

# LEASE

McCulloch Building  
124-132 Emmaus Rd.  
Marysville, OH 43040



## Property Highlights

- First generation retail space
- Elevated vanilla box with base level HVAC, electric, bathrooms, concrete floor and private entrances in place
- New asking rate of \$28 - \$32 PSF
- Ideally suited for insurance, financial, ice cream, salon, nails, or deli
- Take advantage of this strategically located neighborhood center surrounded by single and multi-family homes, as well as an elementary school



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**Anthony Maronitis, CCIM, MS**  
O: (614) 341-9800 x103 | C: (614) 352-8669  
amaronitis@cbc-aspire.com

**Chris Howard**  
O: (614) 341-9800 x104 | C: (614) 264-6801  
choward@cbc-aspire.com

## OFFERING SUMMARY

**LEASE RATE:** \$28-32 SF/YEAR (NNN)

**AVAILABLE SF:** 1,033 - 2,124 SF

**LOT SIZE:** 1.33 ACRES

**BUILDING SIZE:** 6,553 SF

## LOCATION

New mixed-used development in a vibrant suburban area, perfectly situated near residential neighborhoods, schools, and parks. This prime location offers excellent opportunities for businesses looking to establish a presence in a bustling community. Located near residential neighborhoods, residents will enjoy the convenience of having a variety of businesses right at their doorstep.



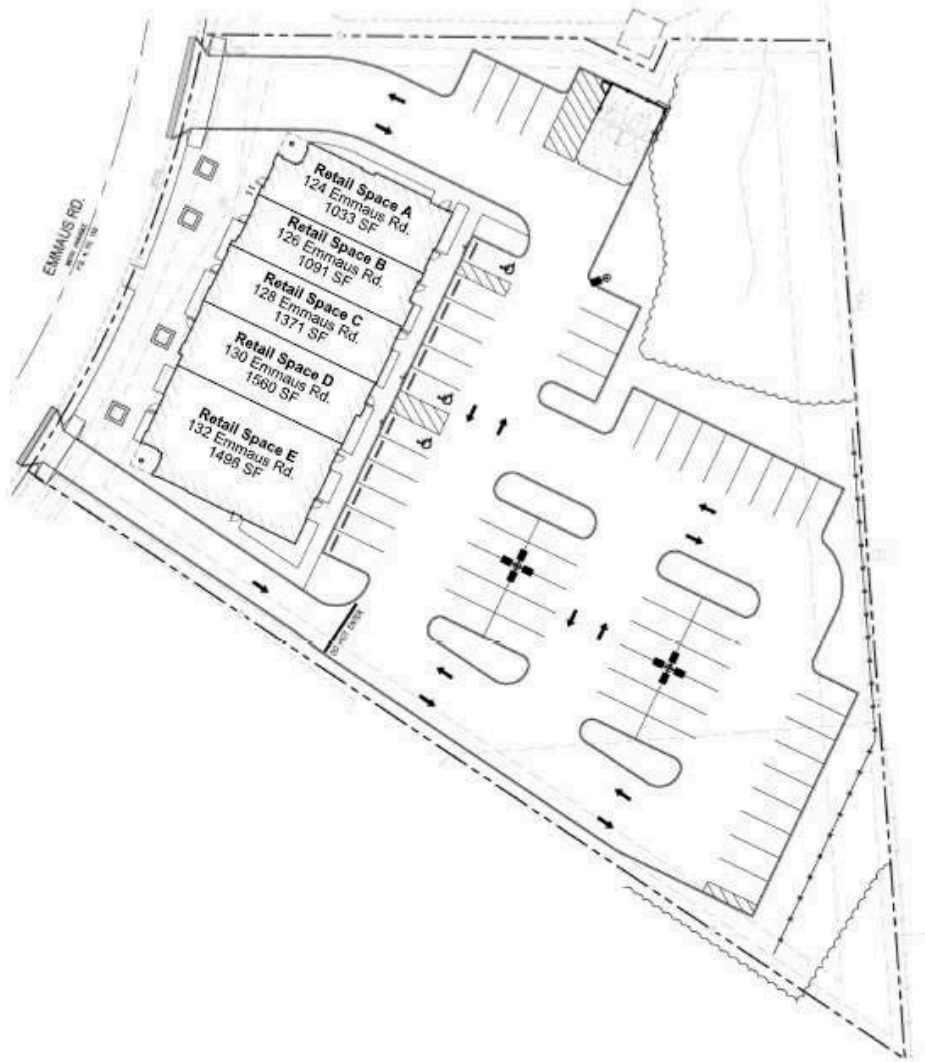
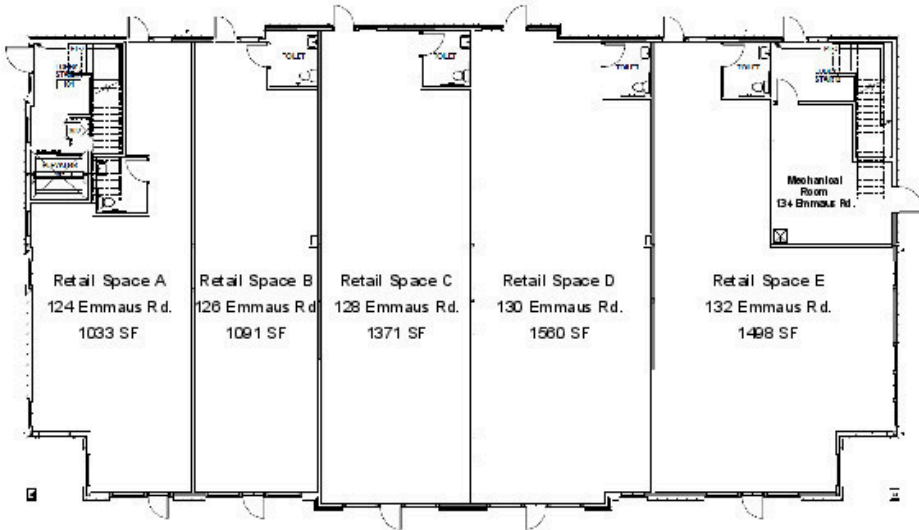
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FLOOR PLANS & SITE PLAN



