



707-711 Greene Street

Ground Lease | Build-to-Suit | Redevelopment Opportunity

Marietta, Ohio | Adjacent to Speedway / 7-Eleven | 23,620 AADT | C-3 Commercial Zoning

Strategic redevelopment opportunity in Marietta's retail corridor

707-711 Greene Street is a five-parcel commercial site positioned immediately adjacent to Speedway / 7-Eleven and surrounded by a strong mix of national, regional, and local retailers. The property is being marketed for long-term ground lease, build-to-suit, redevelopment, or strategic commercial use. The site includes existing improvements, with one building occupied and one building currently vacant.



Nearby retailers

- Speedway / 7-Eleven
- Qdoba and Chipotle
- Wendy's and Tudor's Biscuit World
- AutoZone, Verizon, BP, Duchess
- Captain D's, East of Chicago Pizza, and others

23,620 AADT traffic count	C-3 Commercial zoning	5 Contiguous parcels	~77' Greene St frontage*	Survey Available upon request
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**Approximate frontage based on owner measurement; all dimensions, acreage, and boundaries to be verified by survey.*

A site-selection story built around traffic, co-tenancy, and control

High-Visibility Corridor

Located within an established commercial corridor with approximately 23,620 AADT and close proximity to a signalized intersection.

Speedway / 7-Eleven Adjacency

Immediate adjacency to Speedway / 7-Eleven creates strong visibility, traffic synergy, and potential redevelopment relevance.

Retail Co-Tenancy

Nearby users include Qdoba, Chipotle, Wendy's, AutoZone, Verizon, Tudor's Biscuit World, BP, Duchess, Captain D's, East of Chicago Pizza, and others.

Single Ownership

Five parcels are controlled by a single ownership group, simplifying preliminary site control and redevelopment discussions.

Flexible C-3 Zoning

C-3 Commercial zoning supports a broad range of commercial, retail, restaurant, service, office, automotive, and redevelopment concepts.

Ground Lease Focus

Ownership is primarily seeking long-term ground lease, build-to-suit, or redevelopment structures with qualified commercial users.

