



## FOR LEASE

941-943 E. Fifth Street  
Marysville, OH 43040

## Freestanding Commercial Building

Available: 4,753 SF / Divisible

Asking Rate: ~~\$15.00~~/ SF NNN

**RATE REDUCTION \$11.00/ SF NNN**

Real Estate Taxes: \$7,808.20

**Colliers**  
INTERNATIONAL

JON LEFFLER  
614 410 5638  
[jon.leffler@colliers.com](mailto:jon.leffler@colliers.com)





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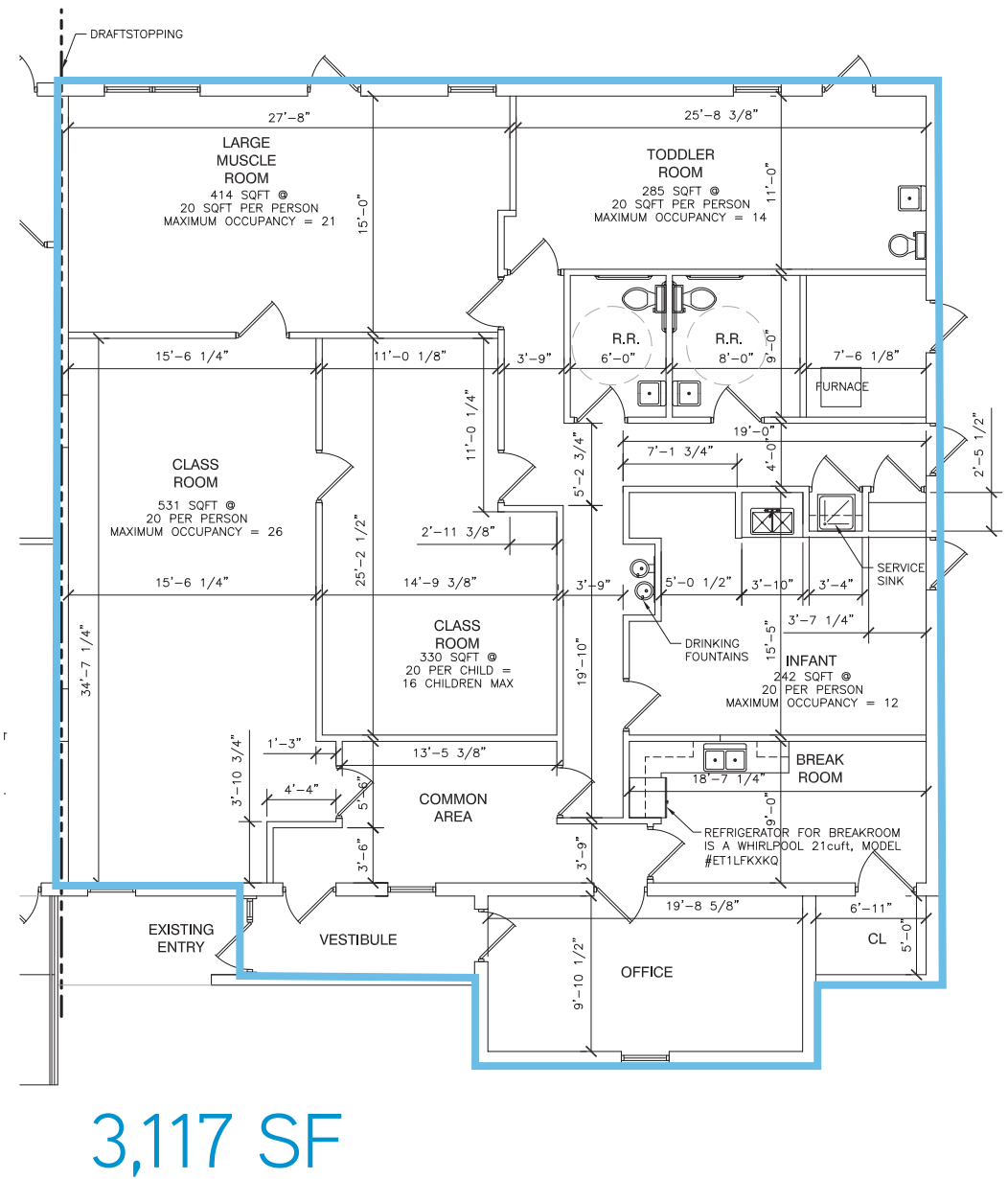
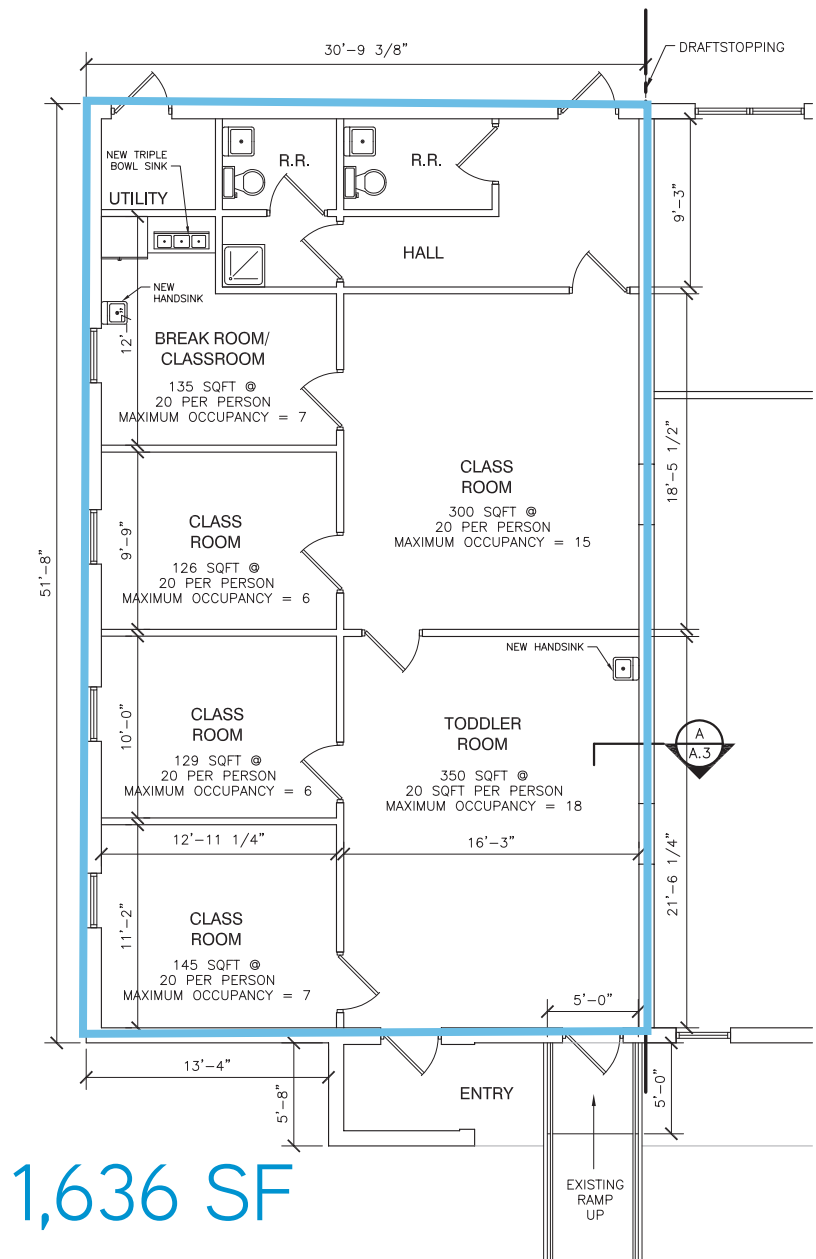


