



OFFERING MEMORANDUM

1005 - 1051 DELAWARE AVENUE

1005 - 1051 Delaware Avenue, Marysville, OH 43040

Marcus & Millichap



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1005 - 1051 DELAWARE AVENUE

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1005 - 1051 DELAWARE AVENUE

TABLE OF CONTENTS

05

Investment Summary

08

Property Information

26

Financial Analysis

30

Market Overview



SECTION 1

01



INVESTMENT OVERVIEW

Offering Summary
Investment Overview

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OFFERING SUMMARY

1005 - 1051 DELAWARE AVENUE



LISTING PRICE
\$2,400,000



RENTABLE BUILT AREA
24,320 SF



LOT SIZE
4.47 Acres



Property Description

Property	1005 - 1051 Delaware Avenue
City, State, Zip	Marysville, OH 43040
Rentable Built Area	24,320 SF
Year Built/ Renovated	1983/1993
Lot Size	4.47 Acres

Pricing

Net Operating Income	-\$5,202
Pro Forma Net Operating Income	\$169,812
Cap Rate	-0.22%
Pro Forma Cap Rate	7.08%

OFFERING SUMMARY

1005 - 1051 DELAWARE AVENUE

INVESTMENT OVERVIEW

Located in the heart of Marysville, this property consists of 4.47 acres and 24,320 square feet across three main buildings. The site benefits from excellent accessibility via Delaware Avenue, immediately adjacent to McDonald's, with additional frontage along East 5th Street. The primary building at 1051 Delaware Avenue is currently vacant and immediately available for occupancy, while several additional spaces are leased to long-standing businesses under short-term lease structures, creating both current income and future leasing flexibility.

Suitable for investors or users, the property consists of industrial, storage and automotive spaces with significant outdoor storage. There are over 14 drive-in doors facing the parking areas with additional drive-in doors facing the narrow edges of the property boundary. The 1051 building has 480-volt, three-phase power and at least one former loading dock could potentially be restored.

Zoned for commercial, retail and numerous other business and residential uses, this property offers many paths for investment. The 1005 building is currently in poor condition, presenting an opportunity for restoration, demolition, or redevelopment depending on an investor's long-term strategy. The 1051 building, with offices in shell condition, recently received a new roof and features pull-through 14-foot doors. Existing easement access provides convenient ingress and egress, while future improvements such as enhanced access from East 5th Street or additional paving may further increase the property's utility and long-term value.



INVESTMENT HIGHLIGHTS

- Central Marysville Location with Great Access to US-33 in High-Growth Union County
- 4.47 Acres and 24,320 Square Feet with Numerous Drive-In Doors
- Three Buildings with Short-Term Leases and Some Immediate Occupancy Available
- Current Automotive, Industrial, Storage, and Outdoor Storage Uses
- Opportunity for Investment or Use
- Easement Access to Busy Delaware Avenue



