

**CBRE**

**PRIME COMMERCIAL LAND  
BELLVILLE, OH**

# BELLVILLE LAND

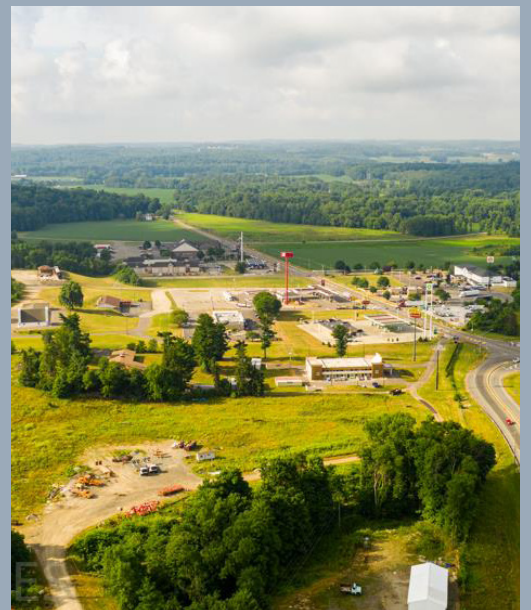


**9+ ACRES  
LAND FOR SALE**

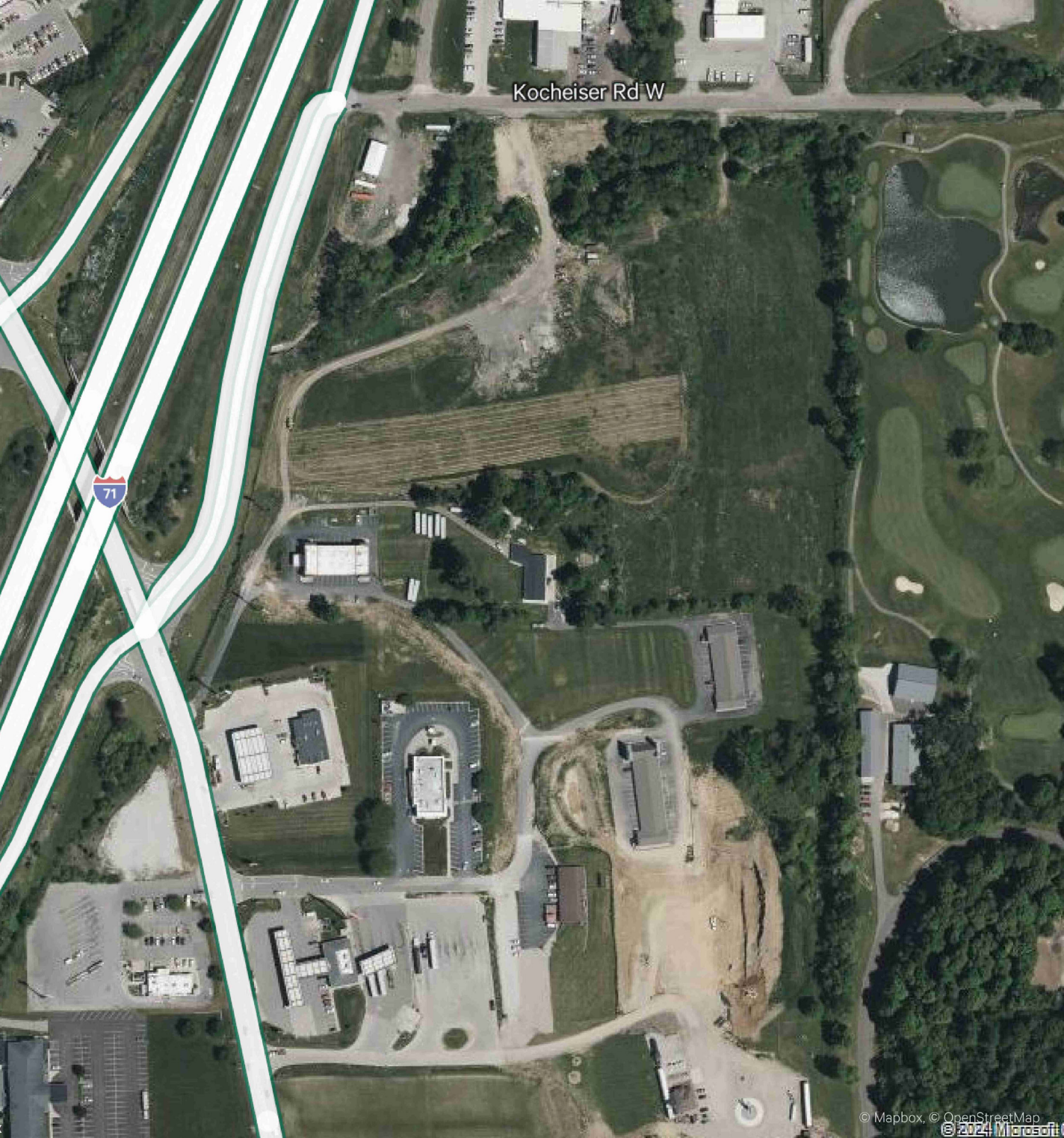


## PROPERTY OVERVIEW

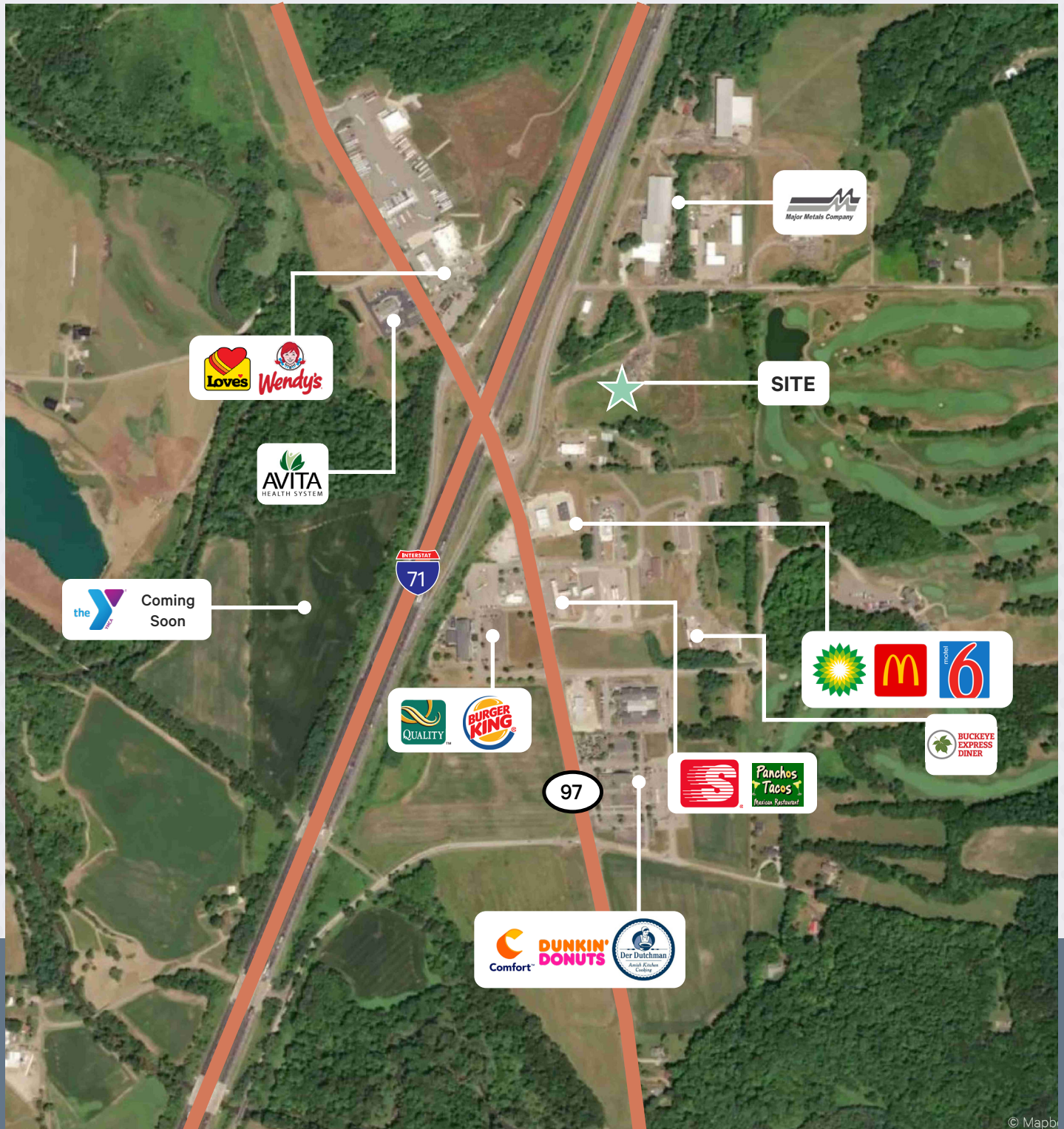
- + Premier multi-use development land
- + Strategically located between Columbus and Cleveland
- + Excellent access and highway visibility off I-71
- + Zoning: B3 Highway Service District creating a variety of potential uses
- + Approximately 9 acres but can be divided
- + Many well-known retailers in close proximity including Love's Travel Stop and the upcoming YMCA Sports Complex
- + Utilities: AEP of Ohio Electric, City of Bellville Water, Cumberland Gas, Richland County Sewer
  - + 10-inch sewer line located along Kocheiser Road
  - + 12-inch water line available on the East side of SR-97.
- + 1800 SF pole barn on site built in 2019
- + An additional 1.9 AC can be made available, as marked by the dashed outline in the image above



