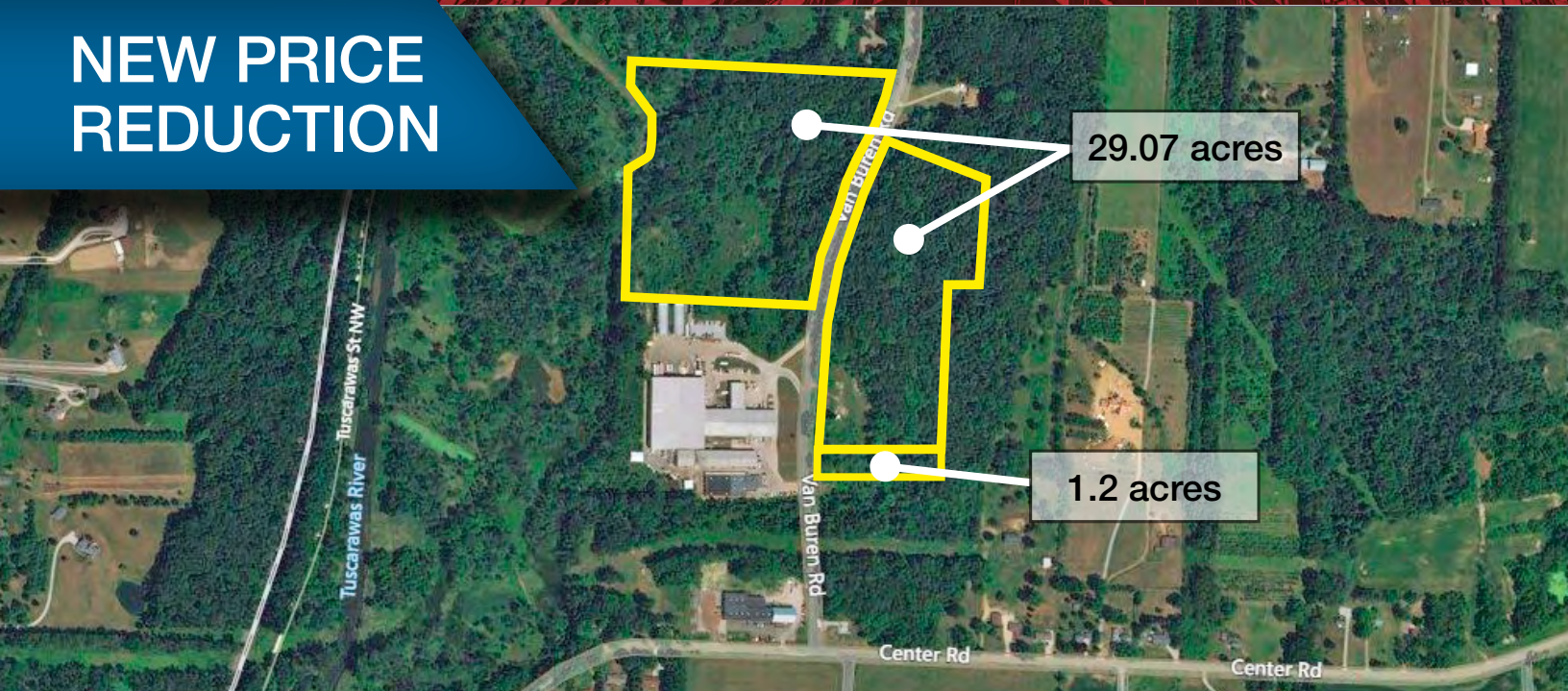


**NEW PRICE
REDUCTION**



Van Buren Rd. Vacant Land

Clinton, Ohio 44216

Property Details

- **REDUCED PRICE:** ~~\$399,000~~ **\$375,000**
- Taxes: \$5,625/year
- Total Acres: 30.27
- Parcels: 2400143, 2400822
- Zoning: Industrial
- Location: Near Center Road; Acreage on both sides of Van Buren Road; north and east of the Clinton Machine building
- Interchange / Distance:
 - SR-21 / ~4 miles
 - SR-585 / ~6 miles



