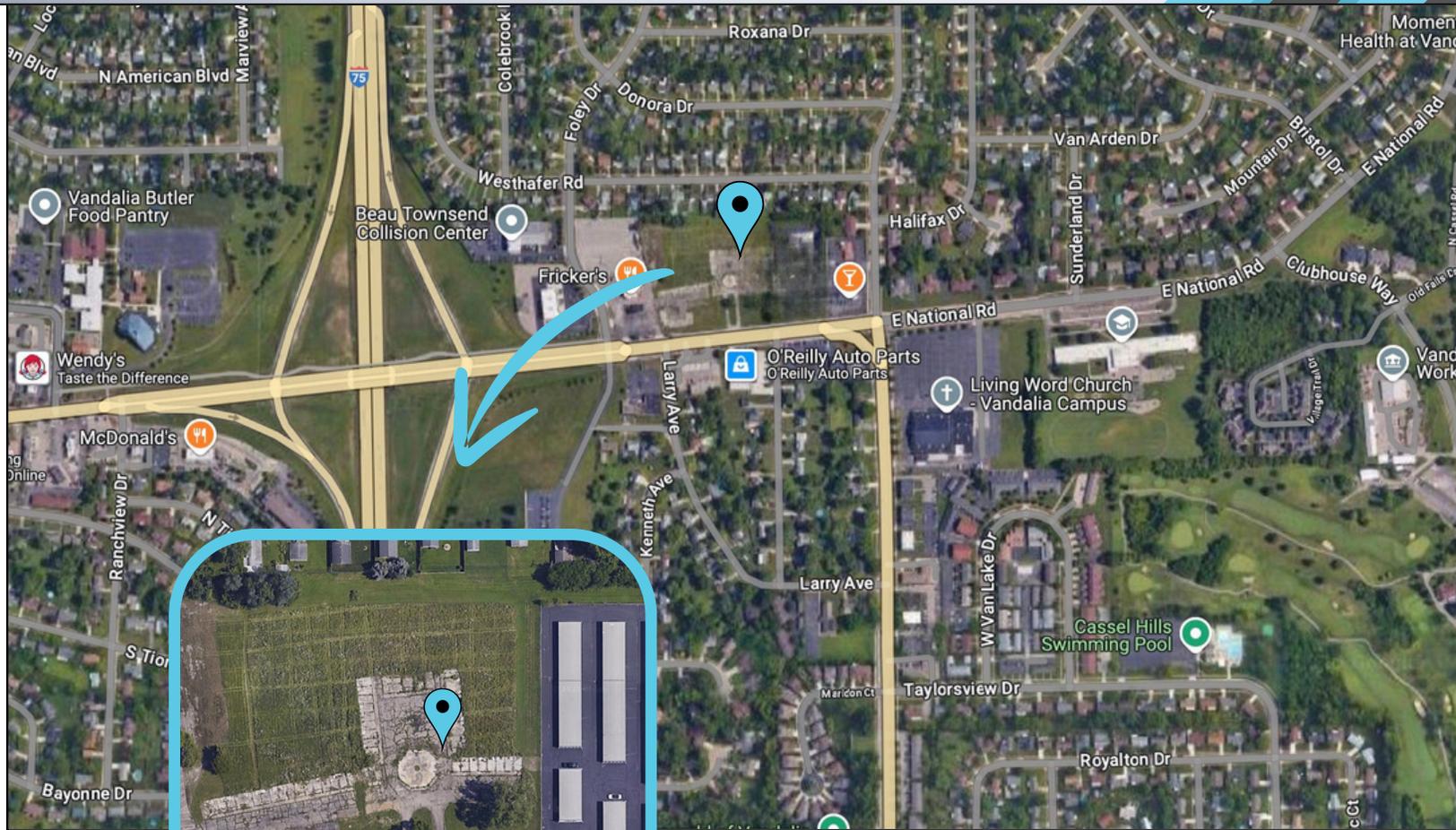




**FOR SALE** | 825 & 855 E. NATIONAL RD.  
VANDALIA, OH

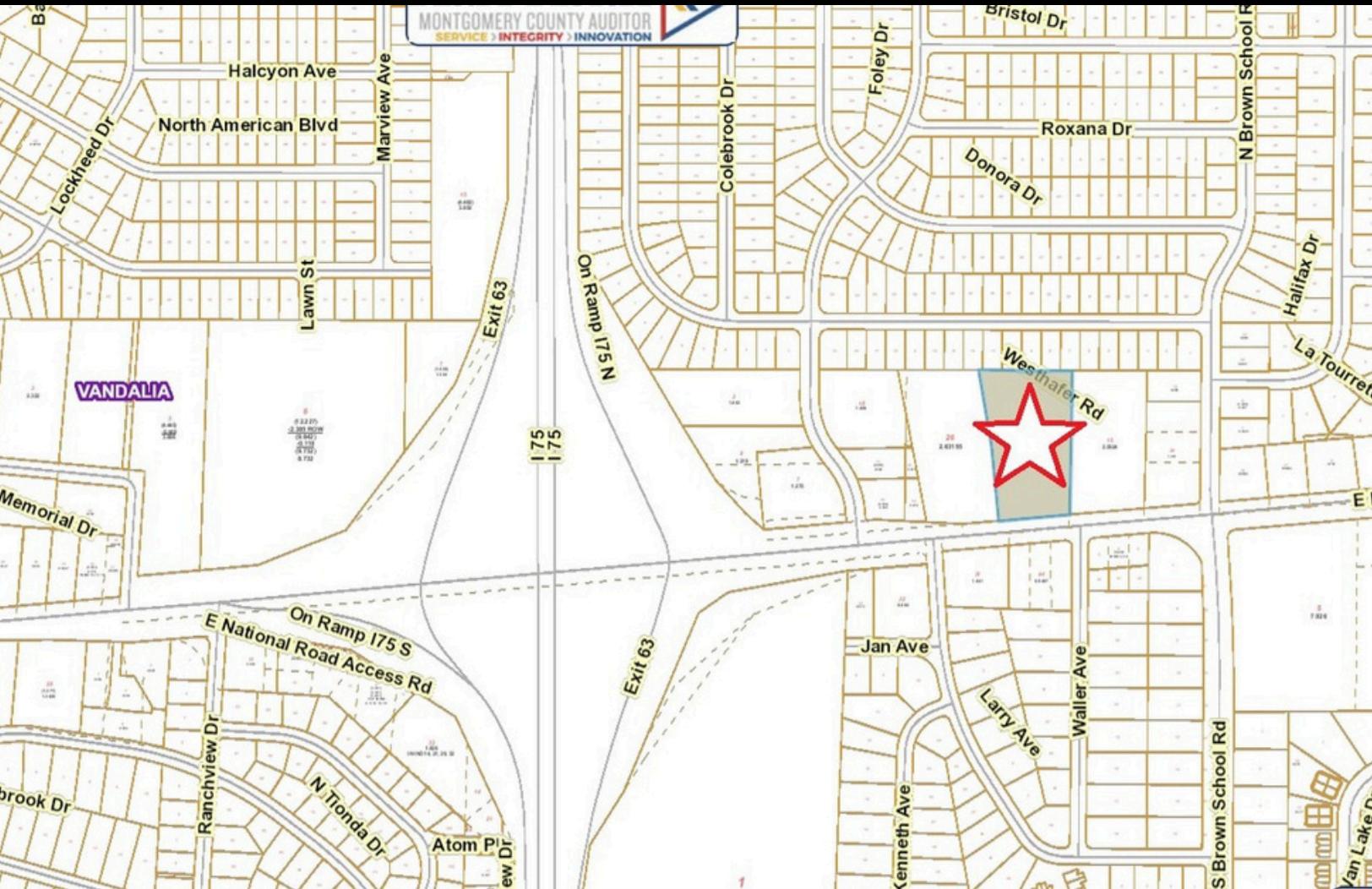
## Property Highlights

- 2.63 to 5.26 Acre Prime Retail, Restaurant, Gas/Convenience, Car Wash Site
- Level Building Site w/ existing Curb Cut AND ALL UTILITIES
- Flexible Highway Business (HB) Zoning
- Located 0.25 Mile from Interstate I-75 / E. National Rd Interchange
- Surrounded by /Adjacent to Strong Residential & Commercial Backup
- Strong Traffic Counts & Excellent Signage Opportunities
- 221 to 444 Feet Frontage on E. National Road



**825 & 855 E. NATIONAL RD. | FOR SALE**

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,845	22,182	72,931
HOUSEHOLDS	2,627	9,469	30,028
HH INCOME	\$64,297	\$74,276	\$70,507



