

**FOR SALE & LEASE**



**\$1,100,000 OR \$3,500 NNN**

**9845 Basil-Western Road, Canal Winchester, OH 43110**

## Freeway Visible Commercial Ground

- Near the intersection of Route 33 and Diley Rd
- Route 33 traffic count of 55,035 VPD per 2023
- Highly developing area with excellent exposure
- \$3,500/month NNN ; Total acreage; 1.69 acres
- Previous use was new model home location



**Click Here for Video**

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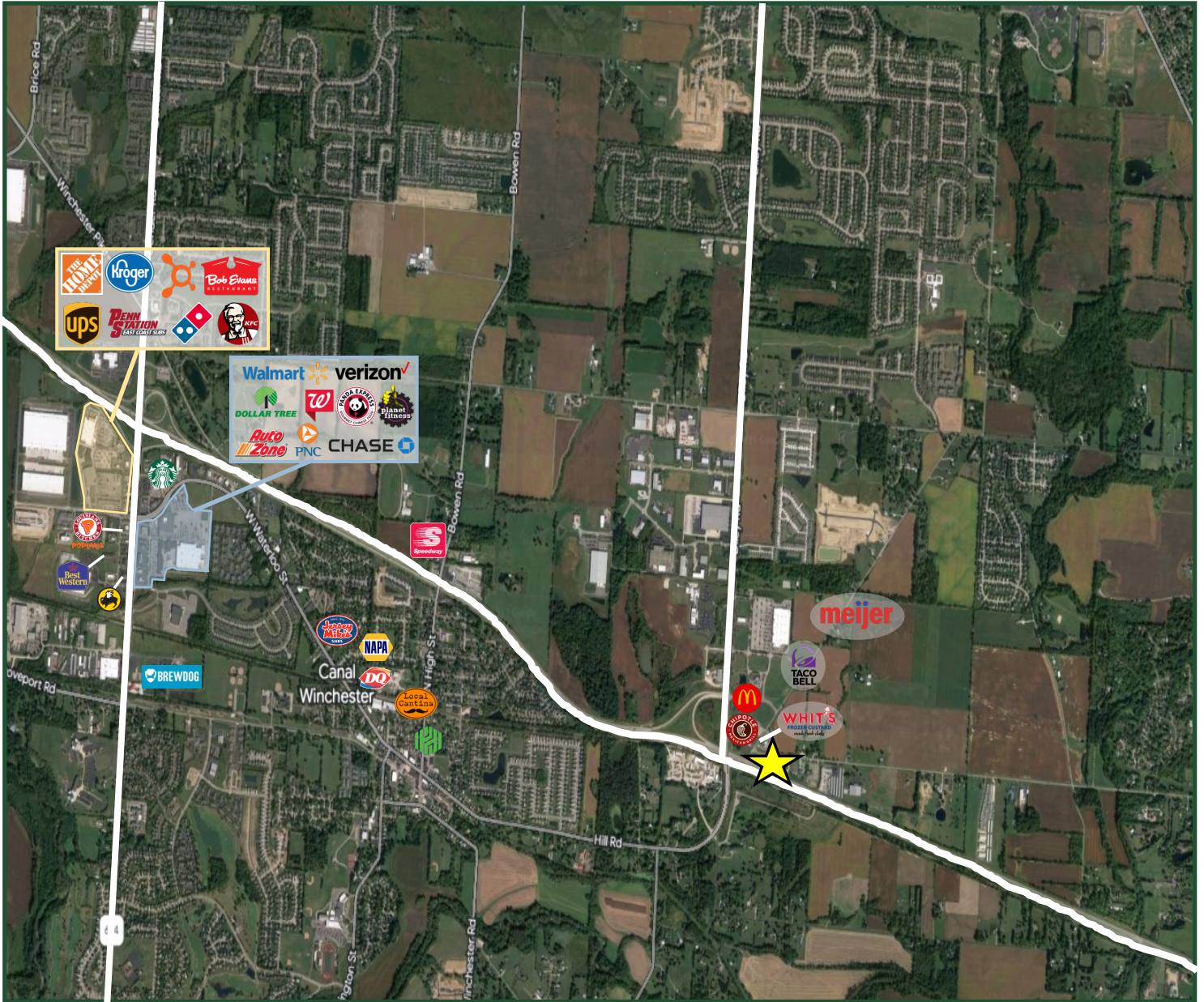


This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.