INTERIOR PHOTOS



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## PROPERTY OVERVIEW

- > Free standing commercial building near Coleman's Crossing Power Center
- > 4,753 Building (Divisible into 1,636 SF & 3,117 SF units)
- > 1.35 Acres (Parcel #29-0004246-0000)
- > Zoned B-1 Service Business District - previously a daycare
- > Ample Parking
- > Fenced in grass area
- > Building adaptable for many commercial users such as:

**Personal Services** (Repair Shop, Education Services, Veterinary Services, Computer rental/leasing)

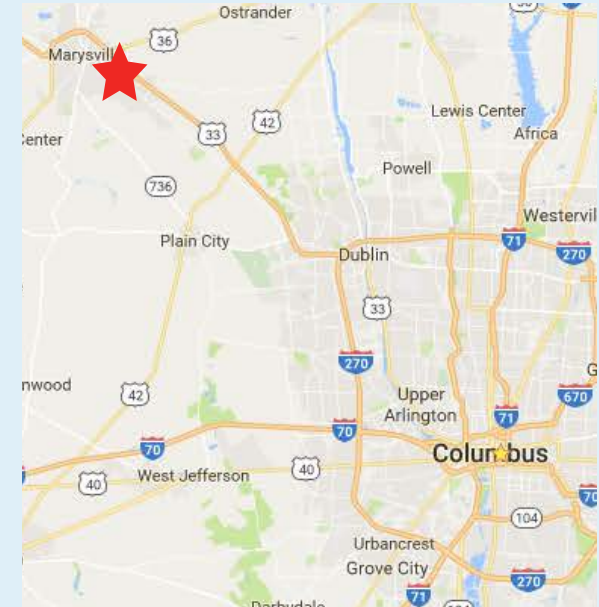
**Retail** (Apparel Botique, Food Store)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,748	25,043	28,363
Households	1,456	8,451	9,674
Average HH income	\$62,161	\$73,104	\$76,332

## TRAFFIC COUNTS

Delaware Ave at E. Fifth Street	17,870 VPD
Colemans Crossing Blvd. at E. Fifth Street	12,084 VPD



## CONTACT US

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**COLLIERS INTERNATIONAL**  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
614 436 9800  
[www.colliers.com](http://www.colliers.com)