New Dover Self Storage Development Site

US-36, Marysville, OH 43040

ARGUS
SELF STORAGE ADVISORS

SELF STORAGE DEVELOPMENT OPPORTUNITY

PRESENTED BY

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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)
- **Near Honda's Newly Announced $3 Billion Marysville Expansion,** expected to create 2,000+ new jobs

DEVELOPMENT DETAILS

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