SECTION 2

PROPERTY INFORMATION

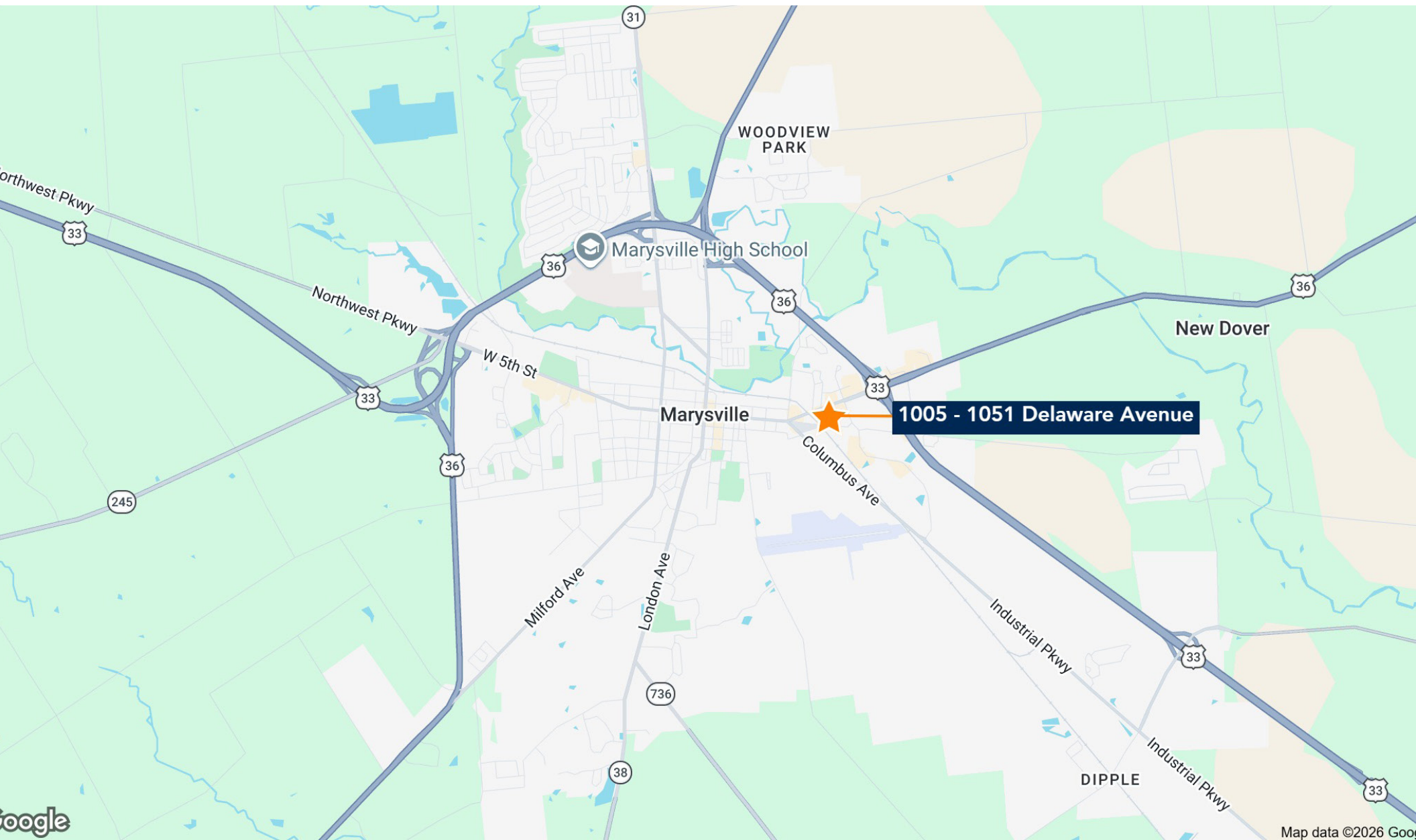
Regional Map
Local Map
Retailer Map
Property Photos
Property Outline
Site Plan
Property Details