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## Local Amenities

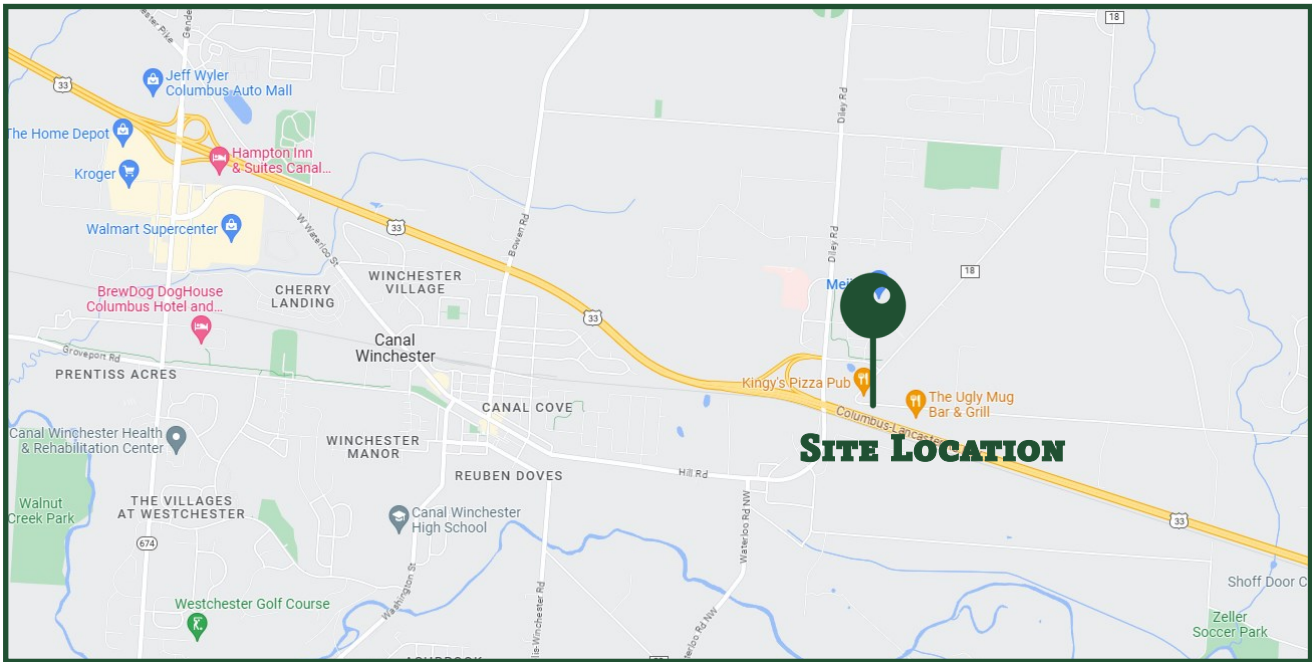


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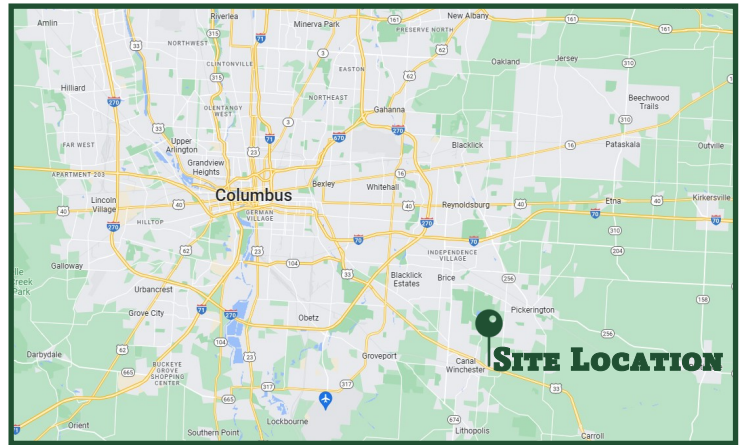
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## TRAFFIC COUNT

Street	Avg Daily Volume
DILEY RD—COLUMBUS-LANCASTER RD	16,845
HILL RD—WATERLOO EASTERN RD	13,713
KINGS CROSSING—DILEY RD	7,795



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	1,144	29,781	68,453
Households (2022) 	512	10,475	25,090
Avg Household Income (2022) 	\$133,901	\$116,005	\$105,830

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