Anthony Maronitis, CCIM, MS  
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## LEASING PLAN



SUITE	TENANT	SIZE	TYPE	RATE
124 Emmaus Rd, Ste A	Available	1,033 - 2,124 SF	NNN	\$28.00 - 32.00 SF/yr
126 Emmaus Rd, Ste B	Available	1,091 - 2,124 SF	NNN	\$28.00 - 32.00 SF/yr
130 Emmaus Rd, Ste D	Available	1,560 SF	NNN	\$28.00 - 32.00 SF/yr
128 Emmaus Rd, Ste C	Martinizing Cleaners	1,371 SF	NNN	-
132 Emmaus Rd, Ste E	Winans Coffee & Chocolate	1,498 SF	NNN	-

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LEASE

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SUITE 130



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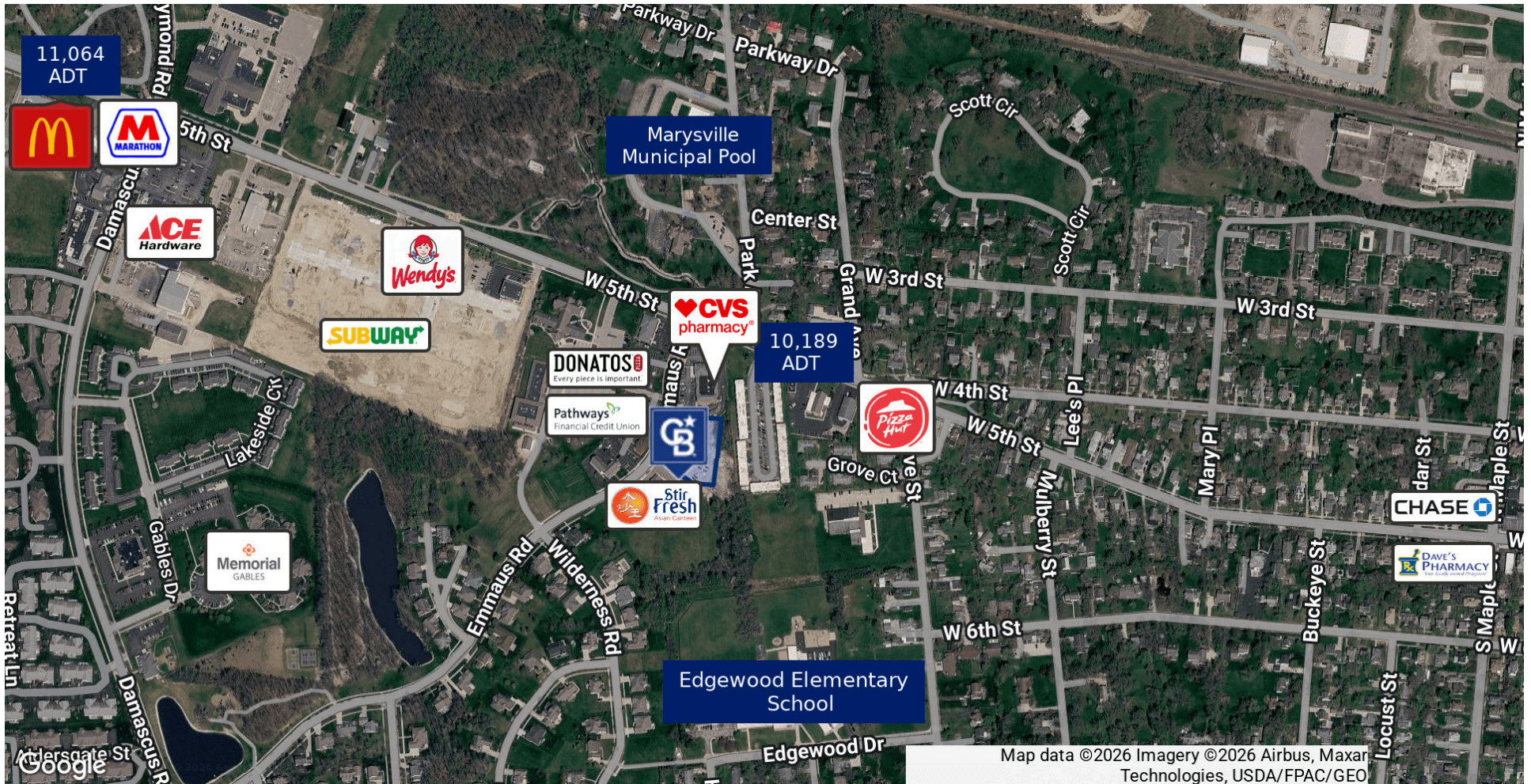
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NEARBY RETAILERS



