

FOR SALE

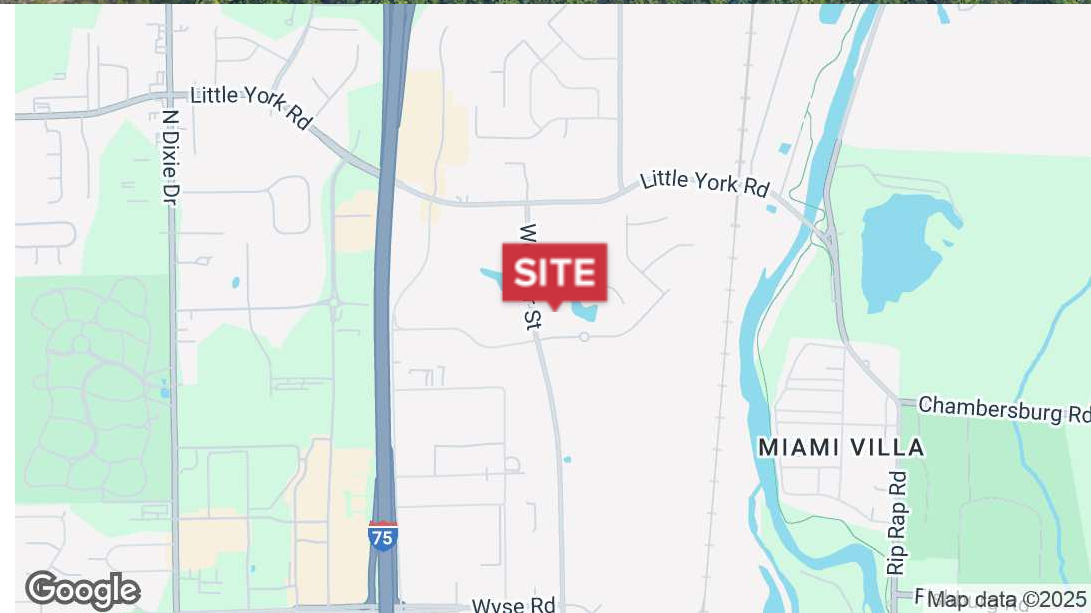
Webster Street and Park Center Dr (Industrial) Vandalia, OH 45414



NAI Bergman

Land | 16.198 Acres

- 8 Acres +/-
- 1 Usable acre +/-
- Industrial zoning
- Secluded location with ample trees
- Ideal for small contractors or landscaping companies
- Parcel is currently 16 acres and will be split at closing