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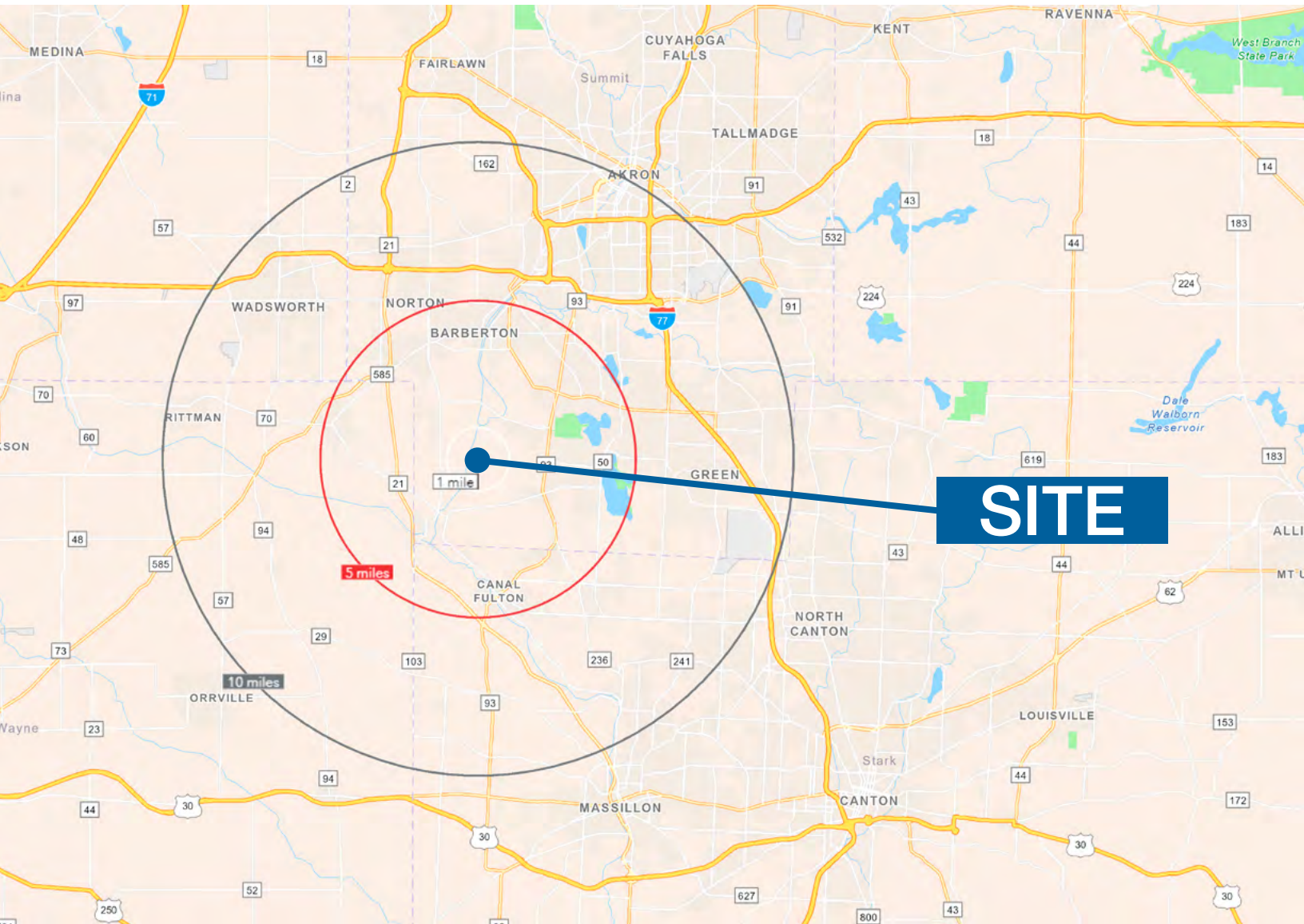
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Van Buren Rd. Vacant Land

Clinton, Ohio 44216

For Sale
30+ Acres
Industrial Vacant Land



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Van Buren Rd. Vacant Land

Clinton, Ohio 44216

For Sale
30+ Acres
Industrial Vacant Land

**NEW PRICE
REDUCTION**

Property Details

ACRES	30.27
PARCEL #	2400143, 2400822
ZONING	I-2 New Franklin City Limits
BEST USE	Industrial
UTILITIES	Gas and electric are available.

Price Details

REDUCED PRICE	\$399,000 \$375,000
TAXES	\$5,625 per year

Location Details

LOCATION	Near Center Road; Acreage on both sides of Van Buren Road
INTERCHANGE / DISTANCE	SR-21 / ~4 miles SR-585 / ~6.5 miles

Notes

Land is north and east of the Clinton Machine building

Demographics	1 Mile	3 Miles	5 Miles
Population:	393	58,572	271,187
Households:	143	24,868	112,562
Median Age:	45.8	45.4	41.7
Average HH Income:	\$127,019	\$97,919	\$95,435

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