



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

**SITE**

**FOR MORE INFO: 614.754.1008**

**Austin Loconti** | [aloconti@passovgroup.com](mailto:aloconti@passovgroup.com)

**Bryant Bitar** | [bbitar@passovgroup.com](mailto:bbitar@passovgroup.com)



**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# COLEMAN'S CROSSING CENTER

## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

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

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	2,132	24,614	32,701
2028 Projection	2,890	27,806	36,568
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	235	799	895
2023 Estimated Total Employees	2,078	9,011	9,880
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$66,227	\$102,509	\$114,887
2023 Estimated Median Household Income	\$83,962	\$91,947	\$101,614

**PRICING:** Negotiable



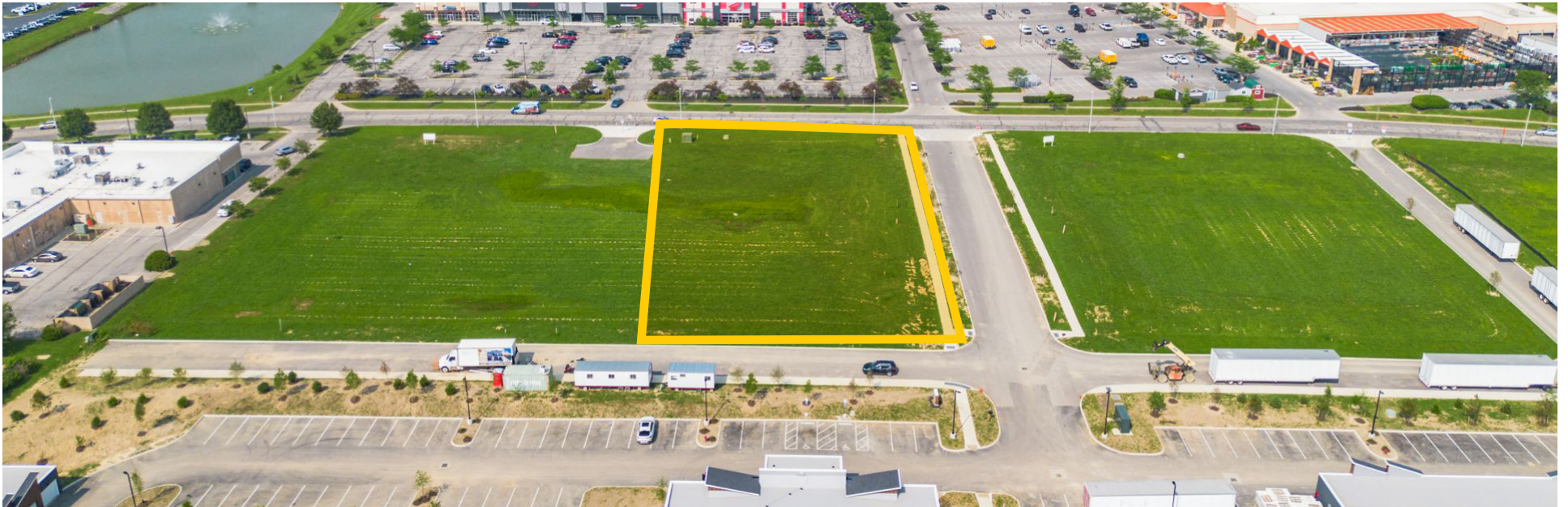
# COLEMAN'S CROSSING CENTER

RENDERINGS



# COLEMAN'S CROSSING CENTER

PROPERTY PHOTOS



# COLEMAN'S CROSSING CENTER

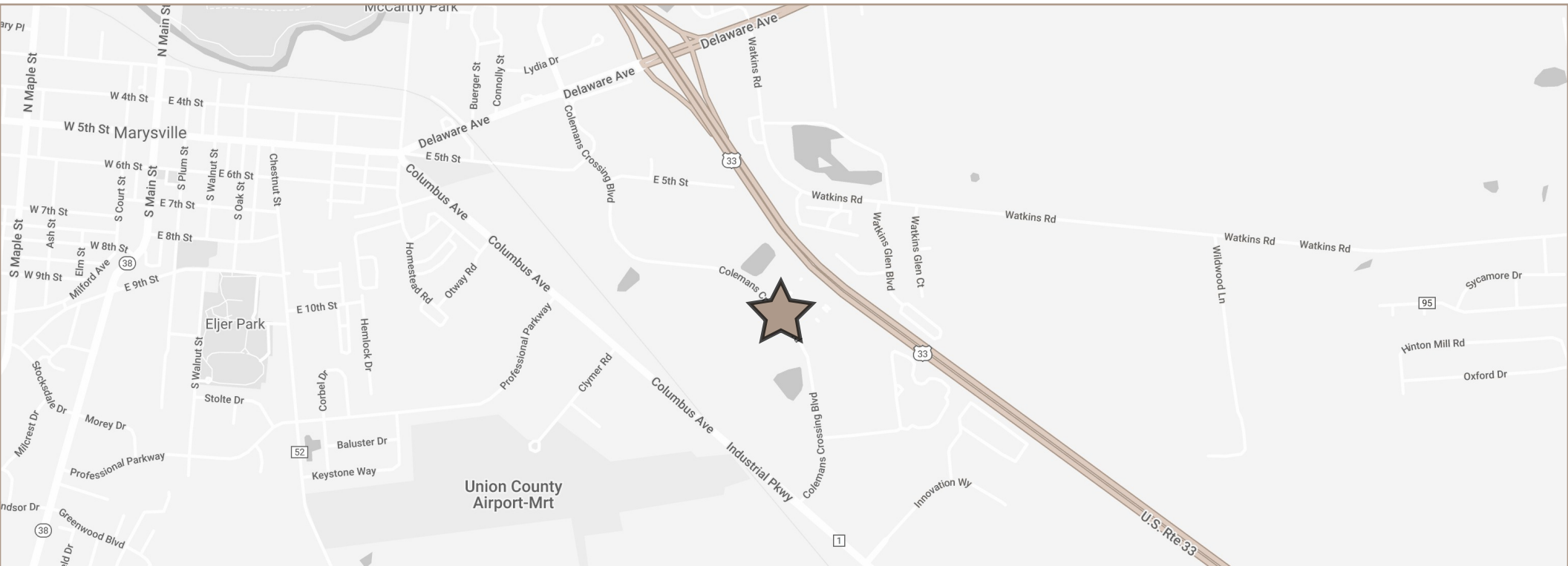
## SITE PLAN





# COLEMAN'S CROSSING CENTER

## LOCATION OVERVIEW



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.

