

MARYSVILLE 4.35 ACRES

LAND / BUILDING FOR SALE

17650 ECHO DRIVE, MARYSVILLE, OHIO 43040



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PROPERTY HIGHLIGHTS

MARYSVILLE 4.35 ACRES

LAND / BUILDING FOR SALE
17650 ECHO DRIVE, MARYSVILLE, OHIO 43040

- +/- 4.35 acres; all utilities available
- \$1,400,000 (\$321,839 per acre)
- +/- 2,520 SF auto storage building on site (60' x 42')
- Located just off Ohio Route 31 (16,225 VPD)
- 1-mile average household income: \$108,316
- Union County parcel # 2900260010030
- Zoned Suburban Commercial District (SCD)
- Union County is the 2nd-fastest growing county in Ohio and the 13th-fastest growing county in America



MEDIUM AERIAL

Cook's Pointe Apartments
288 units
(2024)



COPPER RUN
120 New
Apartment Units
(2025)



Redwood Marysville Apartments
137 units
(2022)

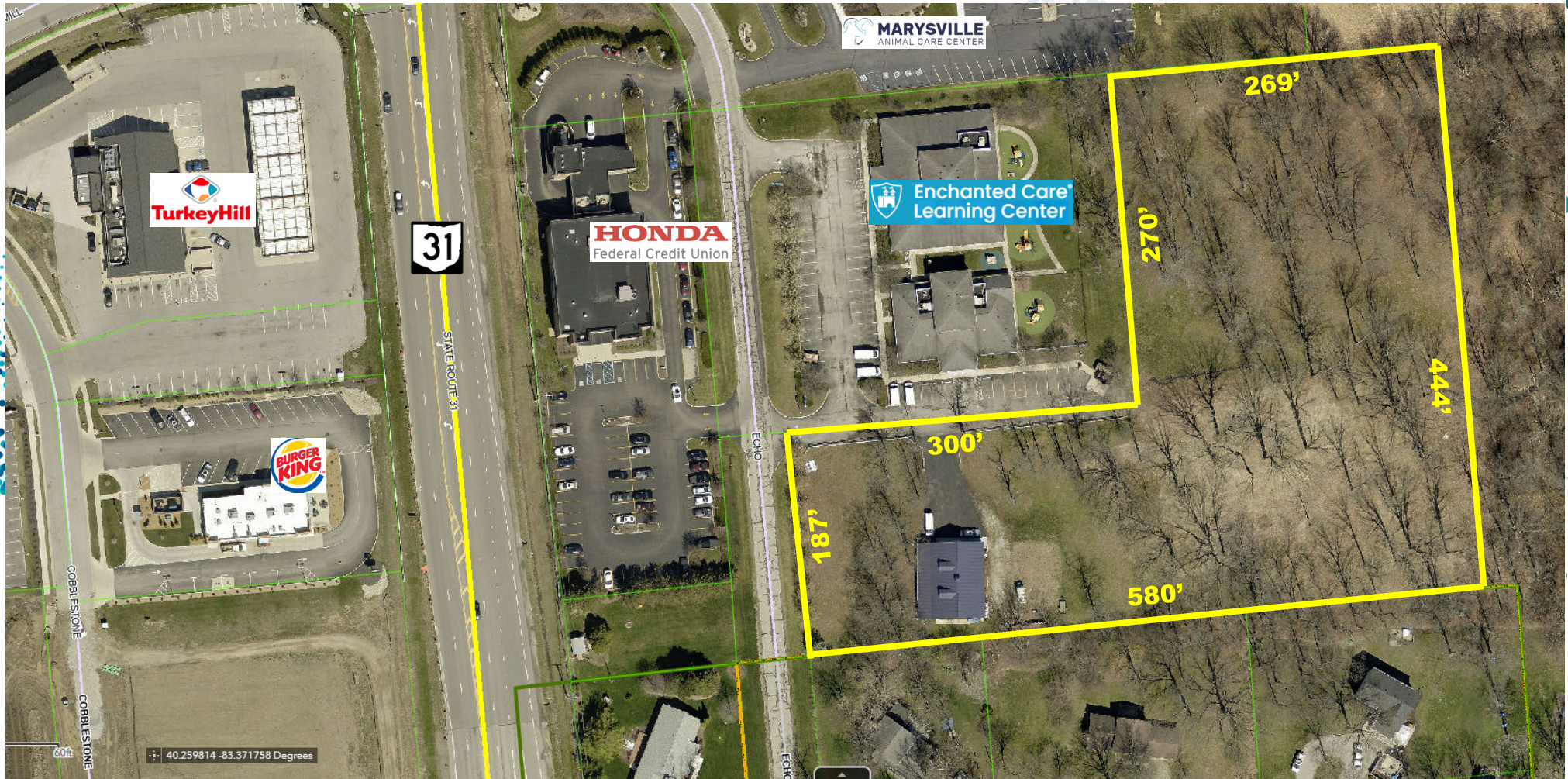


Proposed
Commercial
Development

SITE



LOT DIMENSIONS (approximate)



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

BUILDING DATA

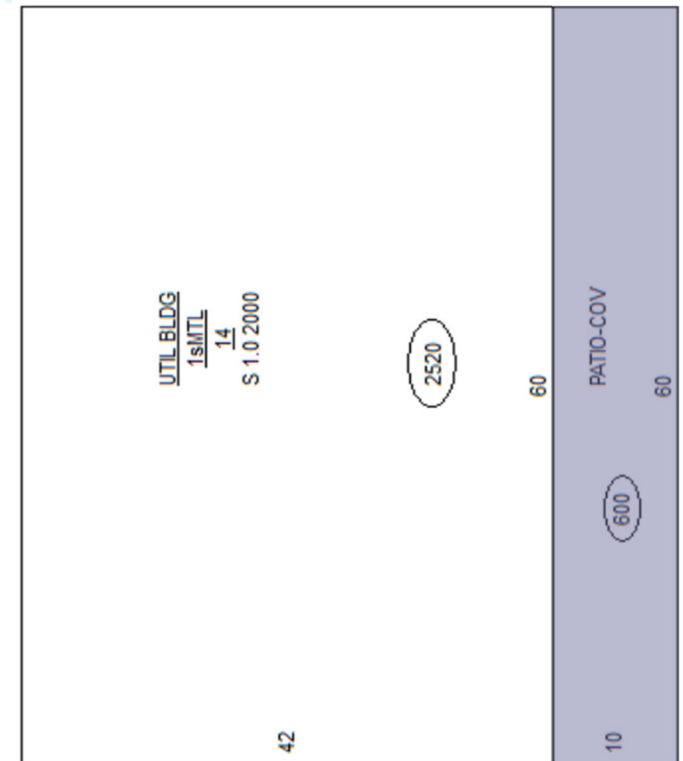
Parcel #: 2900260010030
(Union County)