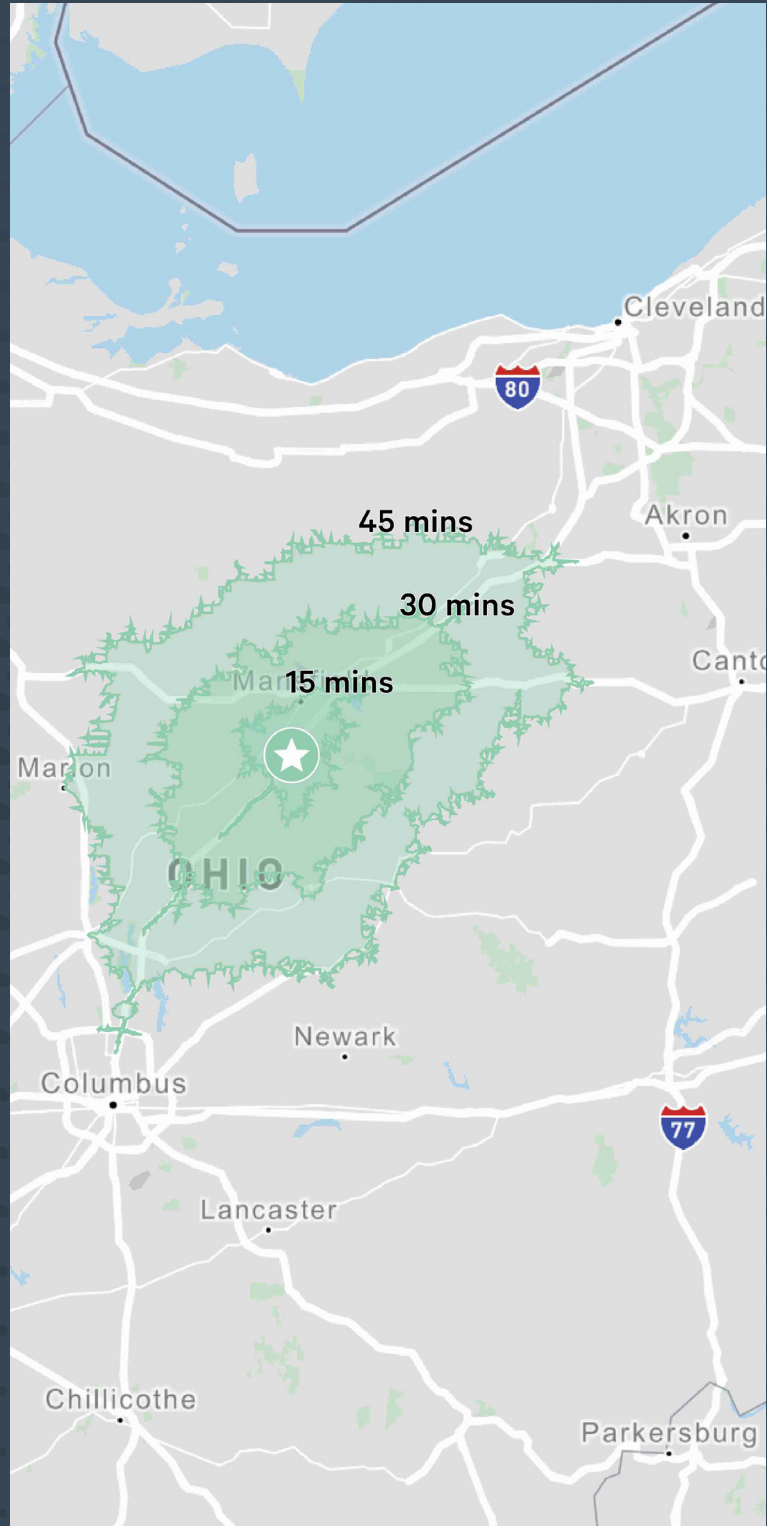
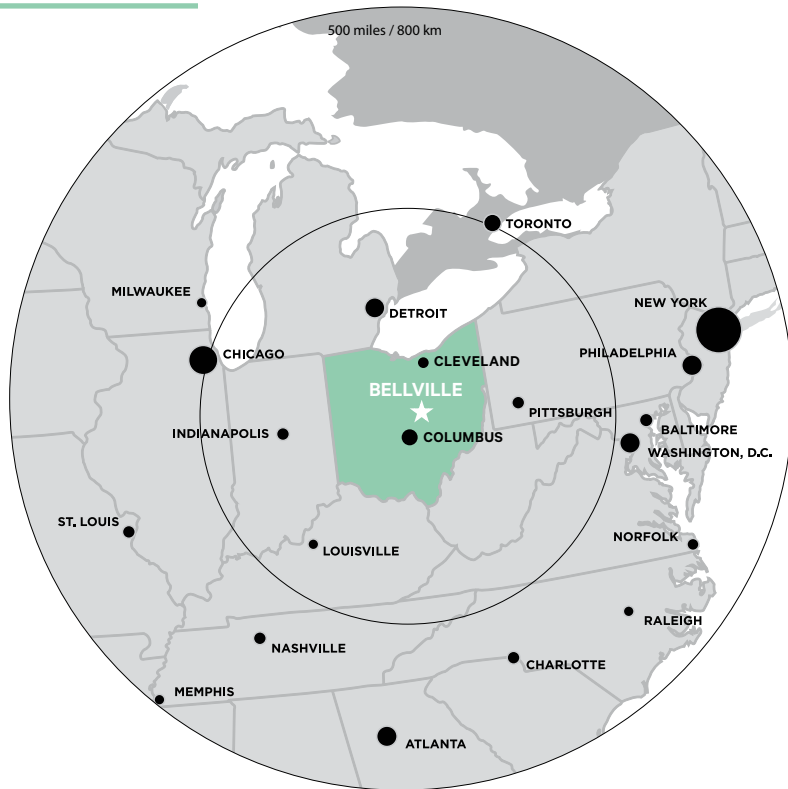
# 9+ ACRE SITE



# DEMAND GENERATORS



# DEMOGRAPHICS



COLUMBUS  
61 MI

CLEVELAND  
87 MI

DETROIT  
166 MI

PITTSBURGH  
172 MI

CINCINNATI  
185 MI

INDIANAPOLIS  
234 MI

PHILADELPHIA  
477 MI

NEW YORK  
526 MI

ATLANTA  
628 MI



# ACCESS



## Highway:

- Less than a mile to I-71 and State Route 97
- 40 Minute commute to Columbus Polaris Parkway
- 50 Minute commute to downtown Columbus
- 1 Hour 15 Minute commute to downtown Cleveland



14 Miles to Mansfield Lahm Regional Airport



## Rail:

- 12 Miles to the Mansfield Rail Port
- 12 Miles to Ashland Railway

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