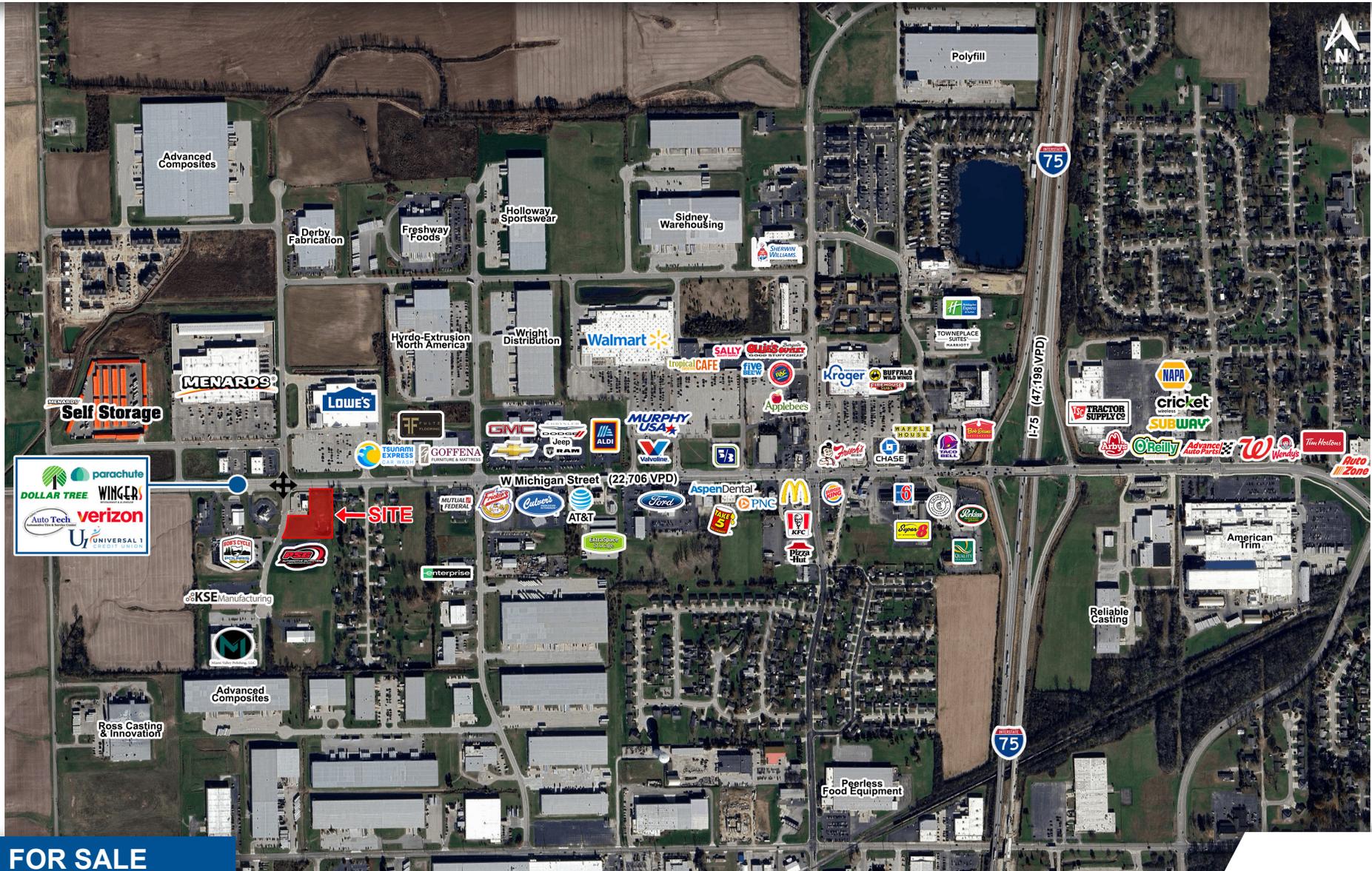


# PRIME OUTLOT | FULLY IMPROVED SHOVEL READY

0.50 -1.80 AC | FOR SALE, GROUND LEASE OR BTS

VERITAS  
REALTY



FOR SALE  
GROUND LEASE  
OR BTS

W Michigan St (47) & Lester Ave, Sidney, OH 45365

CONTACT: Jamison Downs  
E: Jamison@VeritasRealty.com  
T: 317-472-1800

John Holloway  
E: John@VeritasRealty.com  
T: 317-472-1800



www.VeritasRealty.com

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## PRIME OUTLOT | FULLY IMPROVED

