

# Development Opportunity

±5.75 Acres of Commercial Land

## PROPERTY DETAILS

- + Unique development opportunity off I-77 exit in a rapidly growing area
- + Excellent hotel or restaurant site
- + **Land Size:** ±5.75 acres
- + **Zoned:** Commercial Vacant Land
- + **Parcel:** 45-02519-000
- + **Sale Price:** \$395,000

## Contact Us

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**CBRE, Inc.**  
950 Main Avenue  
Suite 200  
Cleveland, Ohio 44113

US Highway 36 & Country Road 15  
Newcomerstown, Ohio 43832

### Property Outline

Parcel dimensions are estimates



### Property Proximity to I-77

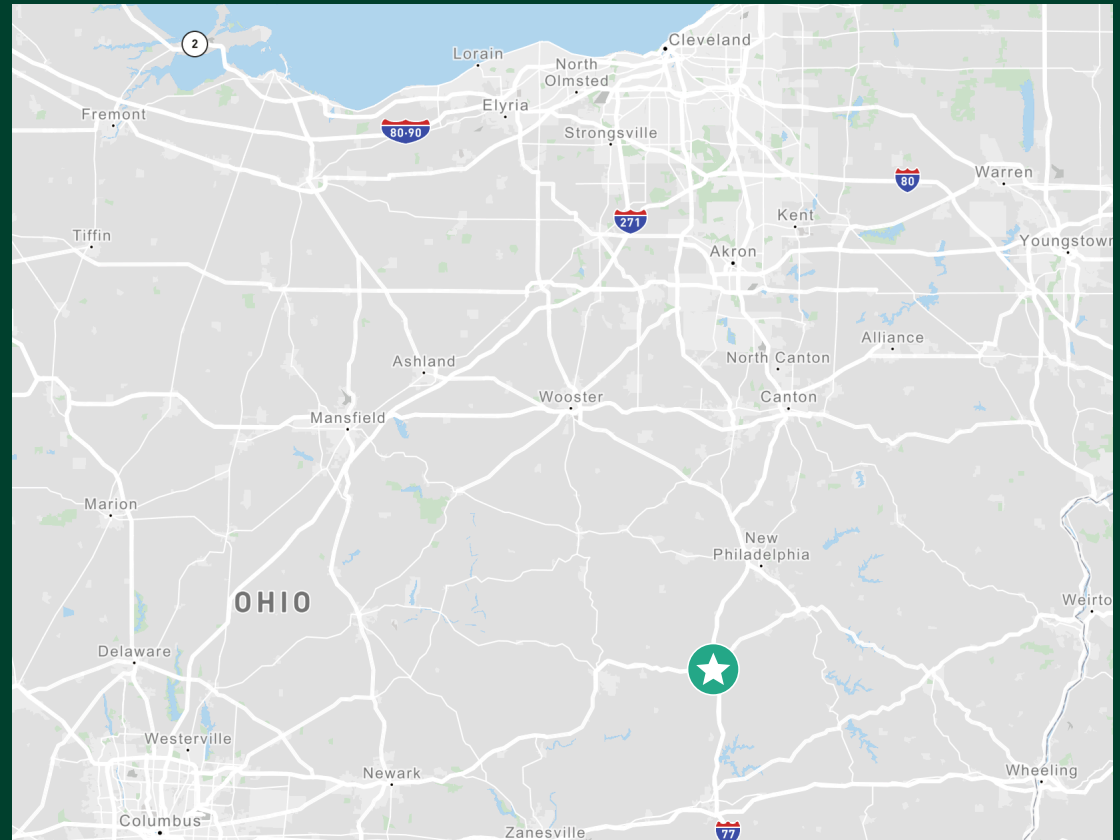


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US Highway 36 & Country Road 15 | Newcomerstown, Ohio 43832

# For Sale

DEMOGRAPHICS	5 MILE RADIUS
2023 Population	7,037
2023 Businesses	221
2023 Employees	2,496
2023 Population 25 & Over	5,123
2023 Households	2,927
2023 Average HH Income	\$70,506
2023 Owner Occupied Housing Units	2,403
2023 Avg. Value of Owner Occupied Housing	\$169,858
2023 Daytime Population	6,733
Daytime Workers	2,715
Daytime Residents	4,018



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# CBRE