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REGIONAL MAP

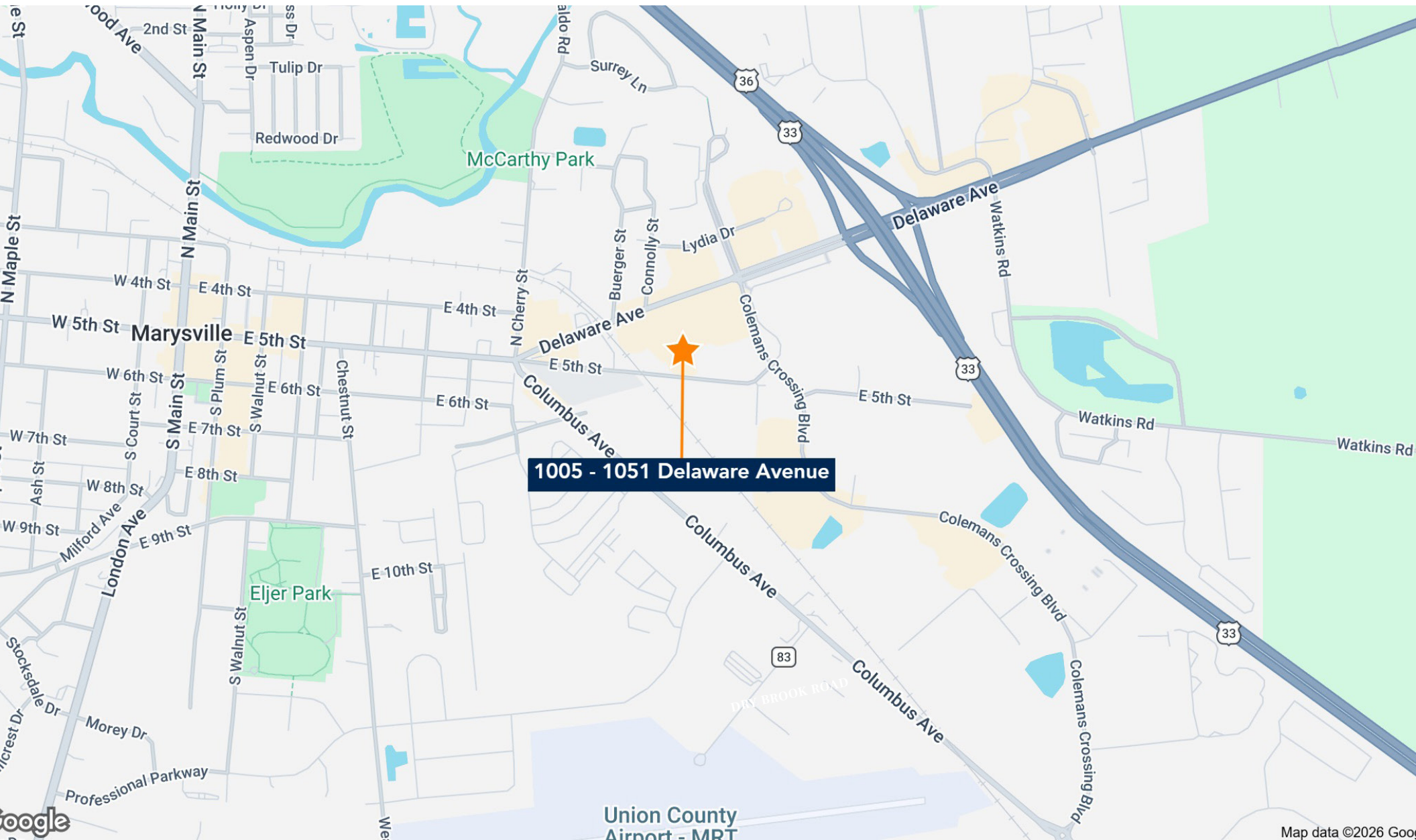
1005 - 1051 DELAWARE AVENUE



Map data ©2026 Google

LOCAL MAP

1005 - 1051 DELAWARE AVENUE



RETAILER MAP

1005 - 1051 DELAWARE AVENUE







PROPERTY PHOTOS

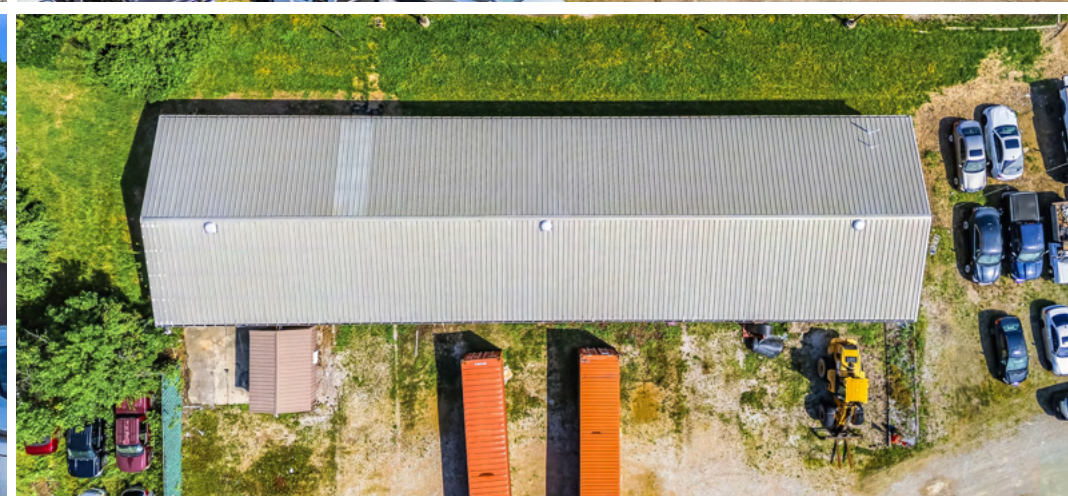
1005 - 1051 DELAWARE AVENUE



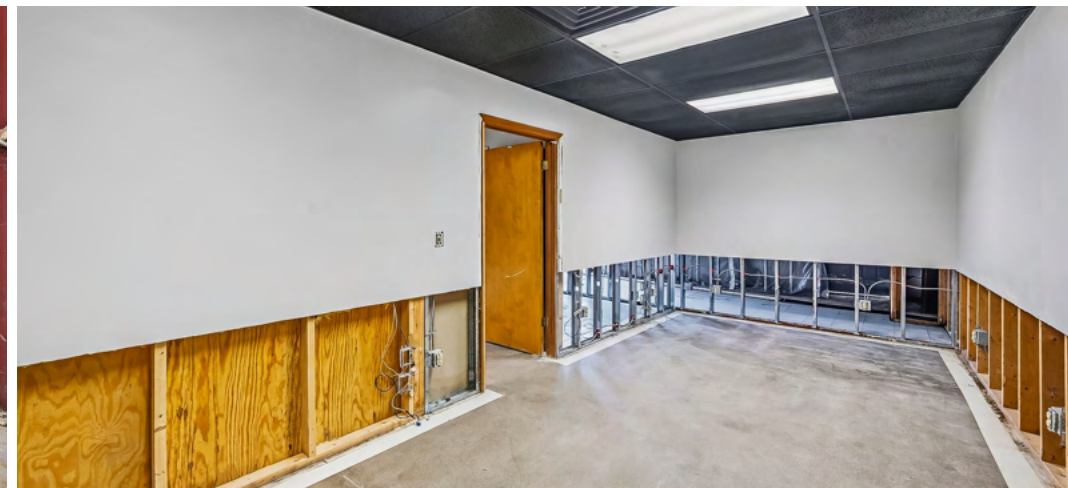
PROPERTY PHOTOS

1005 - 1051 DELAWARE AVENUE









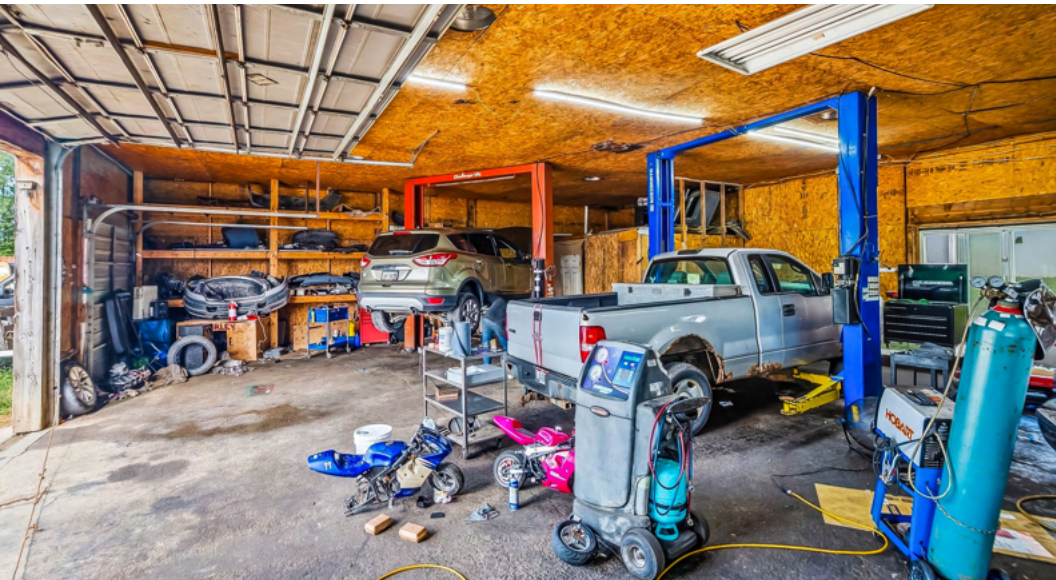
PROPERTY PHOTOS

1005 - 1051 DELAWARE AVENUE



PROPERTY PHOTOS

1005 - 1051 DELAWARE AVENUE



PROPERTY OUTLINE

1005 - 1051 DELAWARE AVENUE



SITE PLAN

1005 - 1051 DELAWARE AVENUE



PROPERTY DETAILS

1005 - 1051 DELAWARE AVENUE

SITE DESCRIPTION			TOTAL
Site Address - County	1005 Delaware Avenue	1051 Delaware Avenue	
County	Union County	Union County	
Tax District	Marysville	Marysville	
Lot Size (Acres)	3.4	1.07	4.47