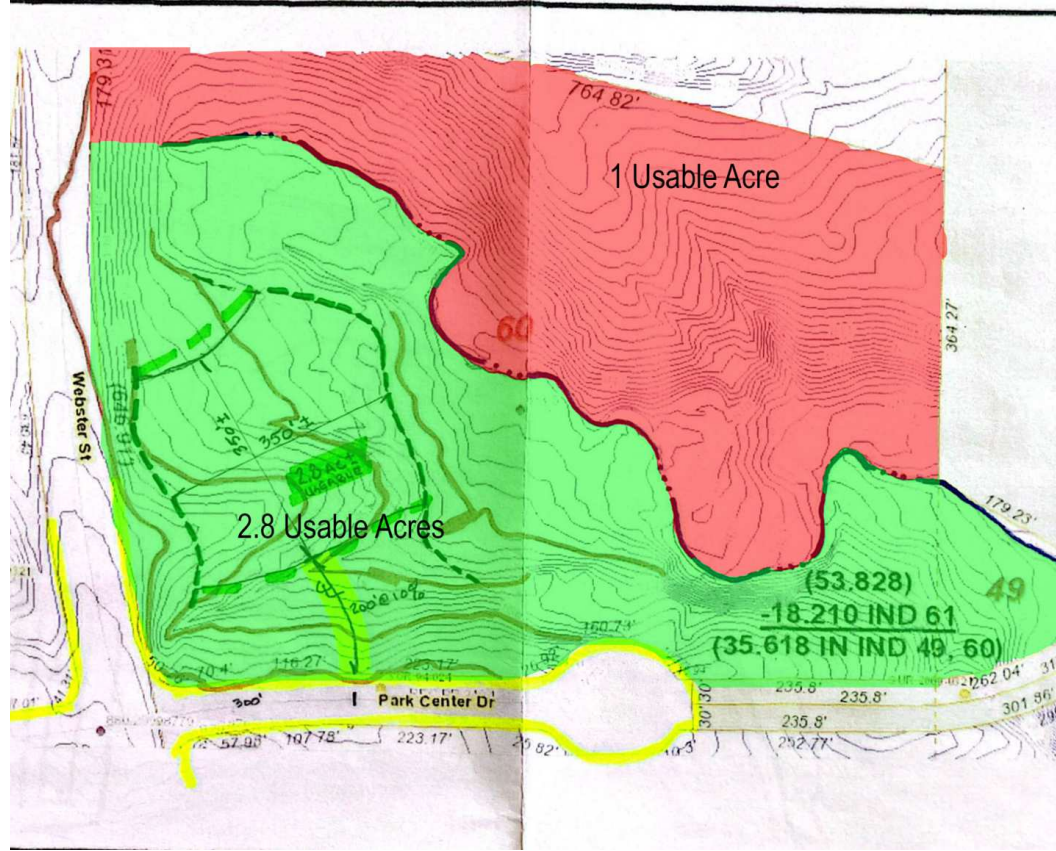


✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

FOR SALE

Webster Street and Park Center Dr (Industrial) Vandalia, OH 45414



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

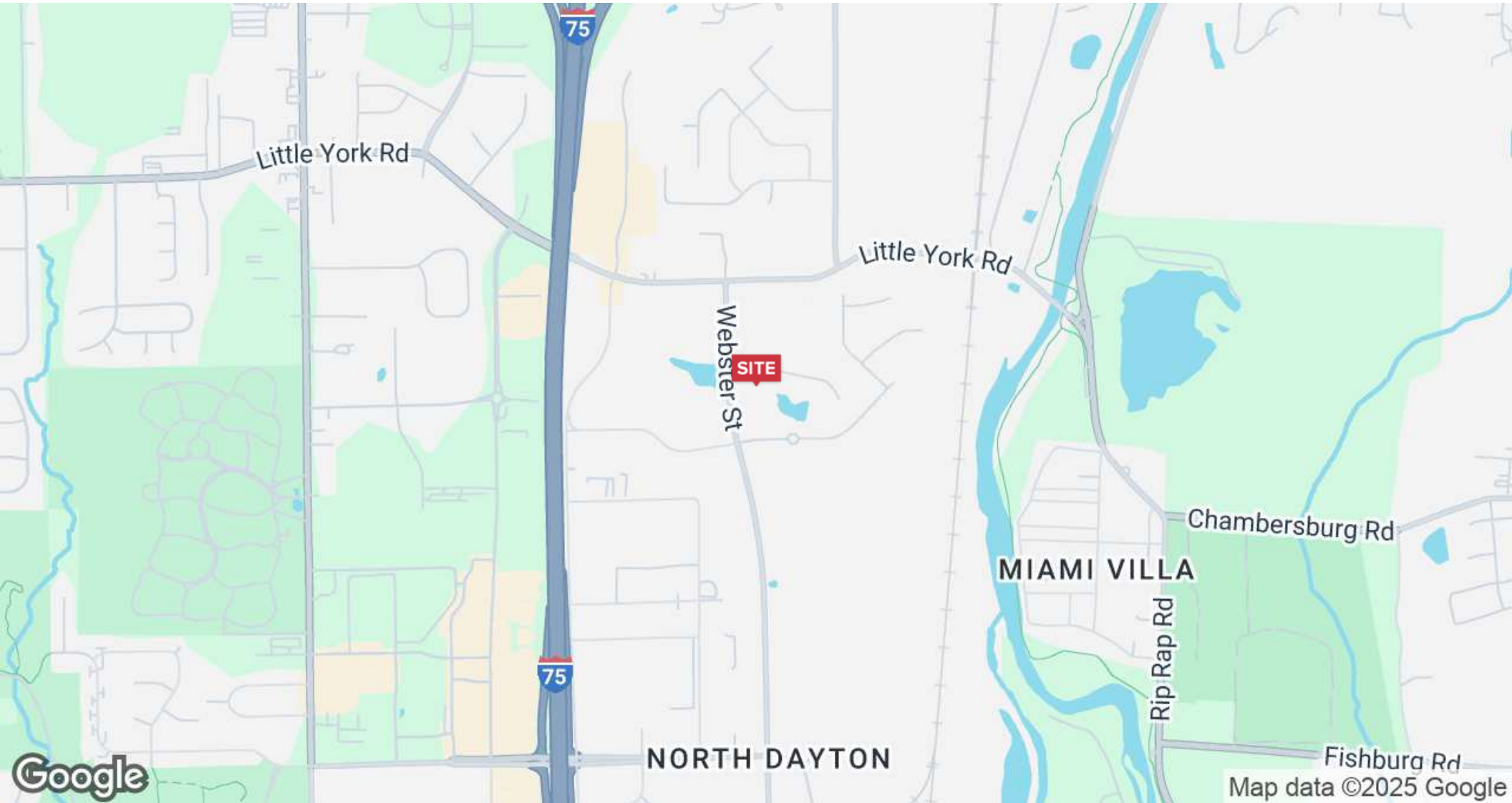
✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

