

FOR SALE OR LEASE  
**PRICE REDUCTION**

**941-943 E. Fifth Street  
Marysville, OH 43040**

**Freestanding Commercial Building**  
*Excellent Owner/ User Investment Opportunity*

Purchase Price: ~~\$349,900.00~~ **\$329,900**  
Lease Price: **initial free rent** \$10.00/ SF NNN

Acres: 1.35 Acres  
Building: 4,753 SF / Divisible  
Real Estate Taxes: \$7,808.20





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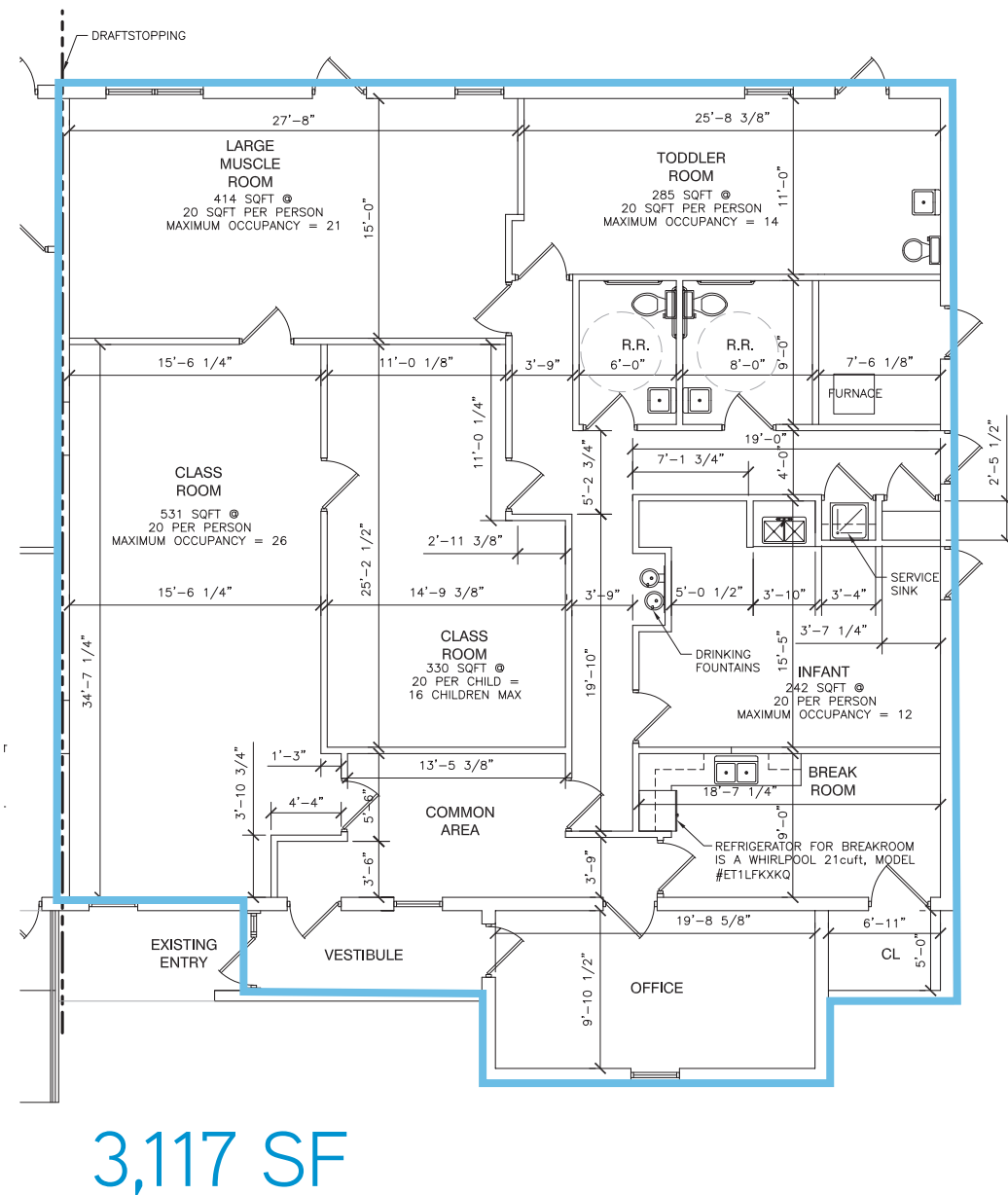
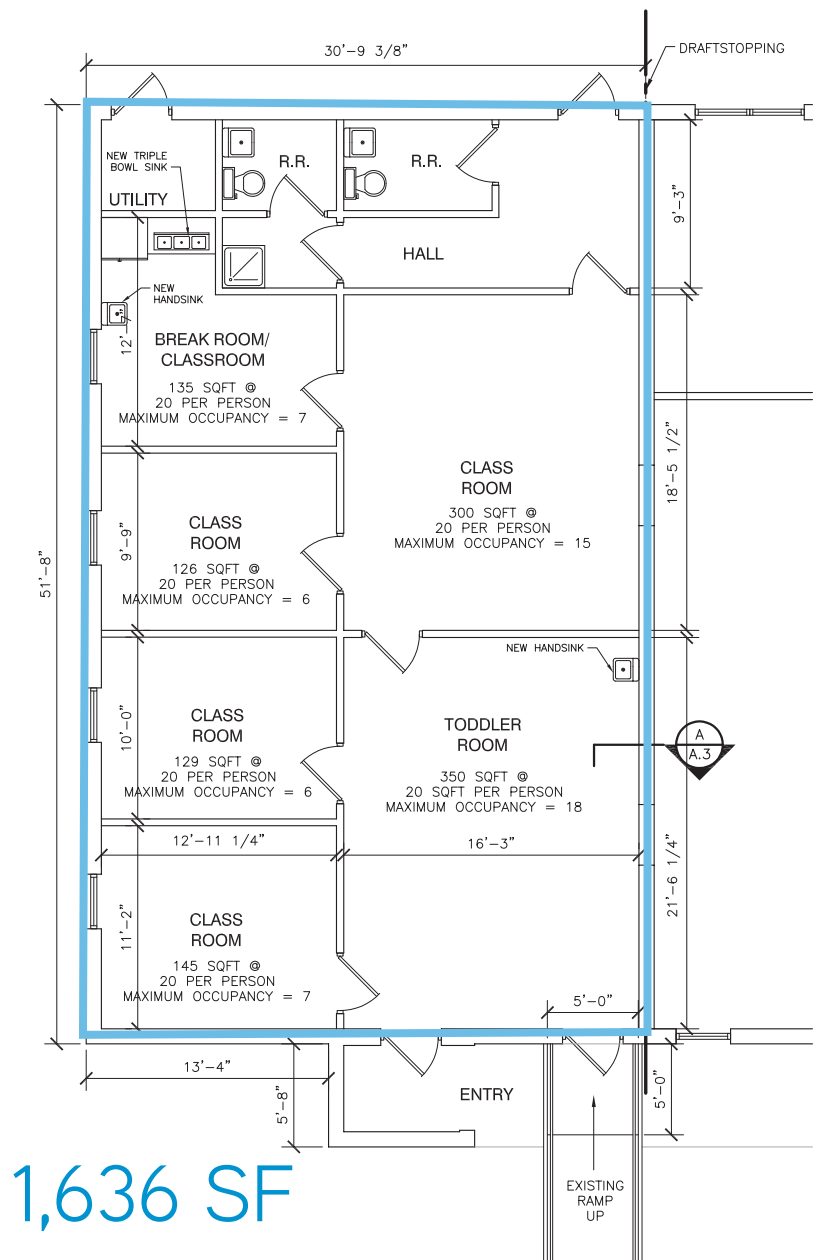