Zoning	Regional Mixed-Use (RMU)	Regional Mixed-Use (RMU)	
Year Built	1994	1983	
TAX			TOTAL
Parcel ID	29-0004422.0000	29-0004415.0000	
Auditor's Appraised Value	\$2,000,000	\$1,000,000	3,000,000
Annual Taxes	\$19,087	\$12,052	31,139



PROPERTY DETAILS

1005 - 1051 DELAWARE AVENUE

BUILDING DETAILS

BUILDING NAME	1051	1001	1005	FENCED LOT AND OFFICE	TOTAL
CONSTRUCTION					
Building Type	Steel	Steel	Wood		
Exterior	Metal	Metal	Metal	Metal	
Clear Height	10'9" - 23'	10' - 15'	13'	-	
Deck Height	20' - 29'				
Size (square feet)	11,250	6,300	6,600	170	24,320
Condition	Average	Fair	Poor		
Bathrooms	3	2	1	-	6
LOADING					
Dock High Doors	0	0	0	-	-
Drive-In Doors	2	6	6	-	14
Dimensions	16' w x 14'h	5 - 8' w x 10' h	Various		
		1 - 8' w x 11'h			
Previously Had Loading Docks?	Yes				
POWER					
	480 V 3-phase				
HVAC	2 Hanging gas furnaces in warehouse, AC in office	2 Radiant gas heaters in warehouse	Propane heat		