### PROPERTY OVERVIEW



### PROPERTY HIGHLIGHTS:

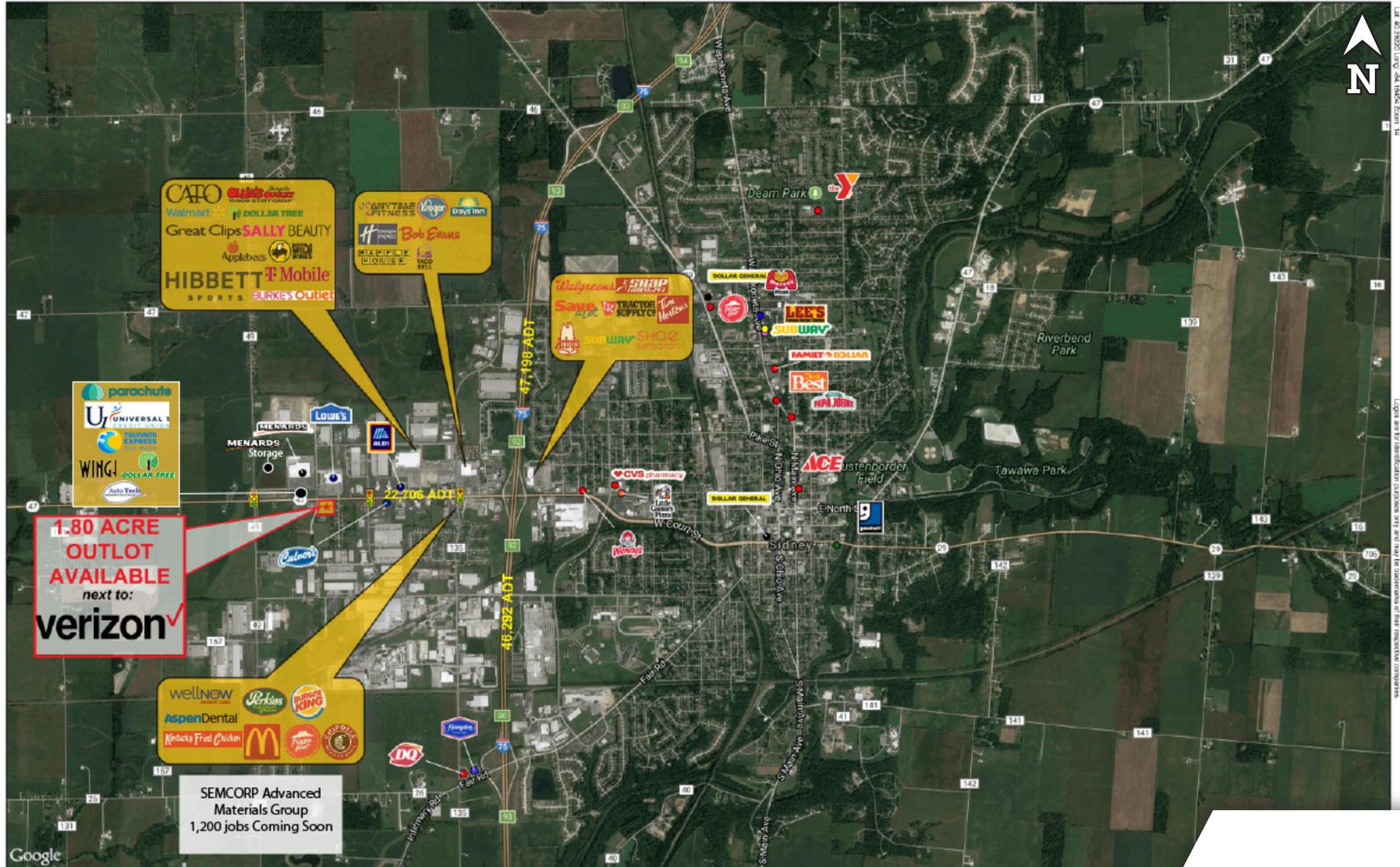
- Best remaining available commercial outlet in Sidney, OH
- Prime visibility and great access to W Michigan St (SR 47)
- Shared access with highly successful Verizon store
- 0.50 – 1.805 acres available
- Shovel ready, all utilities and drainage existing
- Great Restaurant, Hotel, Medical, Office or Retail Site
- High traffic area surrounded by National Retailers / Restaurants
- Minutes to I-75 (in excess to 47,000 vehicles per day)

DEMOGRAPHICS	3 miles	5 miles	10 miles	15 miles
Population	17,973	25,572	51,817	92,971
Households	7,424	10,516	21,009	37,168
Ave. HH Income	\$79,858	\$90,179	\$95,365	\$96,880



# 0.50 - 1.80 AC | FOR SALE, GROUND LEASE OR BTS PRIME OUTLOT | FULLY IMPROVED

MARKET  
AERIAL



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