

# COLEMAN'S CROSSING

## AVAILABLE FOR LEASE

755 - 775 COLEMAN'S CROSSING BLVD, MARYSVILLE, OH 43040



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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE OPPORTUNITY

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## KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Class A, New Construction, Multi-Tenant Strip Center Development
- 2,200 SF end cap drive through and 1,850 SF in-line space available
- Anchored by new 300+ MF unit development
- Meijer, Home Depot and Walmart in immediate vicinity

### PROPERTY INFORMATION

Address	755-775 Coleman's Crossing Blvd, Marysville, OH 43040
GLA	6,800 SF
Acerage	1.8 AC
Building Class	A
Availability (Existing)	3,914 SF
Primary St	Coleman's Crossing Blvd
Primary Traffic	15,000 VPD
Year Built	2026



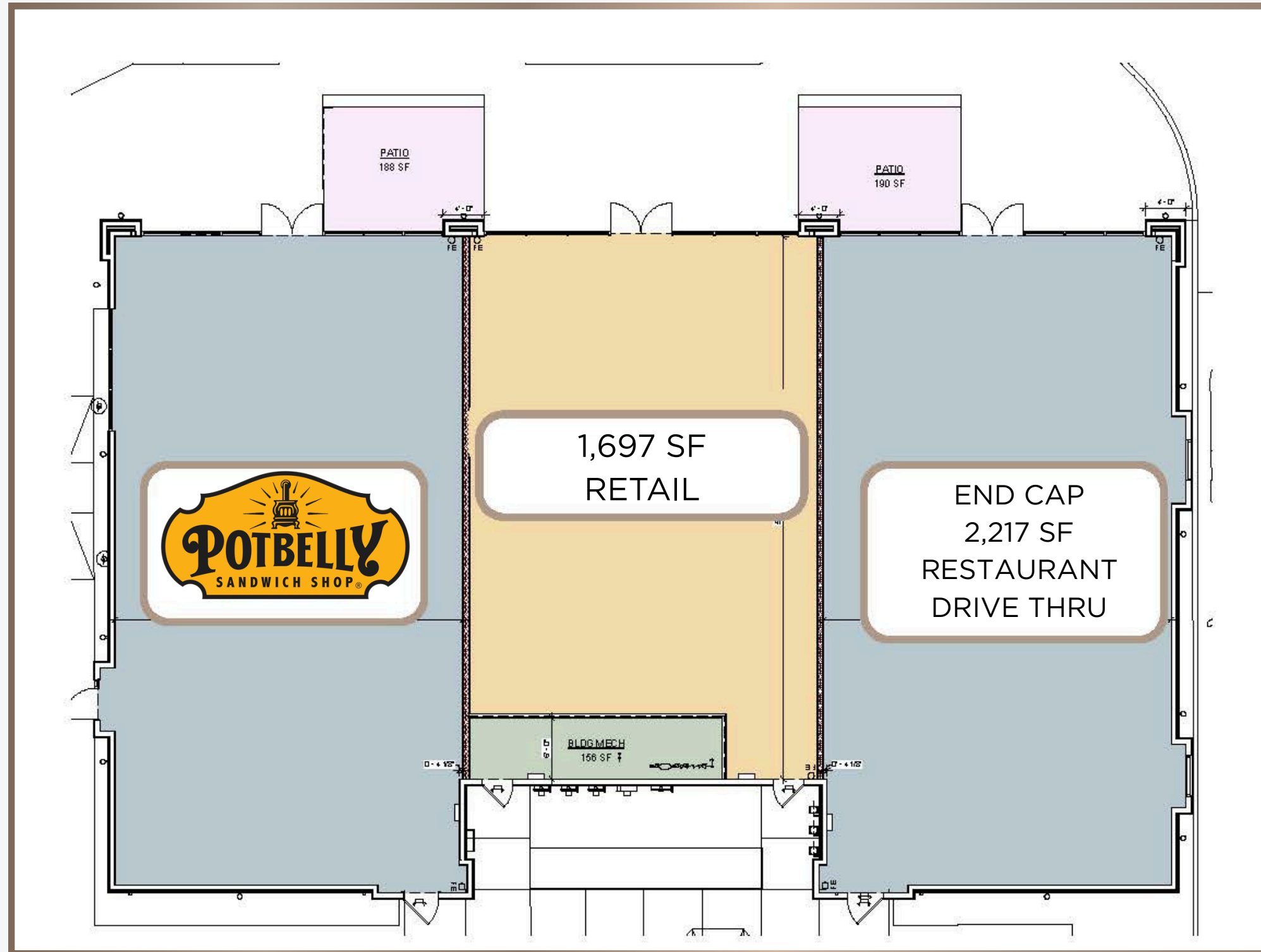
### AVAILABILITY — SIZE — PRICING

<b>In-Line Space</b>	1,697 SF	Upon Request
<b>End Cap Drive Through</b>	2,217 SF	Upon Request



# SITE PLAN

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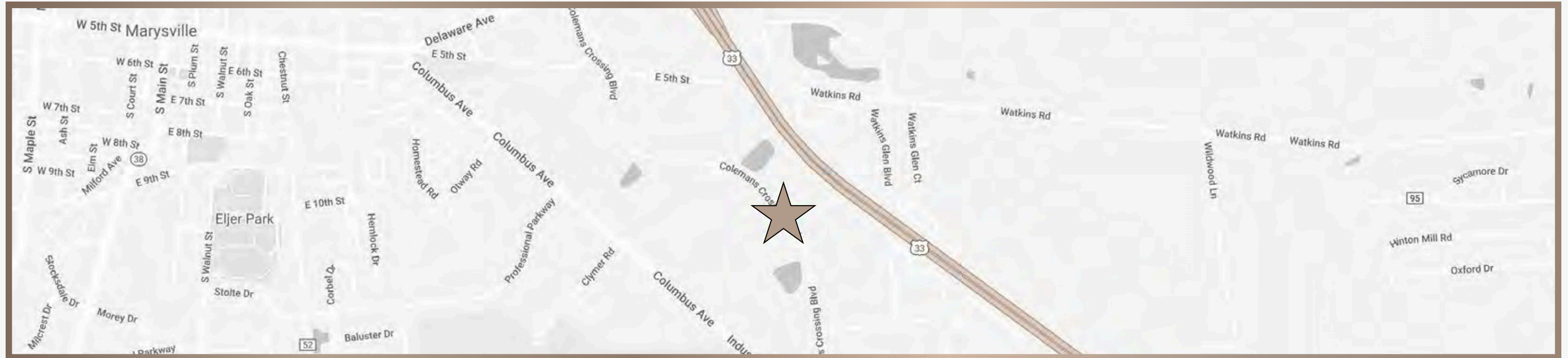
# PROPERTY PHOTOS

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# LOCATION OVERVIEW

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Marysville, Ohio, located in Union County, is a charming town with a growing economy and opportunities for diverse commercial real estate ventures. The town's strategic location along U.S. Route 33 and proximity to Columbus make it an attractive destination for businesses looking to establish a presence in Central Ohio. Marysville's strong sense of community and supportive business environment create a conducive atmosphere for commercial growth. One prominent opportunity for commercial real estate in Marysville lies within its retail sector. The town is home to the bustling Uptown District, a vibrant hub of shops, restaurants, and entertainment venues. With a steady flow of residents and visitors, there is significant potential for retail expansion and development. Entrepreneurs looking to tap into a thriving market will find opportunities in creating unique retail experiences in Marysville's Uptown District. Additionally, Marysville presents opportunities for industrial and office real estate development. The town is located near major industrial parks, such as the Scotts Miracle-Gro Company's headquarters and Honda of America Manufacturing, Inc. This creates a demand for industrial spaces, warehouses, and office buildings to support these industries. With a growing economy and a business-friendly environment, Marysville offers a range of possibilities for commercial real estate investors looking to capitalize on its strategic location and expanding market.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	2,132	24,614	32,701
Total Businesses	235	799	895
Total Employees	2,078	9,011	9,880
Average Household Income	\$66,227	\$102,509	\$114,887
Median Household Income	\$83,962	\$91,947	\$101,614