

1.08 AC - 30.6 AC DEVELOPMENT SITE

30.6 AC COMMERCIAL DEVELOPMENT SITE ACROSS FROM WALMART

5977 N RIDGE ROAD, MADISON, OHIO 44057

FOR SALE



THE OPPORTUNITY

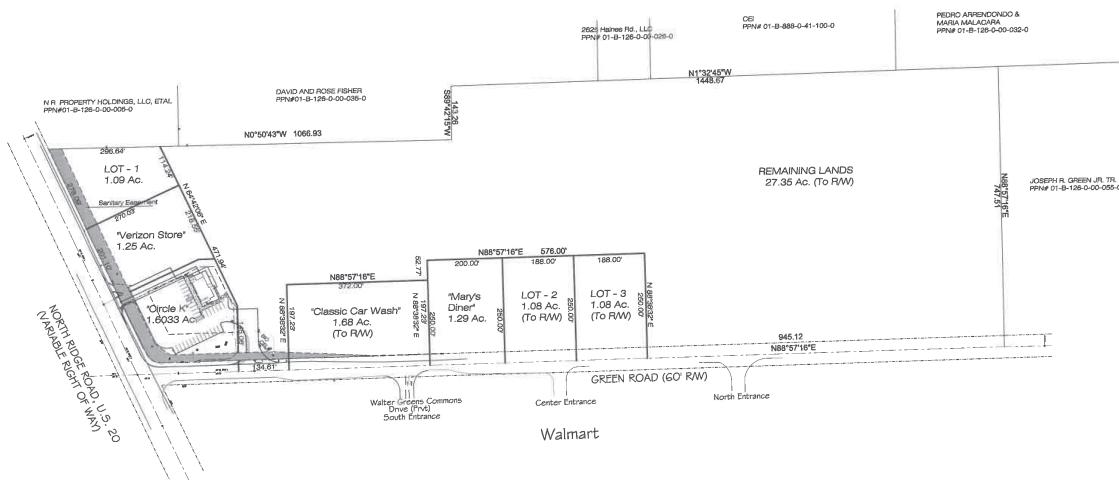
- For Sale: 1.08 AC - 30.6 AC development site across from Walmart
- Lot sizes and pricing:
 - » Parcel 1 (1.09 AC): \$325,000
 - » Parcel 2 (1.08 AC): \$216,000
 - » Parcel 3 (1.08 AC): \$205,000
 - » Parcel 4 (27.35 AC): \$825,000
- The parcel is the last remaining large development site in the Madison retail corridor, which includes Walmart, Giant Eagle, Tractor Supply, Bealls, Family Farm and Home and more
- High traffic counts of 16,085 VPD on N Ridge and 7,325 VPD on Green
- Join Circle K, Verizon, Classic Auto Wash and Marie's Diner!
- Zoned B-2 Regional Business District
- All utilities on site
- Average household income of \$91,810 in a 20 minute radius with a 20 minute population of 82,671 people



Property is zoned B-2 Regional Business District and Retail Service Uses.

Min Lot Area = 20,000 sq.ft.
Min Lot Frontage = 100'
Min. Front Yard = 60'
Min Side yard (Sum) = 45'
Min side either Side = 20'
Min Rear Yard = 20'

Max. Impenetrable Surface area = 70%



AERIAL VIEW



AERIAL VIEW



DEMOGRAPHICS

	10 MINUTES	20 MINUTES	30 MINUTES
2024 Population - Current Year Estimate	18,061	82,671	235,801
2024 Daytime Population	14,411	74,651	224,143
2024 Households - Current Year Estimate	7,370	33,742	101,117
2024 Average Household Income	\$97,825	\$91,810	\$100,968
2029 Average Household Income Projection	\$114,677	\$107,380	\$116,780
2024 Median Household Income	\$75,643	\$68,393	\$77,456
2024 Population Over 25	12,996	58,655	173,102

CONTACT EXCLUSIVE AGENT:

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