

For Sale or Lease

8130 Ohio River Road 

Wheelersburg, OH 45694

Colliers



## Contact Us

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11,269 SF






## Property Highlights

- Immediate access to and visibility from US-52.
- Highly visible overhead and pylon (multiple) signage opportunities
- Existing drive-thru lane and functional building design/layout.
- Multiple points of ingress and egress.



## Demographics

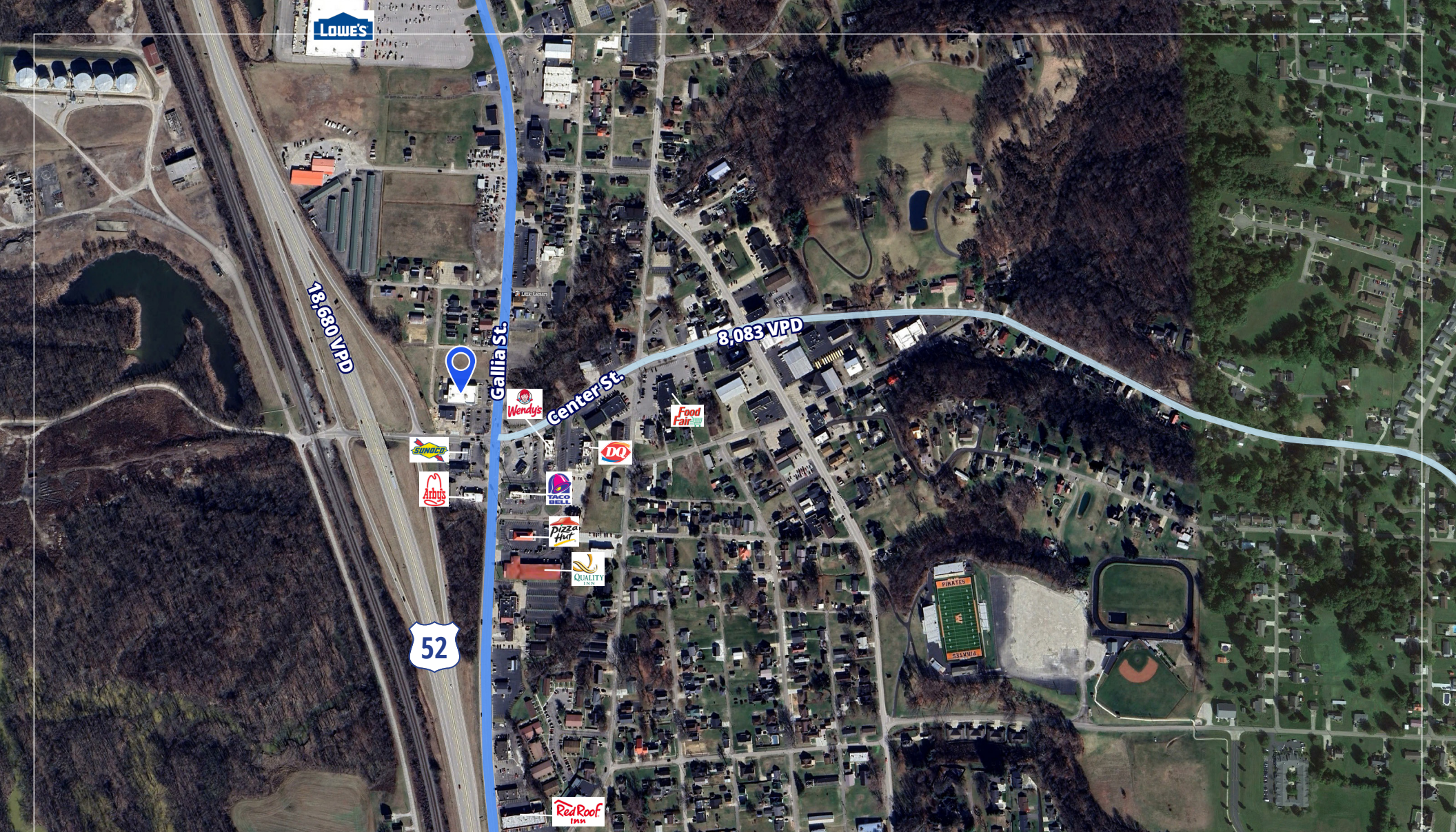
	1 Mile	3 Mile	5 Mile
 <b>Population</b>	2,777	10,503	19,438
 <b>Households</b>	1,231	4,398	8,167
 <b>Avg. Household Income</b>	\$88,034	\$81,658	\$72,930



## Property Details

<b>Address:</b>	8130 Ohio River Road, Wheelersburg, OH 45694
<b>County:</b>	Scioto
<b>Municipality:</b>	Porter Township
<b>Neighborhood:</b>	Wheelersburg
<b>Parcel ID:</b>	17-0965.000 & 17-1315.001
<b>Zoning:</b>	Neighborhood Retail District
<b>Land Area:</b>	1.03 acres
<b>Building Size:</b>	11,269 SF
<b>Year Built</b>	1998
<b>Traffic Counts:</b>	Center Street - 8,083 VPD





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