NAI Bergman

FOR SALE

Webster Street and Park Center Dr (Industrial) Vandalia, OH 45414



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

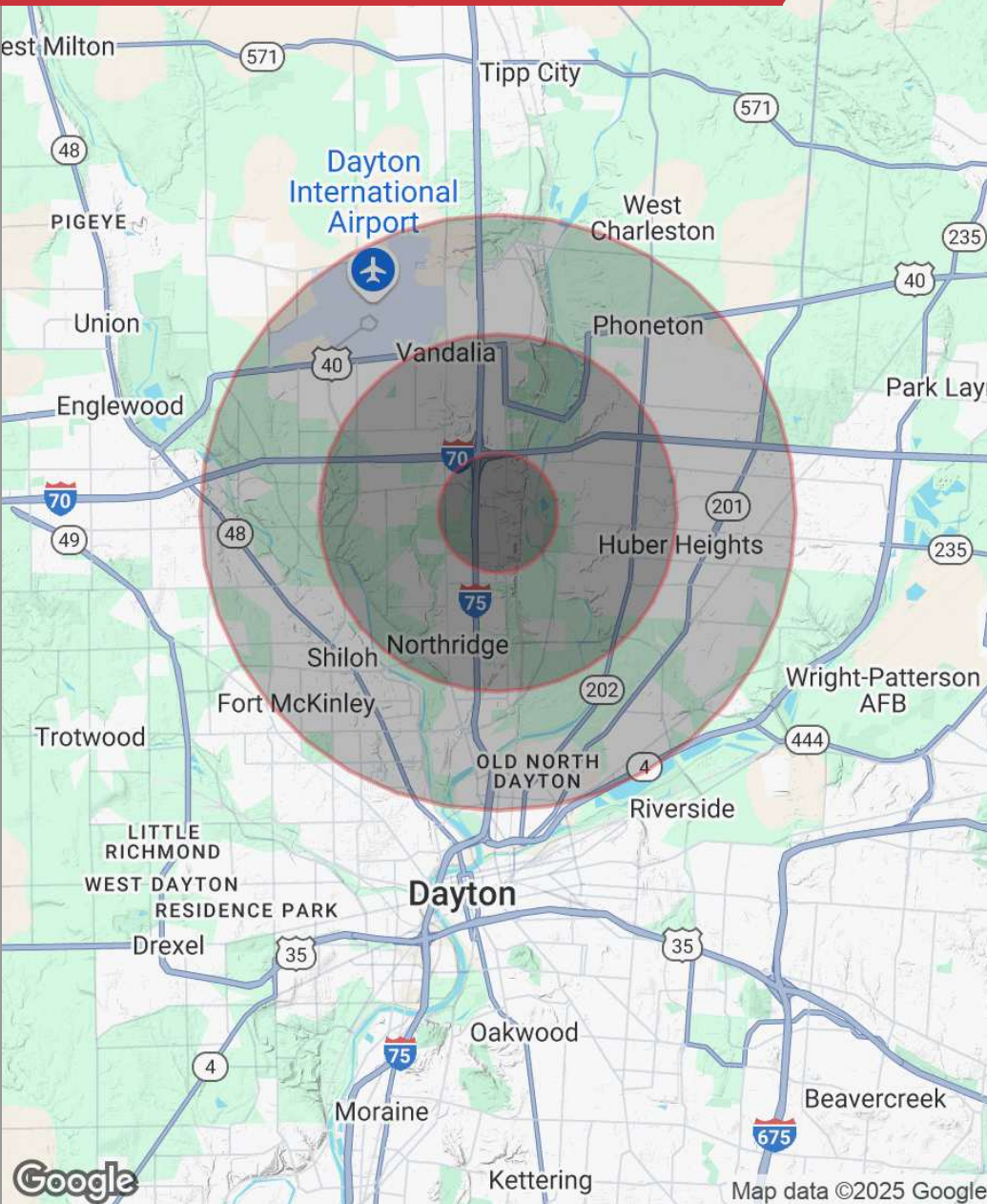
✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

NABergman

FOR SALE

Webster Street and Park Center Dr (Industrial) Vandalia, OH 45414



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,575	42,746	128,846
Median age	45	42	41
Median age (male)	43	41	40
Median age (Female)	48	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	611	18,397	54,008
# of persons per HH	2.6	2.3	2.4
Average HH income	\$93,710	\$83,722	\$82,232
Average house value	\$260,542	\$205,027	\$190,463

* Demographic data derived from 2020 ACS - US Census

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Scott Kaster**
+1 937 673 4366
scott@bergman-group.com

✉ **David Dickinson**
+1 937 294 7777 x711
ddickinson@bergman-group.com

NAL Bergman