



FOR SALE

**1515-1531 S ELM STREET
WEST CARROLLTON, OH 45449**

Property Highlights

- 3.34 +/- ACRES JUST NORTH OF RT. 725, AT HARD CORNER OF ELM ST. & ALEX RD.
- 2 PARCELS OF PRIME COMMERCIAL LAND: K48-00417-0036 AND K48-00417-0037
- MINUTES FROM I-75, RESIDENTIAL NEIGHBORHOODS, RETAIL SHOPPING CENTERS, HOSPITALS, RESTAURANTS, PROFESSIONAL OFFICES, AND MORE
- IDEAL LOCATION FOR POTENTIAL APARTMENT COMPLEX, RETAIL SHOPPING CENTER, PROFESSIONAL/MEDICAL BUILDING, CONVENIENCE STORE, RESTAURANT AND MUCH MORE!

Offered at: \$489,900



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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	33,175	117,046	431,845
HOUSEHOLDS	14,350	50,222	177,923
HH INCOME	\$74,325	\$87,819	\$82,031

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