INTERIOR PHOTOS



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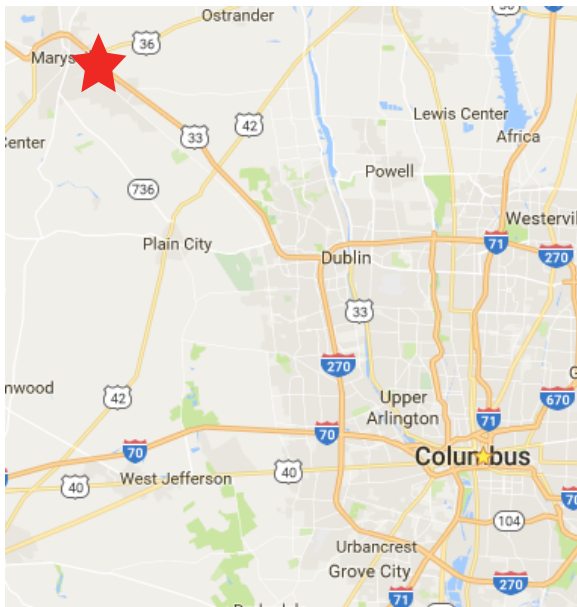
## PROPERTY OVERVIEW

- › Free standing commercial building near Coleman's Crossing Power Center
- › 4,753 Building (Divisible into 1,636 SF & 3,117 SF units)
- › Approximately 365 feet of street frontage
- › Excellent redevelopment opportunity
- › 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 Boutique, Food Store)

## MAPS



## 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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