PROPERTY DETAILS

1005 - 1051 DELAWARE AVENUE

BUILDING NAME	1051	1001	1005	FENCED LOT AND OFFICE	TOTAL
UTILITIES					
Electricity		Separately Metered			
Gas		Separately Metered			
Water		One Meter			
Sewer		One Meter			
ROOF					
Roof - Age	2023	Original	Original		Original



SECTION 3

03

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

1005 - 1051 DELAWARE AVENUE

As of August 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Expiration	Current Rent per Sq. Ft.	Current Rent Per Month	Current Rent Per Year	Pro Forma Rent per Sq. Ft.	Pro Forma Rent Per Month	Pro Forma Rent Per Year	
Jack Kirby - Kirby Auto Parts	Fenced Lot and Office	170	0.7%	1/1/27	\$49.41	\$700	\$8,400	\$70.59	\$1,000	\$12,000	
Eyes Wide Open International	1001	6,300	25.9%	7/31/26	\$3.81	\$2,000	\$24,000	\$7.50	\$3,938	\$47,250	
Griffin Automotive	1005	6,600	27.1%	Month To Month	\$2.73	\$1,500	\$18,000	\$6.50	\$3,575	\$42,900	
Vacant	1051	11,250	46.3%	-	\$0.00	\$0	\$0	\$8.00	\$7,500	\$90,000	
Total		24,320			\$2.07	\$4,200	\$50,400				\$192,150
Occupied Tenants: 3		Unoccupied Tenants: 1			Occupied Rentable SF: 53.70%				Unoccupied Rentable SF: 46.30%		
Total Current Rents: \$50,400		Occupied Current Rents: \$50,400							Unoccupied Current Rents: \$0		

1. Jack Kirby lease self - renews for 1 year term unless either party provides 45 day notice to terminate.
2. Eyes Wide Open lease self renews for a 6 month term unless either party provides 45 day notice to terminate.

FINANCIAL ANALYSIS

1005 - 1051 DELAWARE AVENUE

INCOME	Current		Per SF	Pro Forma		Per SF	
Scheduled Base Rental Income	50,400		2.07	192,150		7.90	
CAM Reimbursements	0		0.00	54,602		2.25	
Total Reimbursement Income	\$0	0.0%	\$0.00	\$54,602	84.5%	\$2.25	
Potential Gross Revenue	50,400		2.07	246,752		10.15	
General Vacancy	0		0.0%	(12,338)		5.0%	(0.51)
Effective Gross Revenue	\$50,400		\$2.07	\$234,414		\$9.64	

OPERATING EXPENSES	Current		Per SF	Pro Forma		Per SF
Water & Sewer	2,000		0.08	2,000		0.08
Landscaping & Snow Removal	3,000		0.12	3,000		0.12
Electricity	7,200		0.30	7,200		0.30
Gas	4,000		0.16	4,000		0.16
Insurance	7,263		0.30	7,263		0.30
Real Estate Taxes	31,139		1.28	31,139		1.28
Management Fee	1,000	2.0%	0.04	10,000	4.3%	0.41
Total Expenses	\$55,602		\$2.29	\$64,602		\$2.66
Expenses as % of EGR	110.3%			27.6%		
Net Operating Income	-\$5,202		(\$0.21)	\$169,812		\$6.98

1. Pro Forma assumes NNN rents for each space and reimbursement of all CAM expenses with the exception of management fee.
2. Pro Forma Rent assumption for each unit are as follows.
 - Fenced lot and Office - \$1,000/Month
 - Suite 1001 - \$7.50 Psf
 - Suite 1005 - \$6.50 Psf
 - Suite 1051 - \$8.00 Psf

FINANCIAL ANALYSIS

1005 - 1051 DELAWARE AVENUE

SUMMARY	
Price	\$2,400,000
Number of Suites	4
Price Per SqFt	\$98.68
Rentable Built Area (RBA)	24,320 SF
Lot Size	4.47 Acres
Year Built/Renovated	1983/1993
Occupancy	53.74%

