

# 1.51 AC DEVELOPMENT SITE

1.51 AC SITE OFF I-90

4347 S MADISON RD (SR-528) & 6723 WARNER RD, MADISON TWP, OHIO 44057

**CBRE**

FOR SALE



INTERSTATE  
**90**  
42,658  
VPD



SEPARATE  
OWNER

**528**

S Madison Rd

Great Lakes Way

**SITE**

±160'

±380'

±120'

Warner Rd



CONTACT EXCLUSIVE AGENT:

**Joseph W. Khouri**  
Senior Vice President  
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# THE OPPORTUNITY

- Price: \$1,000,000
- 1.51 Acre Corner Development Site
- Located seconds from I-90 (exit 212), and adjacent to new developments such as Love's Travel Stops, Great Lakes Power HQ, Sheetz and join Hampton Inn, Holiday Express, McDonalds and more.
- 380' ft of frontage along SR 528
- Zoning: B-2 Regional Business District
- Strong Regional Demographics: Average HHI: \$110,595 within a 10-min drive time and \$103,821 within a 20-min drive time



6723 Warner Road, Madison, Ohio 44057	
Parcel ID: 01A0370000080	1 Acre
4347 River Street, Madison, Ohio 44057	
Parcel ID: 01A0370000070	0.51 Acres

## Quick Stats - 20 Minute Drive Radius



DAYTIME  
POPULATION  
**107,071**



POPULATION  
**118,969**



HOUSEHOLDS  
**48,961**



POPULATION  
25 & OVER  
**86,217**



AVG. HOUSEHOLD  
INCOME  
**\$103,821**

# PARCEL AERIAL



# AERIAL VIEW



Holiday Inn Express  
Hampton Inn  
McDonald's  
SHEETZ

INTERSTATE 90  
42,658  
VPD

GL  
POWER

Loves

528

**SITE**

**SEPARATE  
OWNER**

S Madison Rd

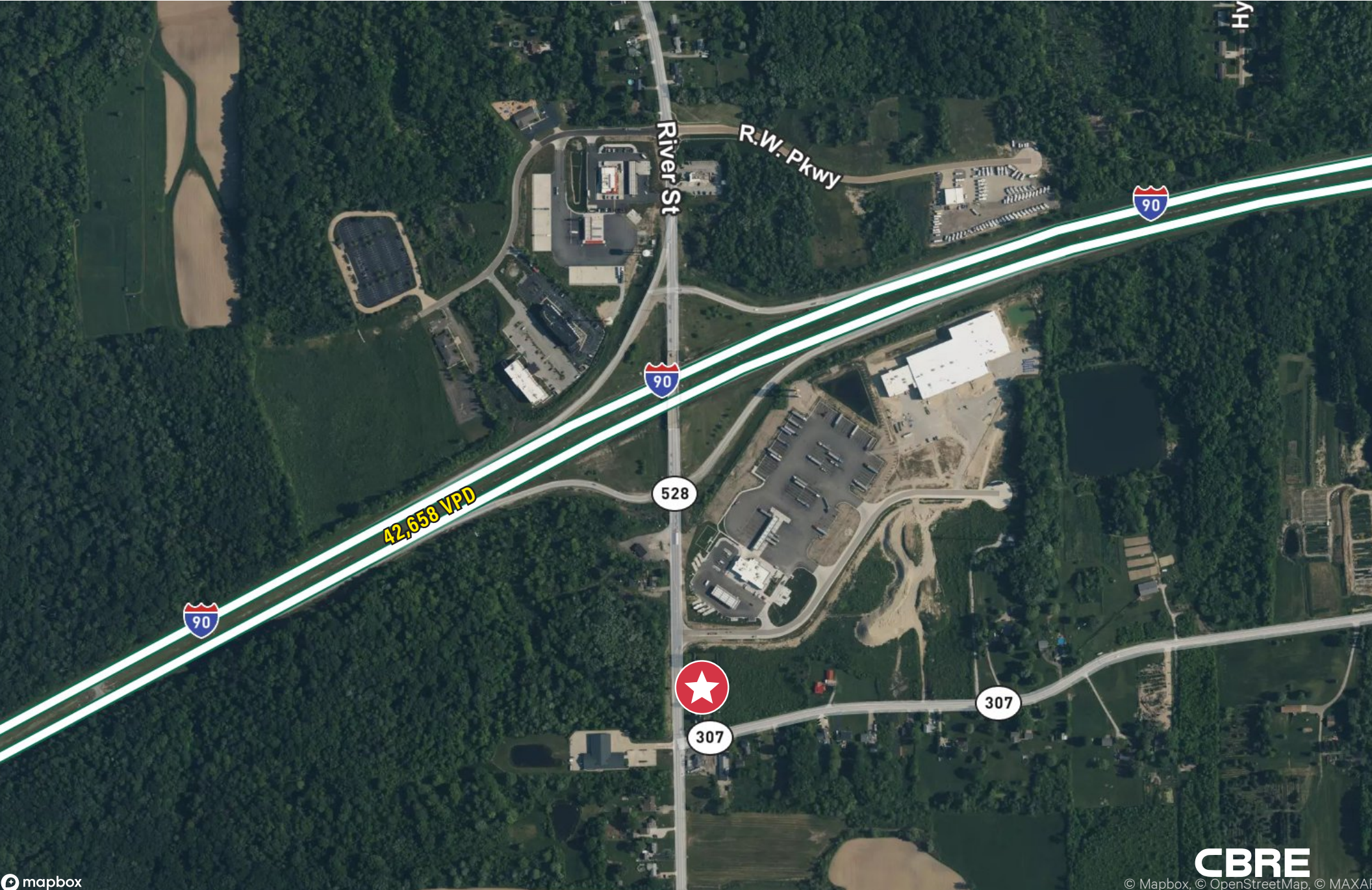
Great Lakes Way

M  
MARATHON

Warner Rd

±160'  
±380'  
±120'

# MAP VIEW



# DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
2024 Population - Current Year Estimate	12,522	118,969	360,925
2024 Daytime Population	11,369	107,071	351,054
2024 Households - Current Year Estimate	5,012	48,961	155,219
2024 Average Household Income	\$110,595	\$103,821	\$98,514
2029 Average Household Income Projection	\$124,938	\$115,702	\$109,928
2024 Median Household Income	\$82,542	\$75,139	\$70,823
2024 Population Over 25	9,157	86,217	262,637

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