Size: +/- 2,520 SF

Type: auto storage



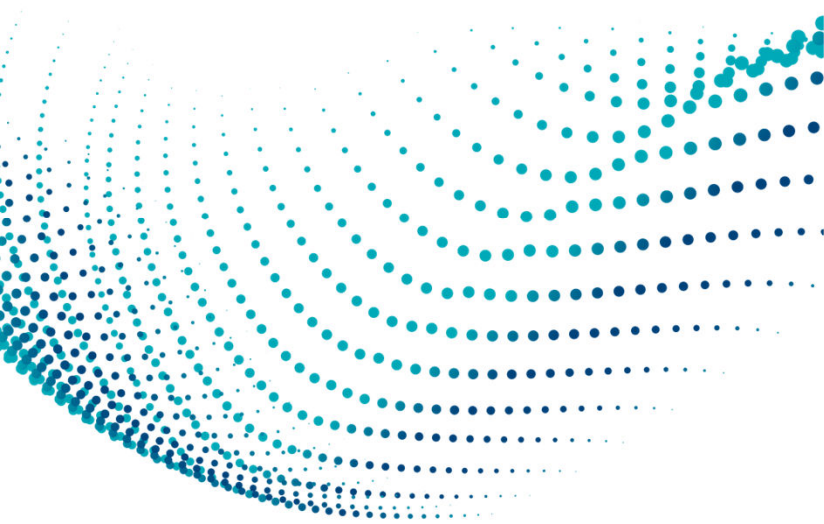
www.equity.net



BUILDING DATA



DEMOGRAPHICS: 1-MILE RADIUS



KEY FACTS

9,106

Population

31.3

Median Age



Average
Household
Size

\$100,416

Median
Household
Income

INCOME



\$100,416

Median
Household
Income



108,316

2021 Average
Household
Income (Esri)



33,717

2021 Per Capita
Income (Esri)

BUSINESS



97

Total Businesses



1,261

Total Employees

EDUCATION

2%

No High
School
Diploma



24%
High School
Graduate



29%
Some College



45%
Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



\$222,229

Median Home
Value



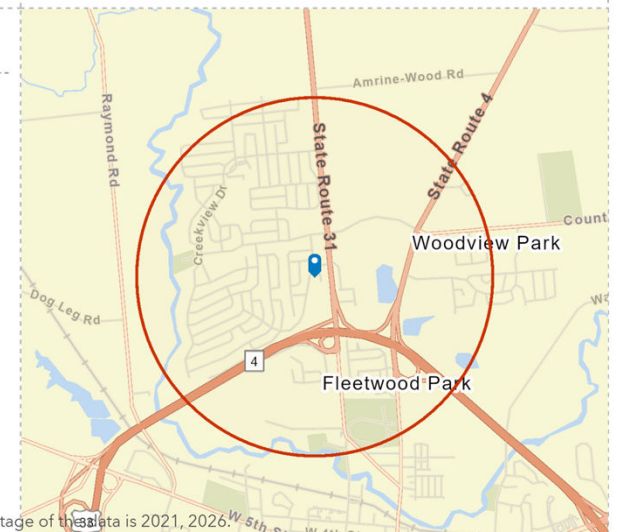
\$13,962

Average Spent
on Mortgage &
Basics



\$829

Median
Contract Rent

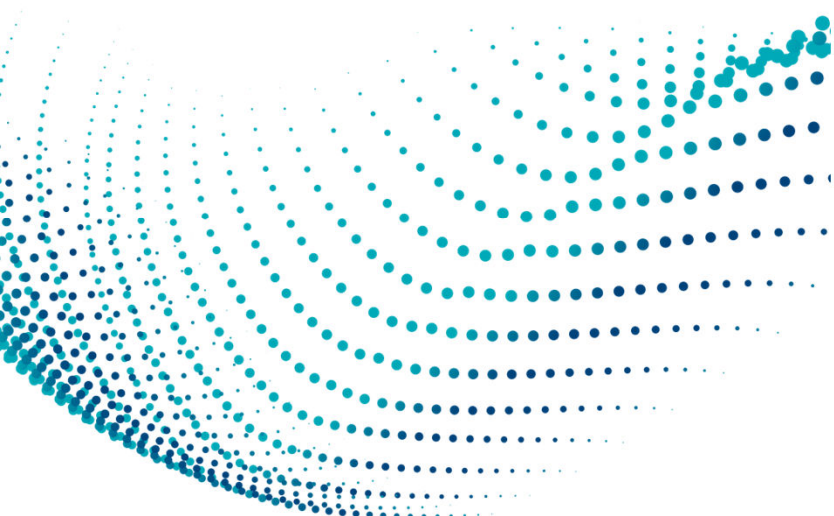


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DEMOGRAPHICS: 3-MILE RADIUS



KEY FACTS

25,186

Population

34.2

Median Age



Average
Household
Size

\$76,089

Median
Household
Income

INCOME



\$76,089

Median
Household
Income



90,886

2021 Average
Household
Income (Esri)



30,455

2021 Per Capita
Income (Esri)

BUSINESS