RETURNS	Current	Pro Forma
CAP Rate	-0.22%	7.08%

OPERATING DATA				
INCOME		Current		Pro Forma
Scheduled Base Rental Income		\$50,400		\$192,150
Total Reimbursement Income	0.0%	\$0	28.4%	\$54,602
Potential Gross Revenue		\$50,400		\$246,752
General Vacancy	0.0%	\$0	5.0%	(\$12,338)
Effective Gross Revenue		\$50,400		\$234,414
Less: Operating Expenses	110.3%	(\$55,602)	27.6%	(\$64,602)
Net Operating Income		(\$5,202)		\$169,812
Total Return		-0.22%		7.08%
		(\$5,202)		\$169,812

OPERATING EXPENSES		Current	Pro Forma
CAM		\$16,200	\$16,200
Insurance		\$7,263	\$7,263
Real Estate Taxes		\$31,139	\$31,139
Management Fee		\$1,000	\$10,000
Total Expenses		\$55,602	\$64,602
Expenses/Suite		\$13,901	\$16,151
Expenses/SF		\$2.29	\$2.66

SECTION 4

04

MARKET OVERVIEW

Marysville, Ohio
Demographics

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MARYSVILLE, OHIO

1005 - 1051 DELAWARE AVENUE

MARKET OVERVIEW

Part of the Columbus metropolitan area, Marysville is approximately 30 miles northwest of downtown Columbus with a strategic position in Central Ohio. The city benefits from its proximity to U.S. Route 33 and Interstate 270, offering seamless access to the Columbus metropolitan area, Rickenbacker International Airport, and broader regional markets. Situated in Union County, the second-fastest growing county in the state, Marysville has a growing population of more than 25,000 residents and has emerged as a significant hub for advanced manufacturing, logistics, and innovation. A major economic driver for Marysville is Honda of America Manufacturing, which operates one of its largest U.S. facilities in the city: the Honda Heritage Center. The facility employs thousands of residents in its production and research operations, and its presence has spurred a growing cluster of suppliers and automotive-related businesses in the area. Other top employers include Scotts Miracle-Gro (headquartered in Marysville), Nestlé Quality Assurance Center, and Memorial Health.

Historic Uptown Marysville is the city's vibrant downtown district and features a variety of shops, ranging from beautiful boutiques to local crafts and gift shops. Moreover, Uptown offers a wide array of restaurants and entertainment venues, such as The Avalon Theater, in addition to hosting seasonal celebrations and year-round events. The city boasts a high-performing school system, ongoing residential projects, and commercial developments that continue to attract investment.



HIGHLIGHTS

- **Automotive & Manufacturing Hub:** Home to Honda of America and a robust network of suppliers supporting thousands of jobs
- **Strategic Location:** Situated near U.S. Route 33 and just 30 miles from Columbus, offering excellent regional access
- **Diverse Economic Base:** Major employers like Scotts Miracle-Gro, Nestlé, and Memorial Health contribute to the stability of Marysville's strong economy

