



U.S. Highway 42

West Jefferson, Ohio 43162

Property Features

- 43.56 Acres of Land For Sale
- Property is Zoned C-2 but Designated for Planned Industrial Development
- All Utilities On Site
- Ideal for Truck Terminal, Warehousing, & Manufacturing
- Potential Additional Uses: Service Stations, Restaurant, Auto Repair and Hotel
- Conveniently Located on US-42 and just North of I-70
- Potential for Signage on I-70

Sale Price: \$3,950,000



For more information:

Joe Menninger, CCIM

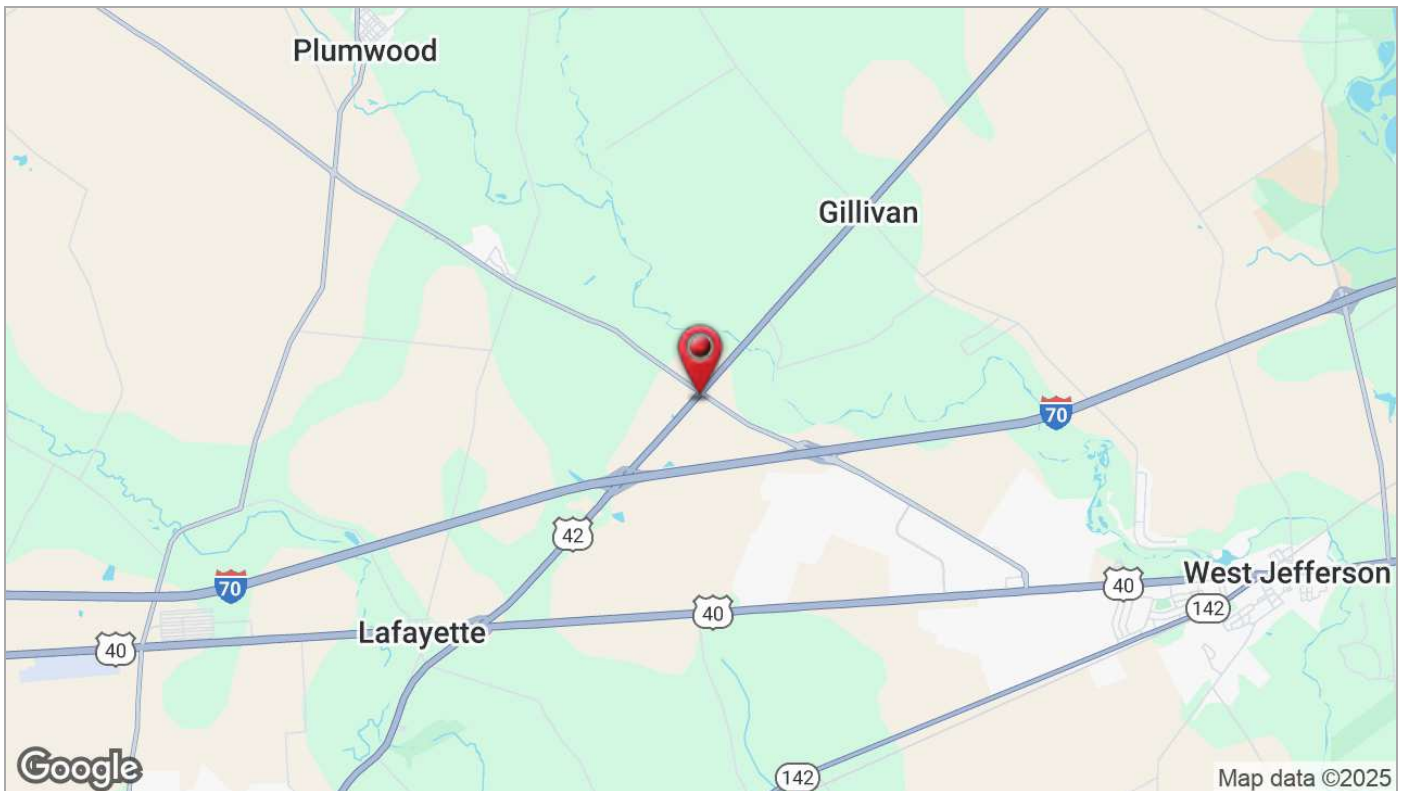
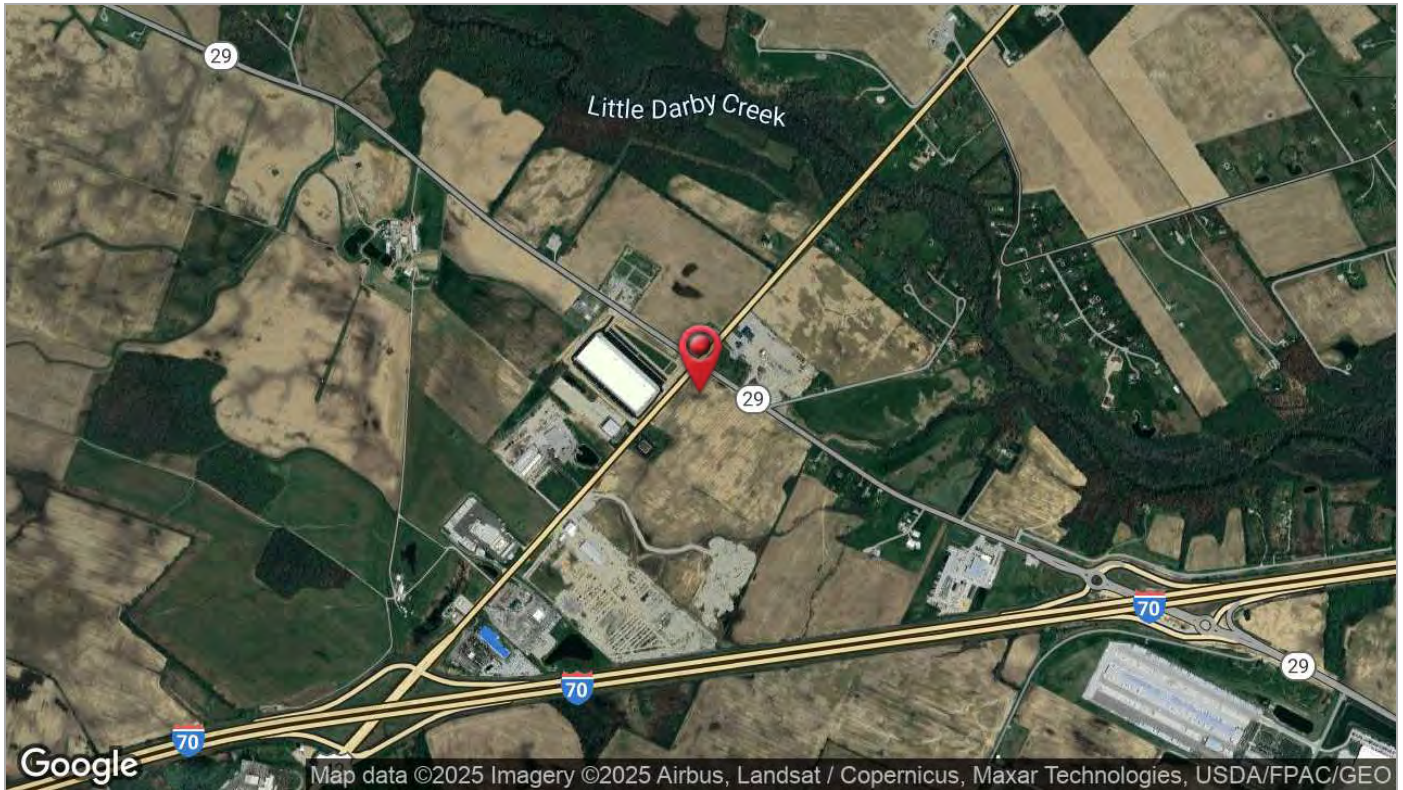
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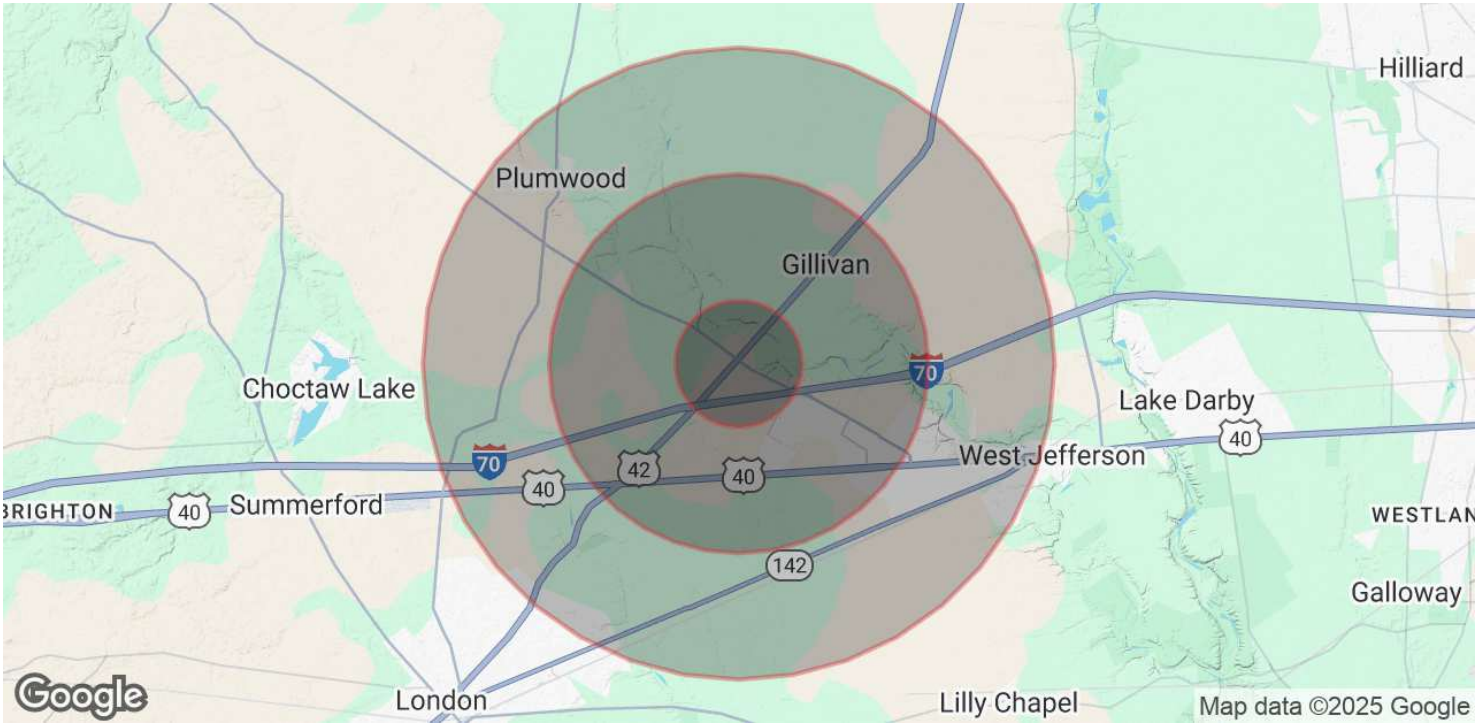
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	138	1,496	6,688
Average Age	42	41	41
Average Age (Male)	43	41	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	53	569	2,566
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$109,807	\$100,338	\$100,237
Average House Value	\$346,969	\$319,406	\$267,283

Demographics data derived from AlphaMap