844

Total Businesses



12,626

Total Employees

EDUCATION

7%

No High
School
Diploma



31%
High School
Graduate



30%
Some College



33%
Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



\$208,294

Median Home
Value



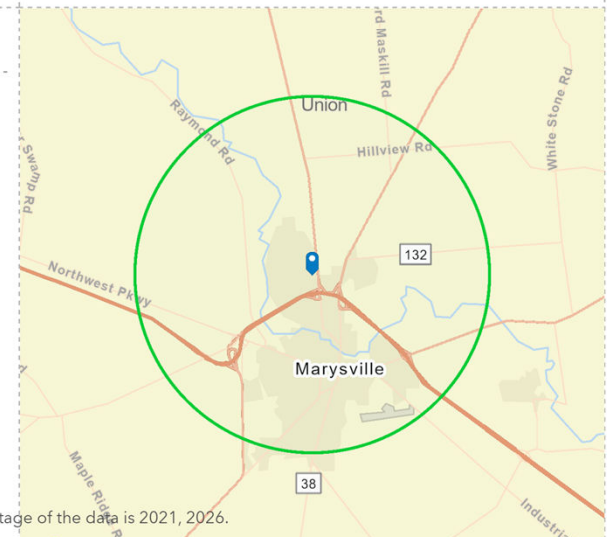
\$10,729

Average Spent
on Mortgage &
Basics



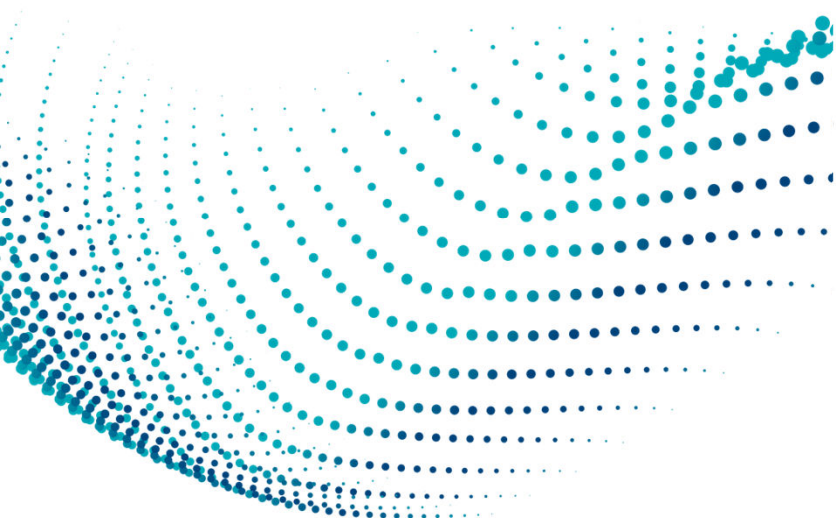
\$796

Median
Contract Rent



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

DEMOGRAPHICS: 5-MILE RADIUS



KEY FACTS

25,186

Population

34.2

Median Age



Average
Household
Size

\$76,089

Median
Household
Income

INCOME



\$76,089

Median
Household
Income



90,886

2021 Average
Household
Income (Esri)



30,455

2021 Per Capita
Income (Esri)

BUSINESS



844

Total Businesses



12,626

Total Employees

EDUCATION

7%

No High
School
Diploma



31%
High School
Graduate



30%
Some College



33%
Bachelor's/Gr
ad/Prof
Degree

HOUSING STATS



\$208,294

Median Home
Value



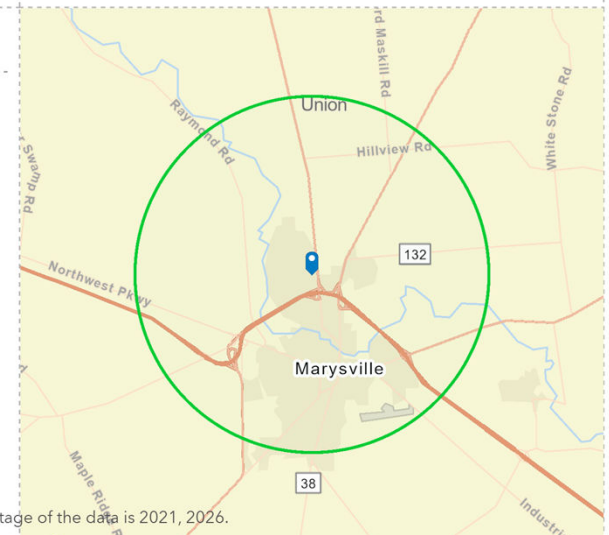
\$10,729

Average Spent
on Mortgage &
Basics



\$796

Median
Contract Rent



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