DEMOGRAPHICS

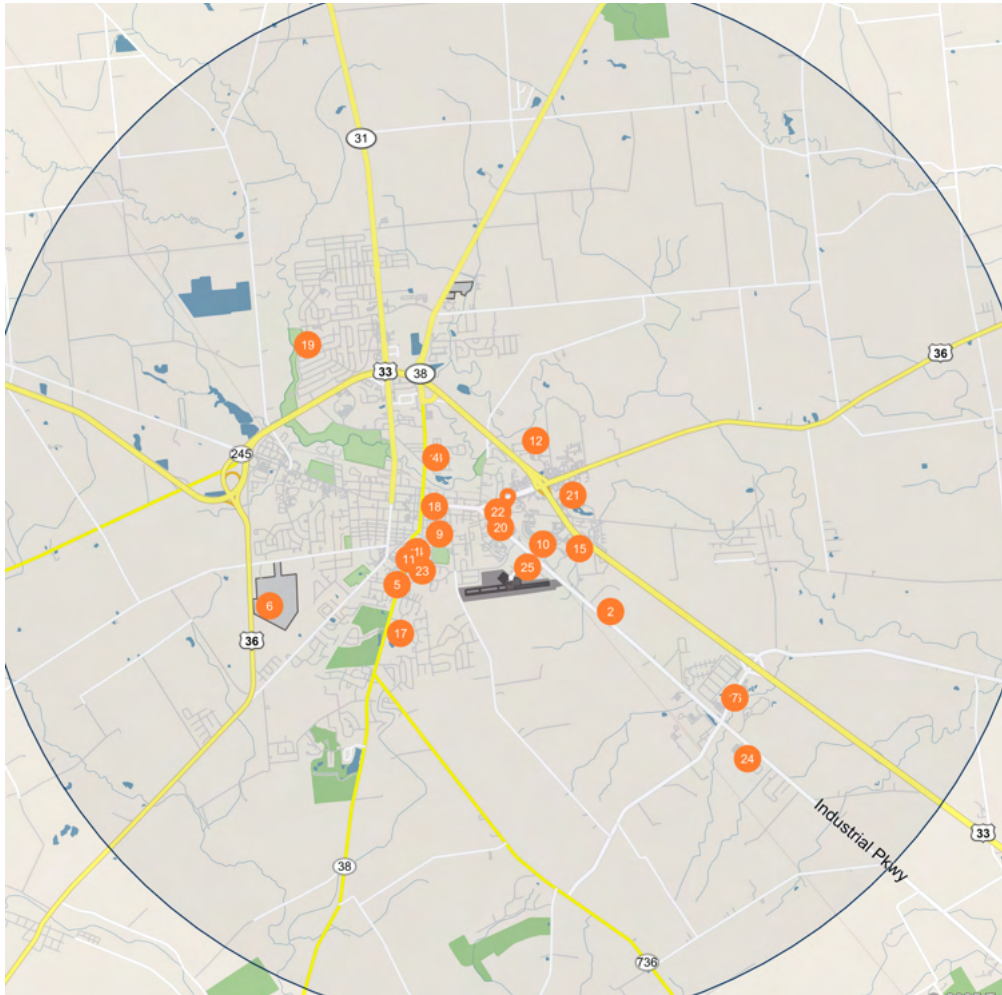
1005 - 1051 DELAWARE AVENUE

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	5,031	35,503	39,410
2025 Estimate			
Total Population	4,463	32,400	36,098
2020 Census			
Total Population	3,446	27,003	30,371
2010 Census			
Total Population	3,266	23,742	26,734
Daytime Population			
2025 Estimate	4,711	27,867	31,250
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,258	13,105	14,543
2025 Estimate			
Total Households	1,994	11,818	13,176
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	1,487	9,359	10,566
2010 Census			
Total Households	1,359	7,959	9,029

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	3.9%	7.0%	8.0%
\$150,000-\$199,999	4.8%	11.4%	11.7%
\$100,000-\$149,999	20.0%	24.6%	24.7%
\$75,000-\$99,999	11.4%	13.7%	13.7%
\$50,000-\$74,999	27.9%	18.6%	17.9%
\$35,000-\$49,999	12.8%	10.6%	10.2%
\$25,000-\$34,999	7.4%	4.2%	4.3%
\$15,000-\$24,999	8.4%	5.3%	5.1%
Under \$15,000	3.3%	4.6%	4.5%
Average Household Income	\$82,331	\$99,170	\$102,733
Median Household Income	\$66,042	\$83,472	\$86,414
Per Capita Income	\$35,007	\$38,088	\$39,254
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	4,463	32,400	36,098
Under 20	23.4%	24.2%	24.2%
20 to 34 Years	24.4%	23.7%	22.8%
35 to 39 Years	7.6%	8.7%	8.5%
40 to 49 Years	12.3%	14.3%	14.2%
50 to 64 Years	18.2%	16.6%	17.2%
Age 65+	14.0%	12.4%	12.9%
Median Age	36.0	37.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3,094	22,486	25,090
Elementary (0-8)	1.1%	1.1%	1.1%
Some High School (9-11)	9.0%	5.3%	5.0%
High School Graduate (12)	37.1%	32.3%	32.3%
Some College (13-15)	21.6%	21.4%	21.2%
Associate Degree Only	8.1%	7.7%	7.7%
Bachelor's Degree Only	17.6%	23.9%	24.2%
Graduate Degree	5.5%	8.2%	8.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	25.0