## Permitted Uses

TABLE 1218-1: PRINCIPALLY PERMITTED USES IN BASE ZONING DISTRICTS																				
Land Uses  P = Permitted Use PS = Permitted Use with Standards C = Conditional Use	Base Zoning Districts																		Use-Specific Standards	
	A	RSF-1	RSF-2	RSF-3	RSF-4	RTF	RFF	RMF	PF	OR	DB	GB	NB	HB	OS	O	O/M/P	I	I/I	See Section:
<b>Agricultural Uses</b>																				
Agricultural (Raising of Crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural (Limited Livestock)	C																			
Aquaculture (Indoor Only)																			P	
Community Garden	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	1218.04(b)
Mulch Processing Facility	C																			1218.04(c)
Wholesale Greenhouses	C																			
<b>Residential Uses</b>																				
Bed and Breakfast Establishments	C	C								C	C									1218.04(d)
Dwellings, Four-Family								P	P											
Dwellings, Multi-Family								P		C										
Dwellings, Single-Family	P	P	P	P	P	P				P										
Dwellings, Three-Family								P	P											
Dwellings, Two-Family						P	P			P										
Dwellings, Zero Lot Line Double						P														
Group Homes	PS/C	PS/C	PS/C	PS/C	PS/C	PS/C	PS/C	PS/C		PS/C										1218.04(e)
Skilled Nursing or Personal Care Facilities								C		C		C	C							1218.04(f)
Transitional Housing	C	C	C	C	C	C	C	C	C	C										1218.04(g)
<b>Public, Institutional, and Recreational Uses</b>																				
Active Recreational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1218.04(h)
Botanical Garden/Arboretum																			P	
Cemeteries	C	C	C	C	C	C	C	C	P											
Cultural Facilities	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	C			
Educational Institutions (Higher Education)									C					C		C	C		P	
Educational Institutions (Preschool and K-12)	C	C	C	C	C	C	C	C	P											
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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Fraternal, Charitable, and Service Oriented Clubs	C									C	C			C				C		1218.04(i)
Hospitals							C	C				C	C	C			C		P	
Passive Parks, Open Space, and Natural Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Places of Worship	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	C	PS	C	PS					1218.04(j)
Public Buildings	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C		
Public Incinerator									C											
Public Utility Buildings and Facilities									P								C			
Residential Community Centers		C	C	C	C	C	C	C												1218.04(k)
Wireless Telecommunication Facilities	C												C			C	C	C		1218.04(l)
Zoological Gardens																			P	
<b>Commercial, Office, and Mixed Uses</b>																				
Administrative, Business, or Professional Offices									PS	P	P	P	P	P	P	P	P		C	1218.04(m)
Adult Uses																		C		1218.04(n)
Animal Boarding Facilities and Animal Hospital/Clinics	P/C										P/C	C	P	1218.04(o)						
Assembly Halls or Conference Centers									C	C	C		C						C	
Automobile and Motorcycle Sales and Leasing											C			PS						1218.04(p)
Automotive Repair and Service														PS						1218.04(r)
Automotive Repair and Service (Heavy)																		P		1218.04(s)
Automotive Sales and Leasing													C							1218.04(p)
Brewery, Distillery, Meadery, Winery																			P	
Commercial and Business Support Services											C	P	P	C	P	P				
Commercial Parking Facilities														P						
Commercial Recreational Facilities (Indoors)											PS	PS		PS					C	1218.04(q)

## Permitted Uses

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	A	RSF-1	RSF-2	RSF-3	RSF-4	RTF	RFF	RMF	PF	OR	DB	GB	NB	HB	OS	O	OMP	I	I/I	See Section:	
Commercial Recreational Facilities (Outdoors)	C													PS					C	1218.04(h)	
Financial Institutions											P	P	P	P	P	C	C				
Fuel Stations											C	PS	C	PS						1218.04(t)	
Funeral Homes										C	C		C	C							
Gun Range (Indoors)																	C	C	C		
Hotels and Motels												P		P			C		C		
Large Animal Boarding Facilities and Animal Hospital/Clinics																				P	
Live/Work Units										C										1218.04(u)	
Lumber and Home Improvement Centers												P		P						P	
Medical/Dental Clinics								PS			P	P	C	P	P	P				P	1218.04(m)
Microbrewery, Microdistillery, or Microwinery											C	C	C	C			PS	PS			1218.04(v)
Mixed Use Buildings											PS										1218.04(w)
Multi-Tenant Use											C	P	C	P	P	P	P	P			
Nursery Schools and Day Care Centers										P	C		C	C	C	C	C				
Personal Services										P	P	C	P	P							
Radio, Television, or Transmission Towers	C																		C		
Restaurants											P	P	PS	P							1218.04(x)
Retail Businesses											PS /C	P	PS	P							1218.04(y)
Retail Greenhouses and Garden Centers														C							
Taverns or Bars											C	C		PS							1218.04(z)
Vehicle Washing Establishments														C			C				
Warehouse Store																				P	



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.