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216.381.8200

BURR OAK DEVELOPMENT

Sidney, Ohio



NEW DEVELOPMENTS IN SIDNEY UNDER CONSTRUCTION

- NEW SEMCORP BATTERY PLANT PROVIDING 1,200 JOBS
- NEW SHEETZ STORE NOW OPEN
- FOUR RESIDENTIAL PHASES LOCATED ALONG WEST RUSSELL ROAD



CHRISTIAN ACADEMY

HIGHLIGHTS

- New 132 AC mixed-use development includes:
 - 33 AC of NEW retail outlets – zoned CC Corridor Commercial
 - 8.47 AC highway development with medical user - to be announced soon
 - Planned multi-tenant building 1,770 to 5,824 SF with drive-thru position available (March 2027 construction)
 - Join Sheetz (now open)
 - McDonald's opening in 2026
- 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
- Site work and roads are complete and ready for new uses
- Seeking drug stores, banks, restaurants (sit-down, quick-service, fast food), grocery, retail, and automotive uses
- **AVAILABLE:** Pad sites for sale, ground lease, or build to suit

DEMOGRAPHICS

POPULATION	3 MILE	7 MILE	10 MILE
2029 Projection	21,116	31,401	40,256
2024 Estimate	21,310	31,626	40,561
INCOME	3 MILE	7 MILE	10 MILE
2024 Average	\$70,900	\$75,577	\$76,172
2024 Median	\$60,039	\$63,441	\$63,955
DAYTIME POPULATION	3 MILE	7 MILE	10 MILE
2024 Employees	12,848	16,965	19,188

LEASING INFORMATION

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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

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Sidney, Ohio

KEY

	SOLD/LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
A	Proposed Restaurant/Bank	1.00 AC
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027
C	Proposed Restaurant/Auto	1.00 AC
D	McDonalds (Opening 2026)	1.25 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz (Now Open)	3.03 AC
G,H,I	Medical User - to be announced	8.47 AC
J1	Proposed Grocery/Retail	7.45 AC
J2	Negotiating	1.5 AC
K	Proposed Office	3.27 AC
L	Proposed Office	3.53 AC

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PROPOSED MULTI-TENANT BUILDING WITH DRIVE-THRU



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

OPENING 2026



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



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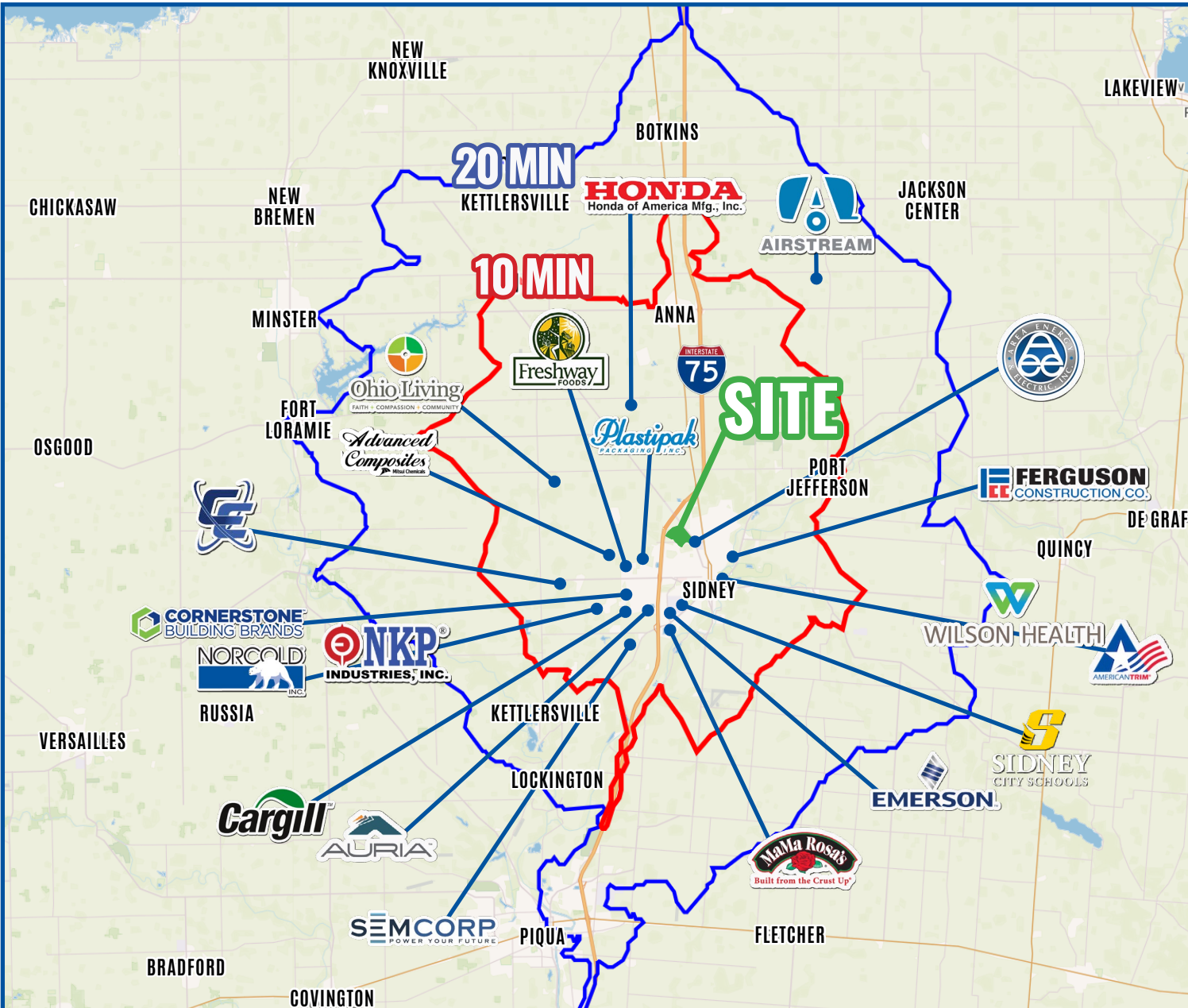
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MAJOR EMPLOYERS | EMPLOYEES

	Honda of American Mgt.	3,000
	Emerson	1,705
	Airstream	1,254
	Semcorp	1,200
	Wilson Health	812
	Plastipak	725
	Continental Express	608
	NK Parts Industries	586
	Freshway Foods	410
	American Trim	402
	Area Energy & Electric	342
	Advanced Composites	330
	Cornerstone Building	313
	Sidney City Schools	286
	Norcold	280
	Ohio Living	275
	Ferguson Construction	271
	Mama Rosa's	265
	Auria	261
	Cargill	250



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Sidney, Ohio

Zoning Map Sidney, Ohio

This is to certify that this is the Official Zoning Map of the City of Sidney, Ohio, adopted on January 24, 2022, and hereby supersedes and replaces any and all previous Zoning Maps.

Planning Commission Chair

Administrator

SITE

