

DEVELOPMENT OPPORTUNITY

+/- 3.66 ACRES FOR SALE

7440 AMANDA NORTHERN ROAD NW
CANAL WINCHESTER, OHIO 43110



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

DEVELOPMENT OPPORTUNITY

+/- 3.66 ACRES FOR SALE
7440 AMANDA NORTHERN ROAD NW
CANAL WINCHESTER, OH 43110

- +/- 3.66 acre land parcel for sale
- Current Home is occupied - DO NOT DISTURB RESIDENTS
- Acreage will be reduced to 3.37 Acres following the widening of Basil Western Road
- Further road upgrades include a new signal at Basil Western and Pickerington Road
- A new roundabout just west of the site will connect Basil Western, Hill, and Kings Crossing
- Comprehensive Plan Use for business, logistics, and manufacturing
- Located in Canal Winchester on a corner lot across from DHL Distribution
- Priced accordingly as property will need rezoned, cleared and leveled
- Asking sale price: \$1,098,000



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

1,666
Population

2.9
Average
Household Size

44.5
Median Age

\$113,682
Median Household Income

BUSINESS

52

Total Businesses

473

Total Employees

EDUCATION

8%

No High School
Diploma

22%

High School
Graduate

17%

Some
College

53%

Bachelor's/Grad/Prof
Degree

INCOME



\$56,557
Per Capita
Income



\$113,682
Median
Household
Income



\$151,941
Average
Household
Income

EMPLOYMENT

79.4
White
Collar %

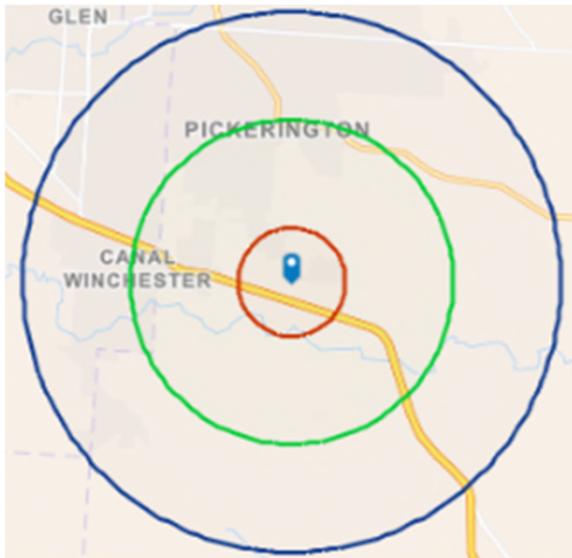
15.1
Blue
Collar %

5.2
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

17,848
Population

3.0
Average
Household Size

38.6
Median Age

\$130,222
Median Household Income

BUSINESS

494

Total Businesses

4,401

Total Employees

EDUCATION

4%

No High School
Diploma

22%

High School
Graduate

25%

Some
College

49%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,268
Per Capita
Income



\$130,222
Median
Household
Income



\$157,874
Average
Household
Income

EMPLOYMENT

75.0
White
Collar %

13.3
Blue
Collar %

11.6
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

65,690
Population

2.8
Average
Household Size

37.2
Median Age

\$113,682
Median Household Income

BUSINESS

1,464

Total Businesses

14,254

Total Employees

EDUCATION

4%

No High School
Diploma

24%

High School
Graduate

25%

Some
College

46%

Bachelor's/Grad/Prof
Degree

INCOME



\$46,060

Per Capita
Income



\$113,682

Median
Household
Income



\$127,891

Average
Household
Income

EMPLOYMENT



70.0

White
Collar %



17.3

Blue
Collar %



12.7

Services
%

equity | brokerage

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