



## 9702 Iron Point Rd SE

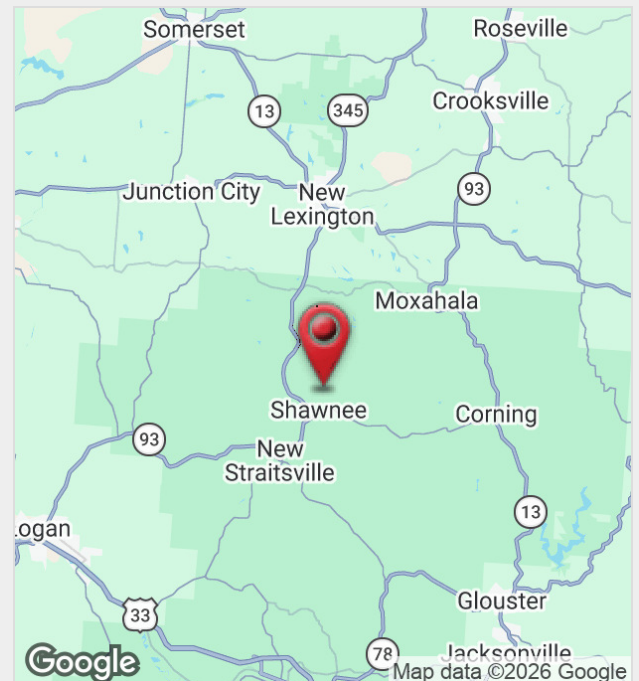
Shawnee, Ohio 43782

### Property Features

- 112,913 SF Manufacturing Building
- 57.7-Acre Site
- 27' Clear Height
- 8 Dock Doors
- 3 Drive-In Doors
- Industrial Zoning for Manufacturing and Distribution
- High-Capacity Water, Electric, and Gas

**Sale Price: Negotiable**

**Lease Rate: \$4.00 PSF NNN**

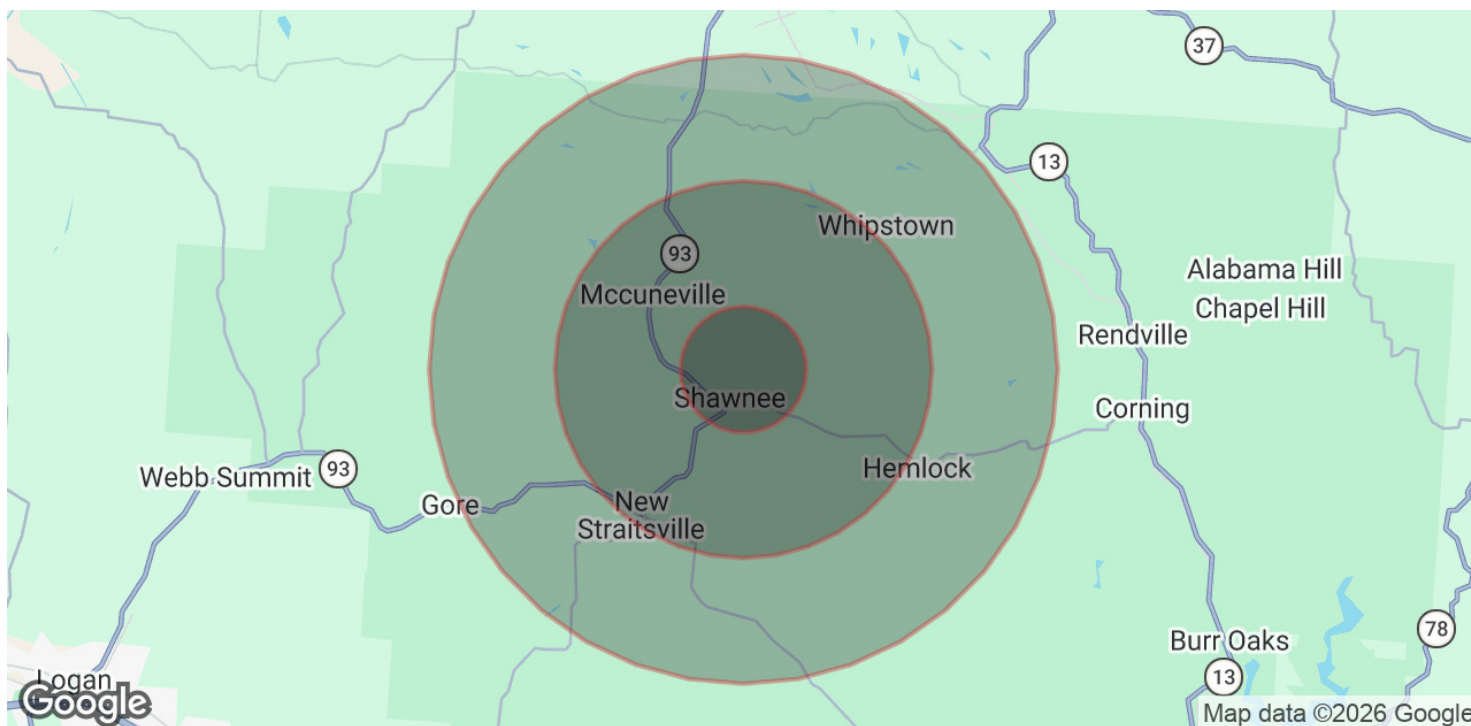


For more information:

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	465	1,742	3,301
Average Age	43	41	41
Average Age (Male)	43	42	41
Average Age (Female)	43	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	191	705	1,309
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$61,206	\$66,724	\$72,842
Average House Value	\$132,795	\$144,508	\$169,953

2020 American Community Survey (ACS)



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