# New Dover Self Storage Development Site

US-36, Marysville, OH 43040

ARGUS
SELF STORAGE ADVISORS

**SELF STORAGE DEVELOPMENT OPPORTUNITY**


PRESENTED BY

KEVIN FRIEDMAN
Hayes Ventures
847-436-5483
kevin@hvstorage.com


HAYES VENTURES

## LIST PRICE: $465,000

## INVESTMENT HIGHLIGHTS

- **Prime Self Storage Development Opportunity** on 5.94 +/- acres in Marysville, OH (Columbus MSA)
- **Approved** for 46,992 GSF | 44,692 NRSF of storage and 47 RV/Boat spaces
- **100% Premium** single-story access units
- **Exceptional Visibility, Frontage, and Access** along US Highway 36
- **Strong Market Demographics** with population of 24,103, AHHI over $115k, and 4.5% projected 5-yr population growth (5-mi)
- **Located in Union County**, Ohio's fastest-growing county by percentage since 2020 (+17.0%, U.S. Census Bureau)
- **Major Anchor Tenants** including Walmart, Home Depot, Lowe's, Meijer, and Kroger within proximity

## DEVELOPMENT DETAILS

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|---|---|
| **County** | Union |
| **Parcel ID** | 11-0015003.0000 |
| **Zoning** | U-1 |
| **Acreage** | 5.94 +/- |
| **Storage GSF** | 46,992 |
| **Storage NRSF** | 44,692 |
| **RV/Boat SF** | 21,840 |
| **Total Storage Units** | 192 |
| **Total RV/Boat Spaces** | 47 |
| **Stories** | 1 |