DEMOGRAPHICS

1005 - 1051 DELAWARE AVENUE



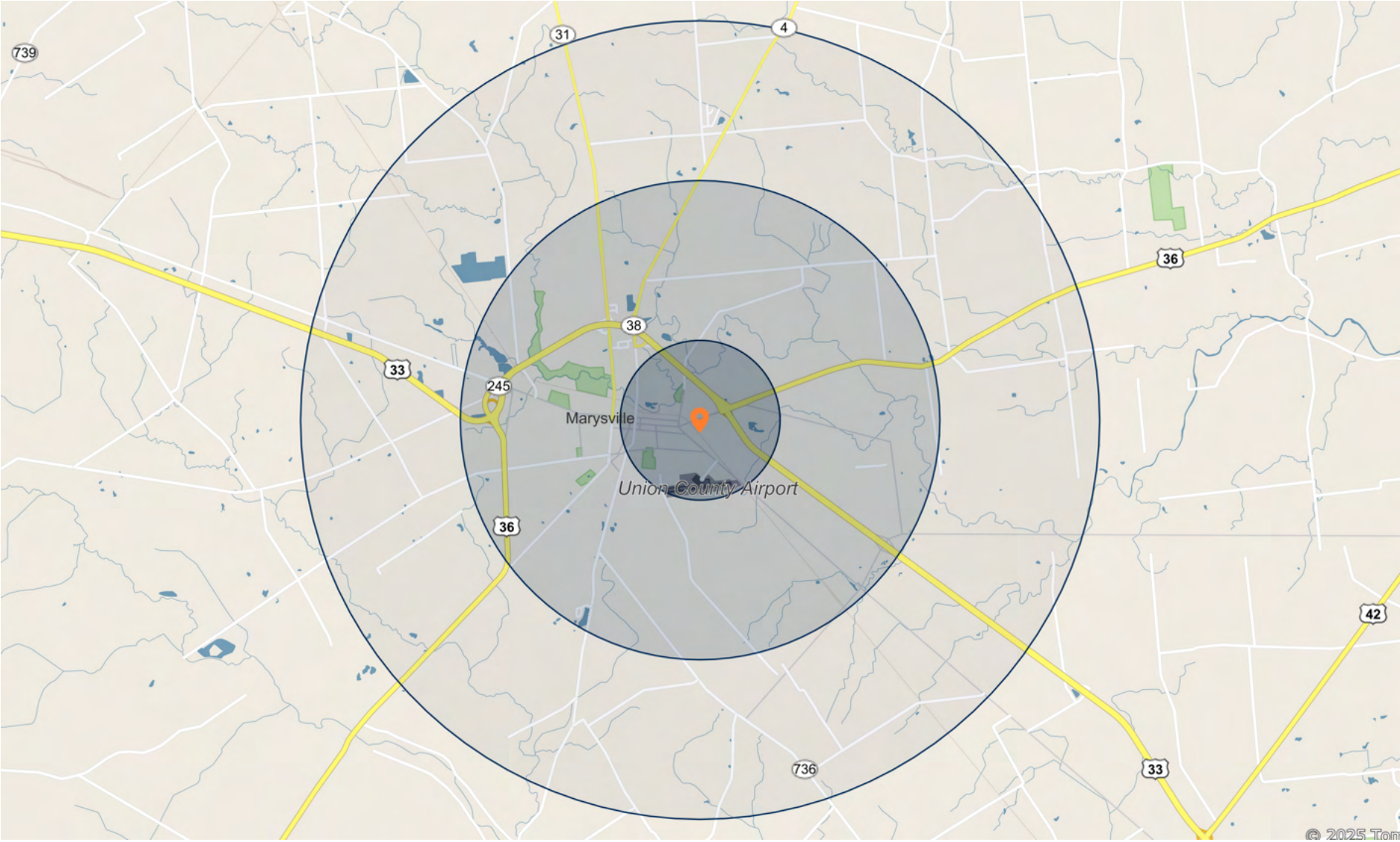
Major Employers

Employees

1	Hospitlist Svcs Med Group of M-Hospitlist Svcs Med Grp Mrysvl	870
2	Moriroku Technology N Amer Inc-	672
3	Memorial Hosp Aux Un Cnty Ohio-MEMORIAL HEALTH	600
4	Honda Dev & Mfg Amer LLC-	558
5	Genric Inc-	399
6	Ohio Dept Rhbilitation Corectn-Ohio Reformatory For Women	321
7	Scotts Miracle-Gro Company-SCOTTS MIRACLE-GRO	289
8	Grand Arie of The Frtnrl Order-	279
9	Scioto LLC-Scioto Services	261
10	Walmart Inc-Walmart	245
11	Memorial Hospital Union County-	195
12	Trihex Athletic Apparel LLC-Rudis	157
13	Scotts Company LLC-Scotts Miracle-Gro Products	143
14	Union County Physician Corp-	122
15	Home Depot USA Inc-Home Depot The	115
16	Hyponex Corporation-Scotts- Hyponex	100
17	Disabled American Veterans-Chapter 55	100
18	County of Union-County Government	100
19	Univenture Inc-Univenture CD Packg & Systems	95
20	Parkway Pizza Incorporated-Bennys Pizza	95
21	Lowe's Home Centers LLC-Lowe's	93
22	Basinger Life Enhncmnt Sprt Svc-Bless	93
23	Health Care Rtrement Corp Amer-Heartland of Marysville	91
24	Contitech Usa LLC-Continental Contitech	88
25	Ryan Logistics Inc-	80

DEMOGRAPHICS

1005 - 1051 DELAWARE AVENUE



1005 - 1051 DELAWARE AVENUE

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