Speedway Adjacency Overview



Retail Corridor Overview



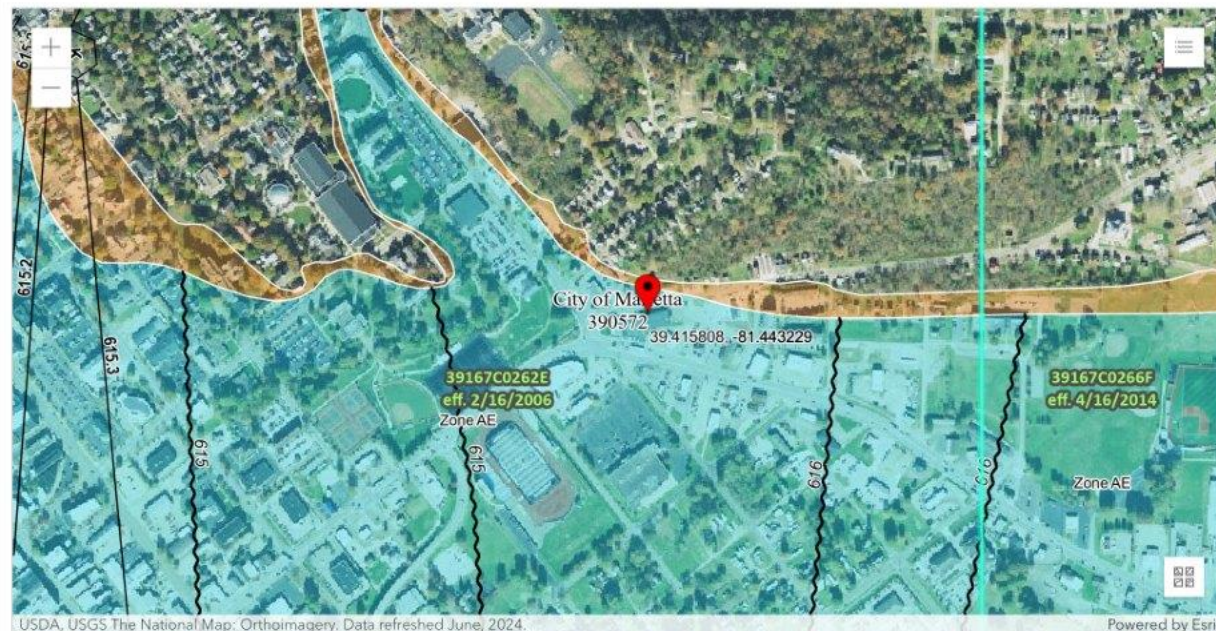
Close-In Retail Context





Parcel notes

- Addresses: 707, 709, and 711 Greene Street.
- Five contiguous parcels under single ownership.
- Existing occupancy: one tenant in 707 Greene Street; 709-711 Greene Street is currently vacant.
- Approx. 77 feet of Greene Street frontage per owner measurement; verify by survey.
- Boundary survey for parcel adjacent to Speedway is available upon request.
- All parcel boundaries, acreage, dimensions, and utility information to be independently verified.



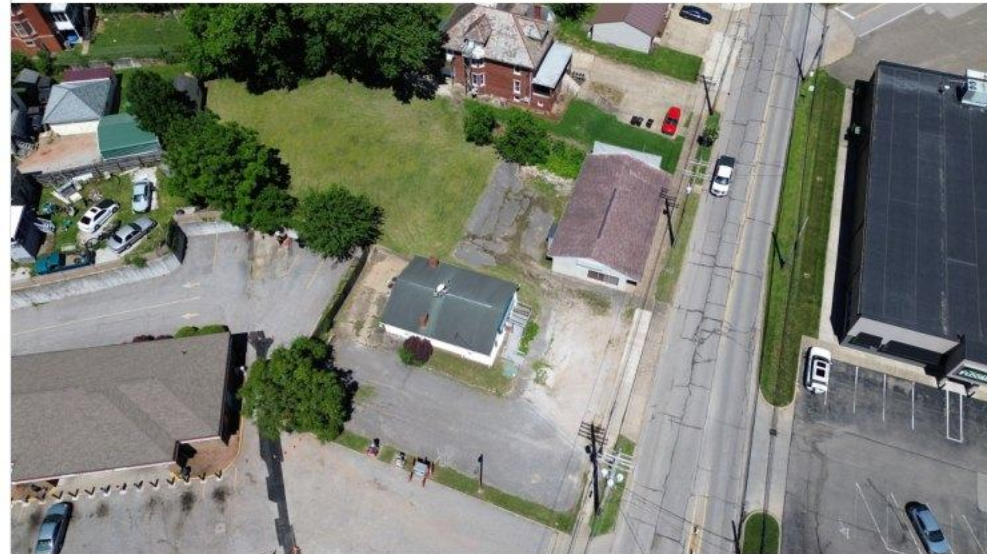
Floodplain summary

- Front portion of the site is in FEMA Zone AE.
- Rear portion extends into Zone X / 0.2% annual chance flood hazard area, commonly referred to as the 500-year floodplain.
- The property is not located in a regulatory floodway per owner review of FEMA mapping.
- Prospective tenants and developers should complete independent floodplain, civil engineering, and permitting due diligence for their intended use.



FEMA screenshot provided for preliminary evaluation.

Existing Site Aerials



Drone imagery shows Speedway adjacency, Greene Street frontage context, existing structures, paved areas, and rear open land.

Ownership objective

Ownership is primarily interested in retaining the real estate and pursuing a long-term ground lease, build-to-suit, redevelopment, or strategic commercial use with a qualified tenant/developer. Structures can be discussed based on user, footprint, site plan, lease term, credit, and development requirements.

Best-fit users

QSR, retail, convenience, automotive, medical, office, service, or other qualified commercial concepts.

Flexible structure

Ground lease, build-to-suit, redevelopment, or site plan-specific lease proposal.

Diligence materials

Aerials, parcel exhibit, floodplain exhibit, traffic count, zoning context, and survey available upon request.

Preliminary diligence checklist

- Confirm total acreage and frontage by full boundary survey / ALTA survey.
- Confirm utilities, access, curb cuts, stormwater requirements, and civil site constraints.
- Confirm floodplain design requirements for intended use.
- Review zoning and permitted uses with City of Marietta.
- Determine whether full-site redevelopment, partial pad development, or build-to-suit layout best fits tenant criteria.