Anthony Maronitis, CCIM, MS  
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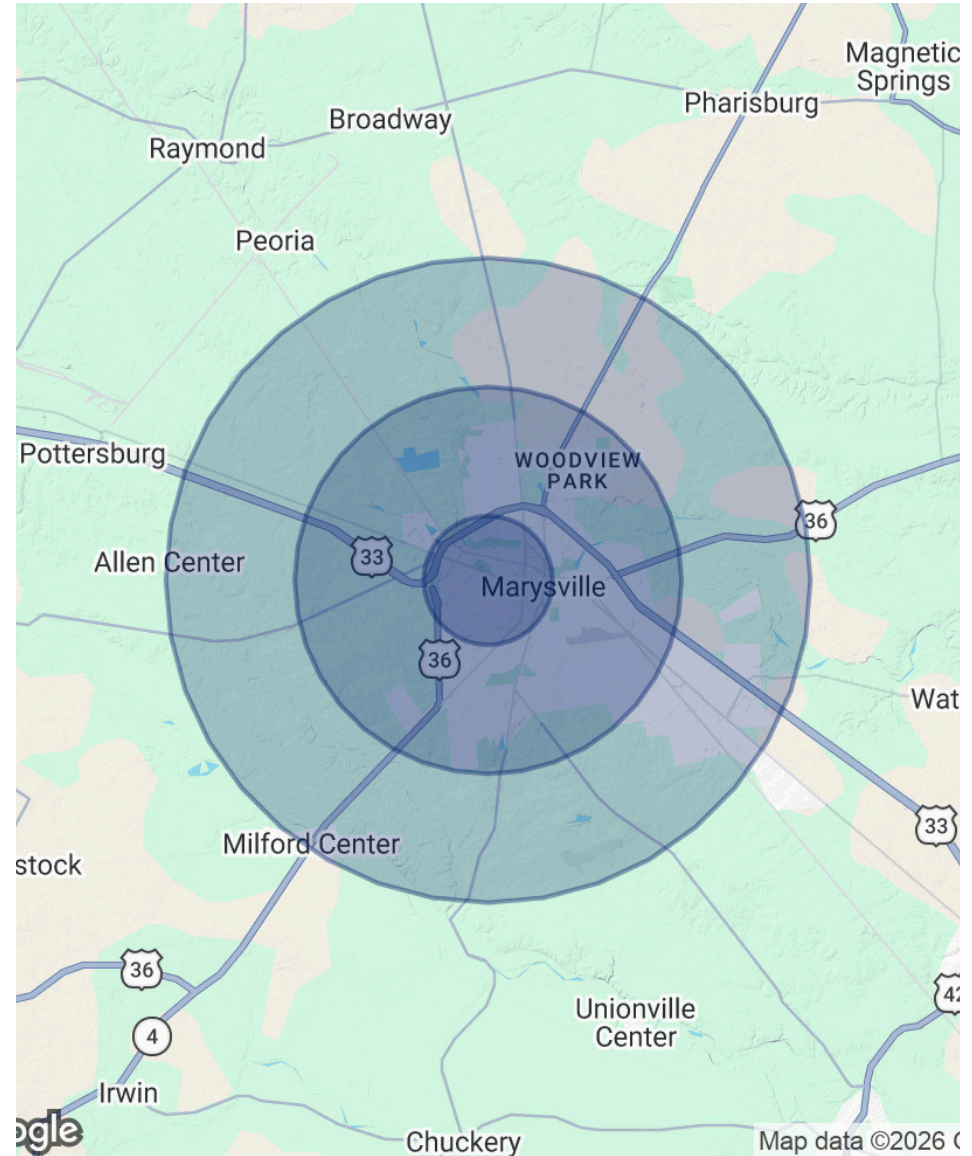
## DEMOGRAPHIC INFO

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,909	21,058	29,755
Average Age	37.6	38.1	37.6
Average Age (Male)	32.8	32.5	33.4
Average Age (Female)	37.1	38.7	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,585	7,776	11,191
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$81,069	\$87,636	\$91,108
Average House Value	\$177,169	\$197,248	\$205,611

2020 American Community Survey (ACS)

TRAFFIC COUNT	DIRECTION	YEAR	COUNT
W 5TH ST	2-WAY	2022	10,189
W 5TH ST 5TH ST E OF US33-36, IN MARYSVILLE	2-WAY	2022	11,064
RAYMOND RD	2-WAY	2022	3,269



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