



# Development Opportunity

## S.R. 3 & U.S. 22

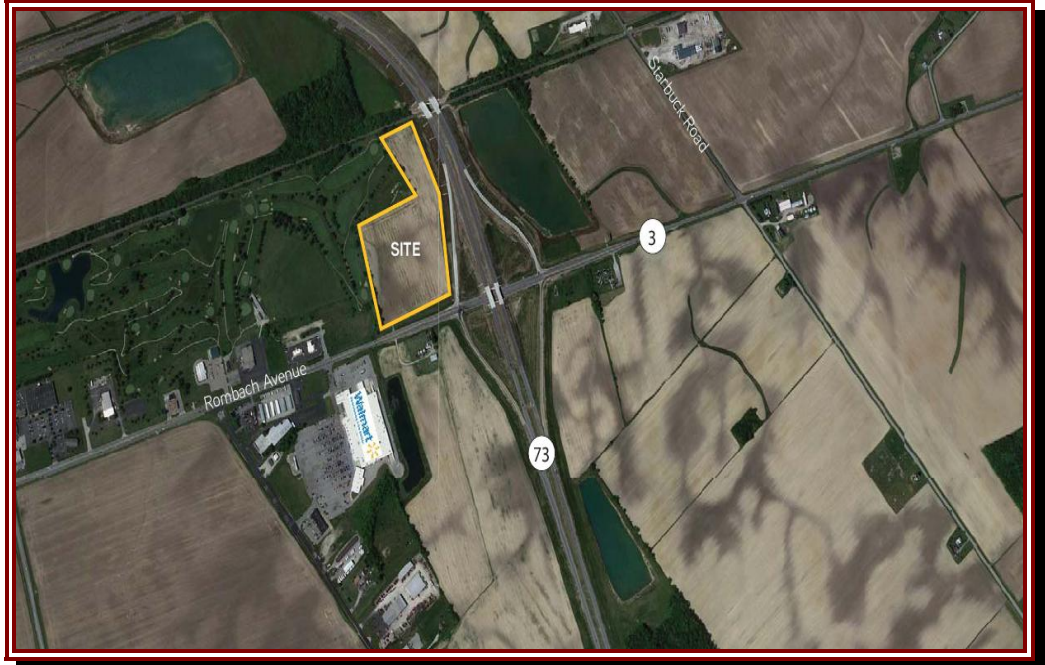
### Wilmington, Ohio 45177



SCAN FOR MORE INFO

**Available:**  
**± 20 Acres**

**For Sale:**  
**\$80,000/Acre**



**Acres:** ± 20 Acres

**Frontage:** 600' of frontage on S.R. 3 & U.S. 22

**Zoning:** Industrial with conditional use of retail/commercial

**Utilities:** All utilities on S.R. 3 & U.S. 22 at adjacent property

**Divisible:** Yes, with outlots available

**Location:**

Located at the interchange of the Wilmington By-Pass in Clinton County across from Wal-Mart Superstore and near Wilmington Airpark.

**Driving Distances:**

75 minutes to Dayton, Ohio  
1 hour to Cincinnati, Ohio  
70 minutes to Columbus, Ohio

**Airports:**

3 International Airports within 60 miles

**Demographics 2013:**

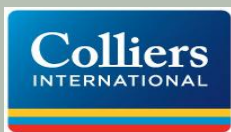
<b>(1 Mile Radius)</b>	
Population:	626
Average Income:	\$46,386
<b>(2 Mile Radius)</b>	
Population:	7,360
Average Income:	\$48,367
<b>(3 Mile Radius)</b>	
Population:	14,017
Average Income:	\$52,592

For information, contact:



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