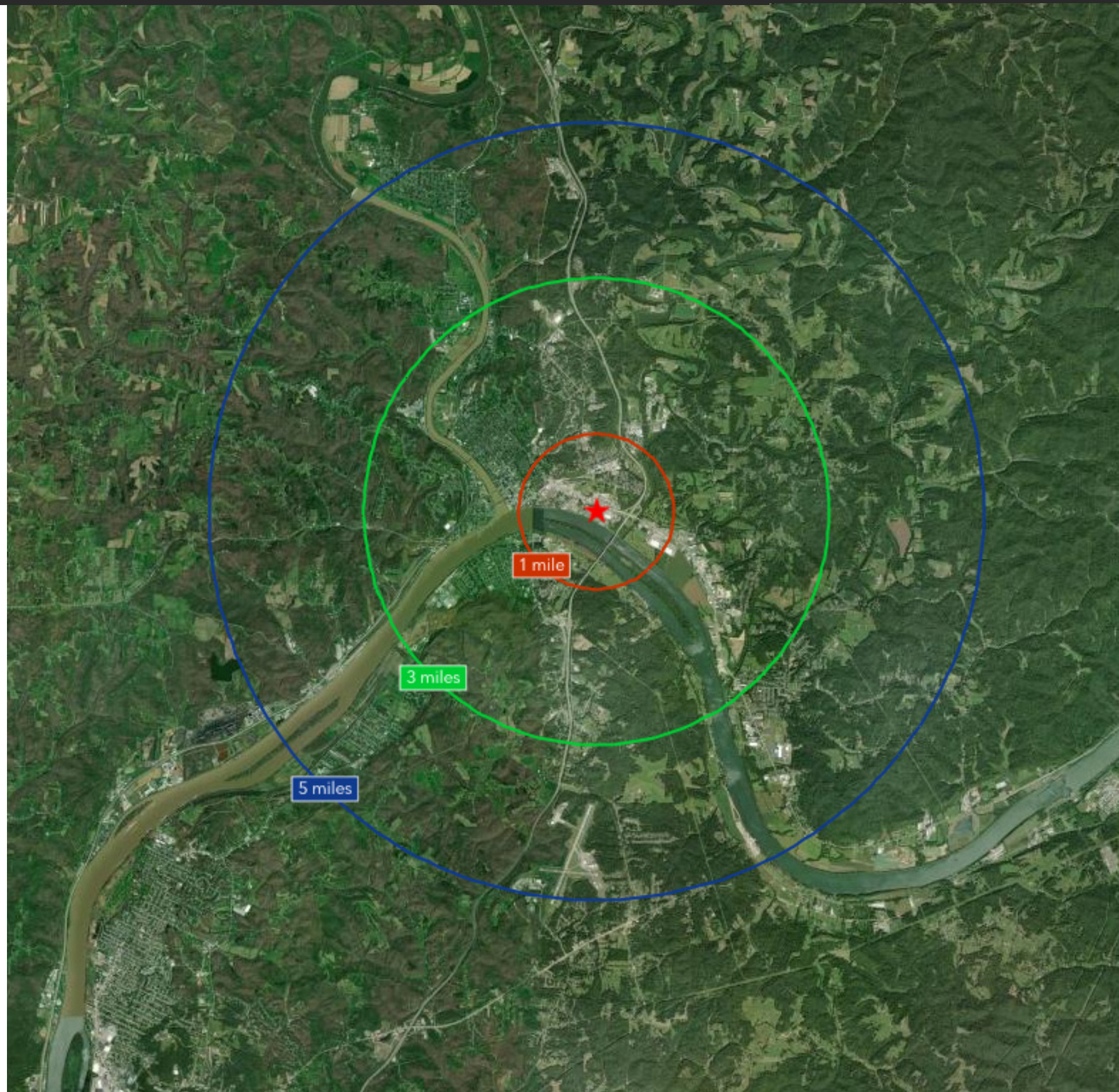
Crooked Run Lane



AVAILABLE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,786	20,199	30,437
2010 Total Population	3,719	19,628	29,699
2018 Total Population	3,572	18,605	28,281
2018 Group Quarters	473	1,146	1,246
2025 Total Population	3,519	18,324	27,866
2018-2023 Annual Rate	-0.30%	-0.30%	-0.30%
2018 Total Daytime Population	6,566	26,216	34,744
Workers	4,655	16,188	19,659
Residents	1,911	10,028	15,085
Household Summary			
2000 Households	1,351	8,369	12,350
2000 Average Household Size	2.42	2.25	2.34
2010 Households	1,322	8,253	12,447
2010 Average Household Size	2.35	2.19	2.25
2018 Households	1,321	8,103	12,238
2018 Average Household Size	2.35	2.15	2.21
2025 Households	1,302	8,006	12,110
2025 Average Household Size	2.34	2.15	2.20
2018-2023 Annual Rate	-0.29%	-0.24%	-0.21%
2010 Families	759	4,868	7,835
2010 Average Family Size	2.96	2.79	2.79
2018 Families	709	4,476	7,165
2018 Average Family Size	3.13	2.89	2.89
2025 Families	688	4,359	6,999
2025 Average Family Size	3.15	2.90	2.90
2018-2023 Annual Rate	-0.60%	-0.53%	-0.47%
Housing Unit Summary			
2000 Housing Units	1,509	9,298	13,541
Owner Occupied Housing Units	54.0%	57.8%	64.8%
Renter Occupied Housing Units	35.5%	32.2%	26.5%
Vacant Housing Units	10.5%	10.0%	8.8%
2010 Housing Units	1,471	9,131	13,602
Owner Occupied Housing Units	50.7%	55.9%	62.7%
Renter Occupied Housing Units	39.2%	34.4%	28.8%
Vacant Housing Units	10.1%	9.6%	8.5%
2018 Housing Units	1,482	9,047	13,552
Owner Occupied Housing Units	49.9%	56.0%	61.8%
Renter Occupied Housing Units	39.2%	33.6%	28.5%
Vacant Housing Units	10.9%	10.4%	9.7%
2025 Housing Units	1,460	8,927	13,382
Owner Occupied Housing Units	52.4%	57.6%	63.1%
Renter Occupied Housing Units	36.8%	32.1%	27.4%
Vacant Housing Units	10.8%	10.3%	9.5%
Median Household Income			
2018	\$46,815	\$54,403	\$60,726
2025	\$53,925	\$61,670	\$68,081
Median Home Value			
2018	\$176,225	\$194,892	\$203,459
2025	\$225,171	\$241,131	\$250,829
Per Capita Income			
2018	\$28,114	\$34,989	\$36,958
2025	\$30,876	\$39,162	\$41,407
Median Age			
2010	32.7	41.1	43.1
2018	35.7	42.2	44.4
2025	37.3	43.5	45.5

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